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 BASIS OF BEARING STATE PLANE GRID BEARING S 89'35'34" E 877.91 EXIST. LARGE DRAINAGE ON NORTH SIDE R.O.W. NW COR SEC 22 T7N, R2W, S.L.B&M. SOUTH R.O.W. DETERMINED FROM FENCES AS CALLED OUT IN DEED WEBER CO. 2" BRASS CAP 1963 FAIR COND. 8" BELOW GRND 4000 NORTH STREET ----x----x- EXISTING FENCE

OWNER'S DEDICATION We the undersigned owners of the herein described tract of land, do hereby N I/4 COR SEC 22 T7N, R2W, S.L.B&M. NOT FOUND set apart and subdivide the same into lots and name said tract

erected within such easements.

LOCATED FROM REF MON.

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

Individual Acknowledgement

STATE OF UTAH

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 WITNESS my hand and official stamp the date in this certificate first above

As a Notary Public commissioned in Utah, Witness my hand and official seal.

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 ELK CREEK INVESTMENTS. LLC, a Utah Limited Liability Company

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:

Hennon

03-14-2023 My Commission Expires:

205241

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.

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

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

the current requirements of the Land Use Ordinance of Weber

professional land surveyor in the State of Utah and hold Professional Land Surveyor's Licensing Act, have made a documents and records as noted hereon. I further certify

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a

license no. 9008384-2201 in accordance with Title 58,

Chapter 22 known as the Professional Engineers and

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

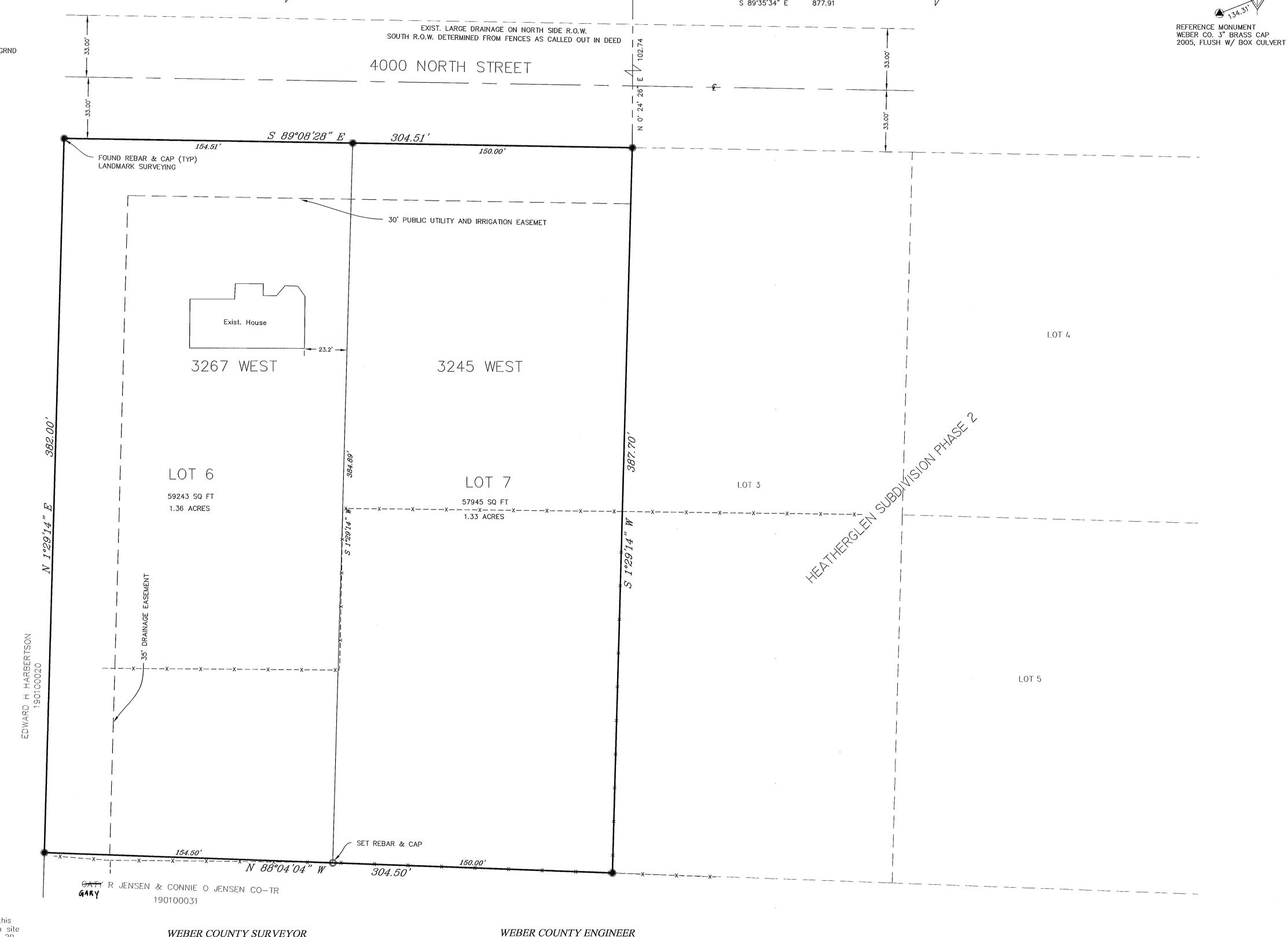
prepared from the field notes of this survey and from

that, to the best of my knowledge and belief, all lots meet

| ANOSCALARIA | DEV Address |
|---------------------------------------|--------------------|
| 384 * * * * * * * * * * * * * * * * * | NW . Rang |
| | Revisio |

| NO NOTAL TANK | |
|--|------------------------|
| | DEV Address: |
| 4 ** ********************************* | NW 1/ Range |
| | Revisions |

| Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com | 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075 | | Weber County Recorder Entry no. 2997591 Fee paid 549 |
|---|---|--|---|
| DEVELOPER: Arthur Pluim Address: 3267 W. 4000 N Ogden UT, 84404 | | 1 | Filed for record and recorded 10 day of 406 201 at 4:55 |
| NW 1/4 of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian. | Amende | d Plat | in book <u>Elo</u> of official record on page <u>o K</u> County Recorder: Leann H Kilts |
| Revisions | DRAWN BY: EJB | | CARANT |
| | CHECKED BY: | TDK | By Deputy: |
| | DATE: | | |
| | FILE: 3807 | Difference becomes a consequence of the consequence | |



I hereby certify that the required public improvement standards and drawings

This Plat is the Intellectual Pronerty of Landmark Surveying. Inc. . all legal rights are reserved.

for this subdivision conform with County standards and the amount of the

financial guarantee is sufficient for the installation of these improvements.

Signed this _____, 20 19_.

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

— — EASEMENTS

---- STREET CENTERLINE

ADJACENT PROPERTY LINES

FND REFERENCE MONUMENT

FND SECTION CORNER

FND REBAR AND CAP

SET #5x24" REBAR AND CAP STAMPED LANDMARK

FND CURB NAIL

Agriculture is the preferred use in the

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)]

agricultural zones. Agricultural operations as

WEBER COUNTY PLANNING COMMISSION APPROVAL certify that this subdivision plat was duly approved by the Weber Junning Commission on the day of July , 2019.

Chairman, Weber County Planning Commission

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 ATTORNEY

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 **22** day of **Sury**, 20*1***9**.

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 Title: Weber County Clerk

SEE RECORD OF SURVEY # 6304