

HUCKLEBERRY SUBDIVISION

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

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)

Boundary does not match record from Valley Green Estates #2, are you following along the recorded lot line of lot 24? Please explain and show record vs measured.

There is a bearing break along 4050 west. The creation of this road doesn't show this break. Please explain why you disagree with the record.

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Anderson, William D.
Parcel #150910004

NORTH QUARTER CORNER SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
FOUND BRASS MONUMENT DATED 1963
4 INCHES BELOW ASPHALT SURFACE

The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

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 between 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 Quarter Corner of said Section 33 and the North Quarter 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 2550 South Street S89°32'54"E 101.86 feet to the Point of Beginning. Containing 70,860 square feet or 1.63 acres.

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.

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(e)

Boundary Description doesn't match overall boundary. State code requires all that is encompassed into the description to be platted. The hatched area is not included in the boundary description and must be added.

Boundary line adjustments cannot be done by plat as a plat is not a conveyance document. A boundary line adjustment must be done following Utah Code 57-1-45. This must happen prior to recording of the plat.

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)d; UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d)

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)j

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat: "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." WCO 106-1-8(c)(5).

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

LEGEND

- | | | | |
|-----------------|------------------------------|---|--------------------------|
| --- | Adjacent Lot Line | ⊙ | Rod Found |
| - - - | Property Line | ○ | Telephone Pedestal |
| --- | Subdivision Boundary | ⊙ | Telephone Manhole |
| --- | Right of Way | ⊗ | Telephone Box |
| --- | Centerline Road | ⊙ | Fire Hydrant |
| --- | Easement Line | ⊗ | Water Valve |
| ss --- ⊙ --- ss | Sanitary Sewer and Manhole | ⊙ | Water Meter |
| --- | Storm Line and Manhole | ⊙ | Electric Pedestal |
| w --- | Waterline | ⊕ | Monument |
| uge --- | Underground Electric Line | ⊙ | Fiber Optic Marker |
| fo --- | Underground Fiber Optic Line | ⊗ | Electric Transformer |
| ggs --- | Underground Gas Line | ⊙ | Light Pole |
| --- | Asphalt | ⊙ | Irrigation Control Valve |
| --- | Building | ⊙ | Sanitary Cleanout |
| x --- x --- | Fence Wire | ⊙ | Utility Pole |
| | | ⊕ | Section Corner Monument |

A signature block for County Surveyor conforming to state code and county ordinance. 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 WCO 106-1-8(c)(1)h,10; WCO 45-4-2(c)

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 **Weber County** Recorder's Office and from said survey made 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 natural state whichever is applicable as ay be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 20____.

Needs full name of all who are signing exactly as shown in the deed.

Peter and Debi Huckleberry

Notary's Note

State of: _____

City of _____, to wit:

I, _____, a Notary Public, in and for the city and state aforesaid, do hereby certify that _____, whose name is signed to the foregoing writing bearing date this _____ day of _____, 2018, have acknowledged the same before me in my city and state aforesaid. He/She is ☐ personally known to me, ☐ or has produced _____ as identification.

Given unto my hand this _____ day of _____, 2018.

My commission expires: _____

Notary Public Notary Registration Number

PRELIMINARY

Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 676-3301

York
Engineering

HUCKLEBERRY SUBDIVISION
WEBER COUNTY, UTAH

REVISIONS

DESIGNED BY: NA
DRAWN BY: RBJ
CHECKED BY: RBJ
SCALE: 1" = 30'
DATE: 7/13/19
PROJECT NUMBER: NA

SHEET
1 OF 1

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 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 affect. Signed this _____ day of _____, 20____.

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 systems. Signed this _____ day of _____, 20____.

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. Signed this _____ day of _____, 20____.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantee is sufficient for the intallation of the improvements. Signed this _____ day of _____, 20____.

Weber County Engineer

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____.

Chairman, Weber County Commission

Attest