

Scale ~ 1" = 40'

0 40 80

Legend

- x---x--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND REFERENCE MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- ROAD/STREET DEDICATION

NOTE:

- 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)]
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

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

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 ____.

Signature

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 ____.

Attest:

Chairman, Weber County Commission

Title: Weber County Clerk

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

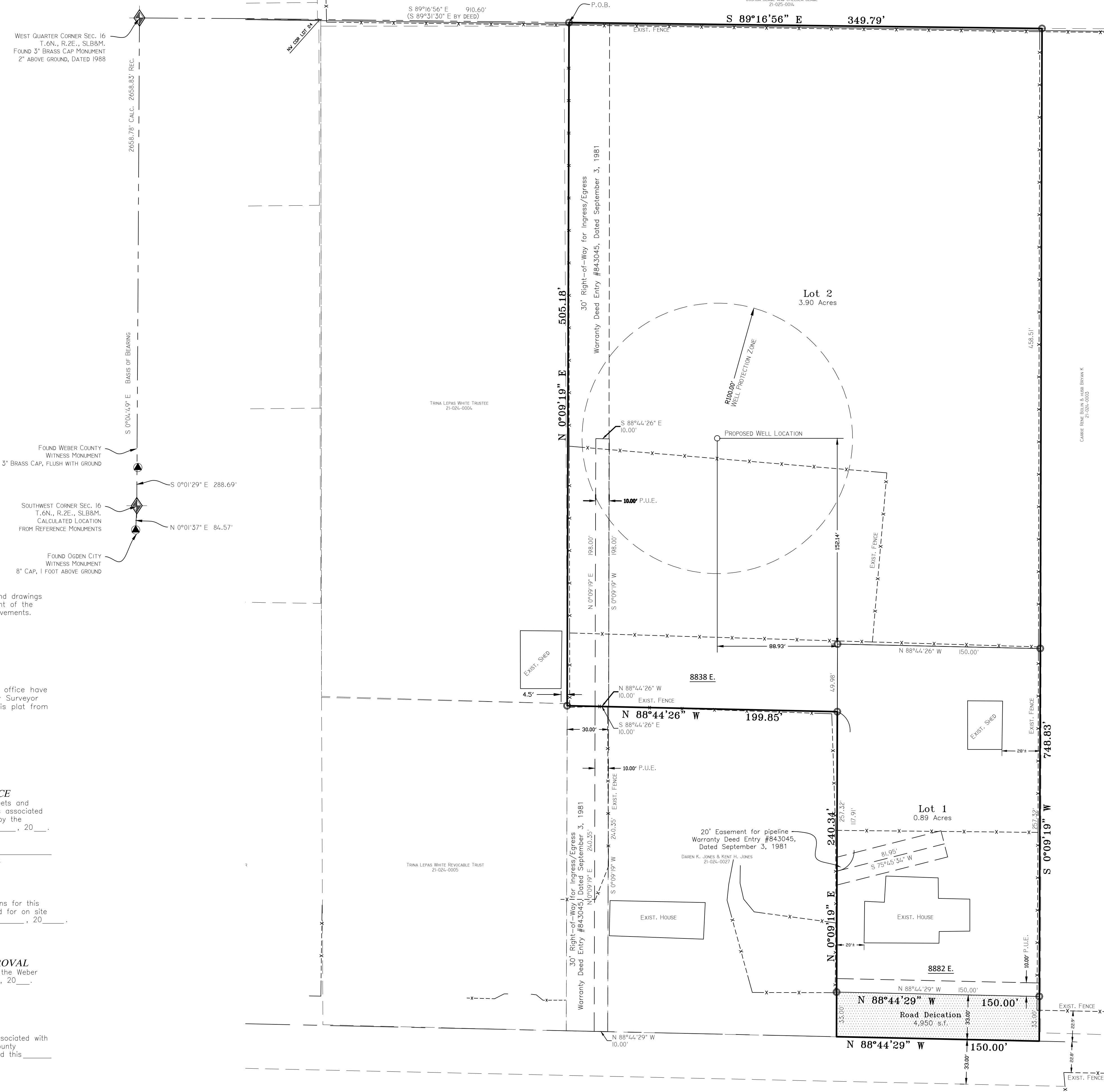
WEBER COUNTY ATTORNEY

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

SLADE SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – SEPTEMBER 2019

**OWNER'S DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract SLADE SUBDIVISION:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)–of–way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Right–of–Way for Ingress/Egress as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, successors, or assigns

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 ____.

JOSHUA SLADE

CHELSEA SLADE

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:

(print name below signature):

My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land being a part of Lot 24, Huntsville District Survey of the Southwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 910.60 feet South 89°16'56" East along the Quarter Section line from the Northwest corner of said Southwest Quarter Section (said point also being South 89°16'56" East 180 feet from the Northwest corner of said Lot 24); and running thence South 89°16'56" East along the Quarter Section line 349.79 feet more or less to a fence line running South; thence South 0°09'19" West along said fence line 748.83 feet more or less to the Center of 500 South Street; thence North 88°44'29" West along said center line 150.00 feet; thence North 0°09'19" East 240.34 feet; thence North 88°44'26" West 199.85 feet; thence North 0°09'19" East 505.18 feet to the point of beginning.

Contains 213,333 s.f. or 4.90 acres

Together with a right-of-way created in that certain Warranty Deed Recorded September 3, 1981 as Entry No. 843045 in Book 1388 as Page 1571 of Weber County Records.

NARRATIVE

The purpose of this survey is to create a two (2) lot subdivision as shown.

Documents used to aide in this survey:

- Weber County Tax Plat 21-024 (current and prior years).
- Deeds of record as found in the Weber County Recorders Office for parcels 21-024-0003, 21-024-0004, 21-024-0005, 21-024-0018, 21-024-0021, 21-024-0022, 21-024-0027, 21-024-0028, 21-025-0014
- Plats of Record: 17-047 Mountain Valley Meadows Subdivision, 38-009 Pure Country Acres, 40-057 Christensen Acres Subdivision, 79-085 East Lake Meadows Subdivision,
- Record of Survey's: #1470, 1591, 2625, 3497.

Centerline of 500 West Street was established from Mountain Valley Meadows Subdivision related to current State Plane Bearings and fit to existing occupation. Centerline is supported by fence line evidences observed on the ground and information from the County Surveyor's office. Record descriptions were rotated to State Plane bearings and adjusted to fit existing evidences.

Basis of bearing is state plane grid from monument as shown.

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.



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: Josh Slade

Address: 8870 E. 500 S.
Huntsville, UT 84317

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: _____

SW 1/4 of Section 16, Township 6 North,

Range 2 East, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: EB

CHECKED BY: TK

DATE: 2/12/2019

FILE: 3888v2