HUCKLEBERRY SUBDIVISION

SITUATE IN THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. WEBER COUNTY, UTAH SEPTEMBER, 2019

		ORTH QUARTER CORNER SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN OUND BRASS MONUMENT DATED 1963 4 INCHES BELOW ASPHALT SURFACE
	rod & cap (found)	
New Manual Manua	Anderson, William [Parcel #150910004	
X WI	Parcel #150910004	100
	- Osement	
Phillip, David & Karen Family Trust Parcel #151170011	Huckleberry, Peter C. & Debi R. Parcel #150910009	
	Parcel #150910009 A050 West Street May)	
× 20.20,4	Woy)	
6ft wire fence	76.99	rod & cap (found)
landscaping ————————————————————————————————————		of
		N 89'36'44" Bearings State
existing 2 story		State P
existing 2 story house	10.0 pue (typ.) - 198.60, w 198.60,	" W 5279. te Plane Gri 2550 Sc (66' Rigi 80' ROW a
75.02.54		W 5279.26'(R) 5279 Plane Grid Bearings 2550 South Street (66' Right-of-Way) O' ROW after expansi 80 29'29'
$\int_{0}^{\infty} \int_{0}^{\infty} \int_{0$	_	N 29°29'52" E 8.01'
2590S 4050W 40,733 S.F. 0.94 Acres	5.0'	7' ROW expansion
exist	40,388 S.F. 0.93 Acres	ν γ 89 C C C C
61.5' detac	thed I 1 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	32'54" E
	S 89.32 8 80.33	101.86 E 105.
N 00°43'39" E 39.36' / 5ft wire fence N 89°32'54" W 32.88'	5.0'	5.75
N 00°43'39" E 194.00'	POB (Boundary Line Agreement) S 00°27'06" W 191.00'	POB to the police of the polic
N 00°43'39" E 155.41'	rebar (found) 6ft wire fence Clarke Allan T Ftal Truste	S 00°27'06" W 7.00'
Area Per Boundary Line Agreement 10,987 S.F. or 0.25 Acres	Clarke, Allan T Etal Truste Parcel #150910006	ees S 00°23'16" W 32.27'
S 00°43′39" W 208.12'	54.65	
	n N	ORTH QUARTER CORNER SECTION 33,
Susan Huckleberry Trust Parcel #150910019	 	TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN OUND BRASS MONUMENT DATED 1963 1 INCH BELOW ASPHALT SURFACE
CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE C1 538.82' 81.10' 81.02' S 25°11'26" W 8°37'23"		I INCLIDELOW ASFRALI SURFACE
WEBER COUNTY SURVEYOR V	WEBER COUNTY ATTORNEY WEB	BER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY SURVEYOR I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County offices. 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 PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this _____ day of _____, 20__.

Chairman, Weber County Planning Commission

Weber County Attorney

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

Weber-Morgan Health Department

Chairman, Weber County Commission

WEBER COUNTY ENGINEER

I have examined the financial guarantee and other documents associated with this

thereto and now in force and affect.

Signed this _____ day of ___

Weber County Engineer

subdivision plat, and in my opinion they conform with the county ordinance applicable

I hereby cerify that the required public improvement standards and drawings for this subdivision conform wiht the county standards and the amount of the financial guarantee is sufficient for the intallation of the improvements.

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. Signed this _____ day of _____, ____19

OWNER:

Peter and Debi Huckleberry 4003 West 2550 South Ogden, Utah 84401

BASIS OF BEARINGS

The Basis of Bearings for this Plat is the Section Line beween the North Quarter Corner of Section 33 and the North Quarter Corner of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Shown Hereon as: N89°36'34"W

NARRATIVE

The purpose of this plat is to re-establish the boundary of the Peter and Debi Huckleberry parcel and to divide the below described property into 2 lots as shown. A boundary line agreement was needed with the eastern line adjoiner to add enough land for subdivision lot requirements as described.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a Point which lies N89°36'34"W 654.00 feet, on the line between the North Ouarter Corner of said Section 33 and the North Ouarter Corner of said Section 32, and S00°23'16"W 32.27 feet from the North Quarter Corner of said Section 33; Thence S00°27'06"W 198.00 feet; Thence S00°43'39"W 194.00 feet; Thence N75°02'54"W 281.49 feet to the east line of 4050 West Street; Thence 3 courses along said street as follows: (1) Northerly along the arc of a 538.92 foot radius curve to the right 81.10 feet, chord bears N25°11'26"E 81.02 feet, (2) N29°29'36"E 39.84 feet, and (3) N29°29'52"E 243.76 feet to the south line of 2550 South Street; Thence along said south line of 2250 South Street S89°32'54"E 101.86 feet to the Point of Beginning. Containing 70,860 square feet or 1.63

BOUNDARY LINE ADJUSTMENT DESCRIPTION

Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a Point which lies N89°36'34"W 654.00 feet, on the line between the North Quarter Corner of said Section 33 and the North Quarter Corner of said Section 32, and S00°23'16"W 32.27 feet, and S00°27'06"W 198.00 feet from the North Quarter Corner of said Section 33; Thence S89°32'54"E 54.65 feet to the west boundary of Susan Huckleberry Trust; Thence along the west boundary of said Susan Huckleberry Trust S00°43'39"E 208.12 feet; Thence N75°02'54"W 56.37 feet; Thence N00°43'39"E 194.00 feet to the Point of Beginning. Containing 10,987 square feet or .25 acres.

NOTE

Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision.

LEGEND

	Adjacent Lot Line	\odot	Rod Found
	Property Line	\bigcirc	Telephone Pedestal
	Subdivision Boundary	\bigcirc	Telephone Manhole
	Right of Way	\boxtimes	Telephone Box
	Centerline Road		Fire Hydrant
	Easement Line	\otimes	Water Valve
— ss — ⊙— ss —	Sanitary Sewer and Manhole	\ominus	Water Meter
_ = =	Storm Line and Manhole	\bigcirc	Electric Pedestal
w	Waterline	+	Monument
uge	Underground Electric Line	(Fiber Optic Marker
fo	Underground Fiber Optic Line	7	Electric Transformer
——— gas ———	Underground Gas Line		Light Pole
<u></u>	Asphalt	\ominus	Irrigation Control Valv
	Building	0	Sanitary Cleanout
xx	Fence Wire	\mathcal{Q}	Utility Pole
		Δ	Section Corner Monun

SURVEYOR'S CERTIFICATE

I, **Robert Johnson**, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and that I have completed a survey of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and that this plat of **Huckleberry Subdivision** in Weber County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the <u>Weber County</u> Recorder's Office and from said survey ade by me on the ground, I further certify that the requirements of all applicable

statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.
Signed this day of, 20
9214931 Utah License Number Robert Johnson

OWNERS DEDICATION AND CERTIFICATION

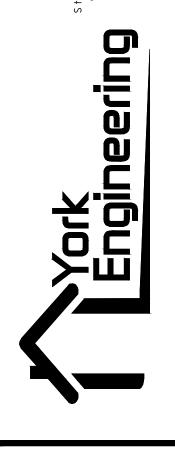
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract **HUCKLEBERRY SUBDIVISION**, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natual state whichever is applicable as ay be authorized by the govering authority, with no buildings or structures being erected within such easements.

Signed this, 20

Peter Carl Huckleberry and Debi Rae Huckleberry

Notary's Note

State of:
City of, to wit:
I,, a Notary Public, in and for the city and state aforesai hereby certify that
whose name is signed to the forgoing writing bearing date this
, 2018, have acknowledged the same before me in my city and state aforesaid. He/She is \square personally known to me, \square or has produced as identification.
Given unto my hand this day of, 2018.
My commission expires:
Notary Public Notary Registration Number



tural Design and Analys 3 Old Highway Rd Suite A Morgan, Utah 84050 (801) 876-3501

DIVISION $\overline{\mathbf{B}}$

UTAH

WEBER COUNTY,

HUCKLEBE

REVISIONS

WEBER COU	NTY RECORDER
Entry No	Fee Paid
Filed For Record and Rec	orded
Atin Book_	Of the Officia
Records, Page	
Recorded For:	
Weber County Recorder	
	Deputy.

Scale 1" = 30'

DESIGNED BY:
NA
DRAWN BY:
RBJ
CHECKED BY:
RBJ
SCALE: 1" = 30'
1 = 50
DATE:
8/31/19
PROJECT NUMBER:
N I A

SHEET 1 OF 1