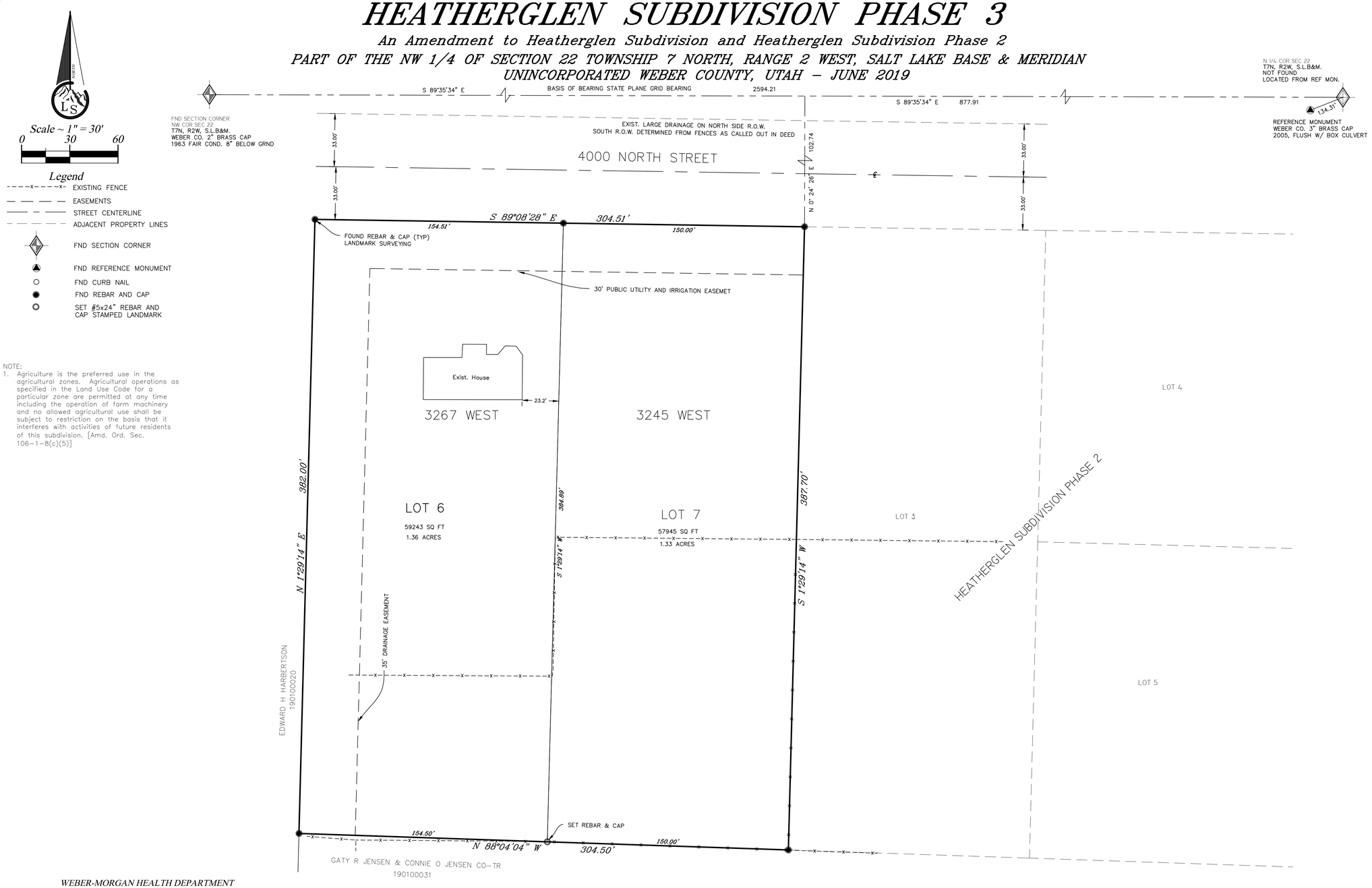
HEATHERGLEN SUBDIVISION PHASE 3

An Amendment to Heatherglen Subdivision and Heatherglen Subdivision Phase 2

PART OF THE NW 1/4 OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – JUNE 2019



NOTE:
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and name said tract Heatherglen Subdivision Phase 3:

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____ , 20___.

ARTHUR PLUIM

LINDA M. PLUIM

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:
As a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature:

My Commission Expires:

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____ , 20___.

ELK CREEK INVESTMENTS, LLC, a Utah Limited Liability Company

ARTHUR PLUIM – OWNER

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4000 NORTH STREET, SAID POINT IS NORTH 89°35'34" WEST 877.91 FEET ALONG THE SECTION LINE AND SOUTH 0° 24'26" WEST 102.74 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 01°29'14"WEST 387.70 FEET; THENCE NORTH 88°04'04" WEST 304.51 FEET; THENCE NORTH 01° 29' 14" EAST 382.00 TO SOUTH RIGHT OF WAY LINE OF SAID STREET; THENCE SOUTH 89° 08'28" EAST 304.52 FEET ALONG SOUTH RIGHT OF WAY LINE OF SAID STREET TO THE POINT OF BEGINNING.
CONTAINS 2.69 ACRES

NARRATIVE

This purpose of this survey is to adjust the Lot line between Lot 1 of Heatherglen Subdivision and Lot 2 of Heatherglen Subdivision Phase 2.

Documents used to aide in this survey:
1. Weber County Tax Plat 19-307 and 19-010-1.
2. Deeds of record as found in the Weber County Recorders Office for parcels 19-010-0020, 19-010-0031, 19-010-0063, 19-307-0001, 19-307-0002, 19-307-0003, 19-307-0004.
3. Plats of Record: #49-006 Heatherglen Subdivision, #73-070 Heatherglen Subdivision Phase 2.

Lot lines and 4000 North Street was established by using both Subdivision plats.

Basis of bearing is state plane grid from found Weber County Monument as shown.

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this_____ day of _____ , 20____.

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the_____day of _____ , 20___.

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this_____ day of_____ , 20___.

Signature

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this ____ day of _____, 20__.

Weber County Surveyor

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this____day of _____, 20__.

Chairman, Weber County Commission

Attest:
Title: Weber County Clerk

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ___ day of _____, 20 __.

Signature

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Arthur Pluim
Address: 3267 W. 4000 N
Ogden UT, 84404

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NW 1/4 of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

Amended Plat

Revisions	DRAWN BY: EJB
	CHECKED BY: TDK
	DATE:
	FILE: 3807

Weber County Recorder

Entry no. _____

Fee paid _____

Filed for record and recorded _____day of _____ 2016.

at _____

in book _____ of official records,

on page_____

County Recorder: Leann H Kilts

By Deputy:_____

File Name

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