

HUCKLEBERRY SUBDIVISION
SITUATE IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

Date of the survey noted in the heading
(Meaning the date, year and month the
survey markers were placed). WCO
106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA
17-27a-603(1)(a)

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS TO BE HEREAFTER KNOWN AS:

HUCKLEBERRY SUBDIVISION

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____ SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

LEGAL 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 ON THE SOUTH RIGHT OF WAY LINE OF 2550 SOUTH STREET; SAID POINT BEING NORTH 89°33'35" E 2636.29' FEET ALONG THE SECTION LINE, AND SOUTH 00°26'25" W 33.00' FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE ALONG THE BOUNDARY LINES OF THE CLARKE PARCEL, AS RECORDED PER ENTRY NO. 1644060 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°42'55" WEST 198.01 FEET AND (2) SOUTH 89°33'35" EAST 54.65 FEET; THENCE SOUTH 00°43'02" WEST 208.11 FEET; THENCE NORTH 75°03'35" WEST 337.86 FEET ALONG THE NORTHERLY LOT LINE, AND THE PROJECTION THEREOF OF LOT 24, VALLEY GREEN ESTATES NO. 2 SUBDIVISION; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF 4050 WEST STREET AS RECORDED IN SAID VALLEY GREEN ESTATES NO. 2 SUBDIVISION THE TWO (2) COURSES:

- (1) ON A 538.92 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 81.10 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS NORTH 25°10'30" EAST 81.02 FEET);
- (2) NORTH 29°29'10" EAST 283.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET; THENCE SOUTH 89°33'35" EAST 102.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 81,942 SQUARE FEET OR 1.88 ACRES

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDED INTO LOTS AS SHOWN HEREON BE KNOWN AS:

HUCKLEBERRY SUBDIVISION

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS ____ DAY OF _____, 20__ A.D.

PETER C. HUCKLEBERRY DATE DEBI R. HUCKLEBERRY DATE

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____ PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY, WHO BEING BY ME DULY

ACKNOWLEDGED TO ME THAT THEY SIGNED THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

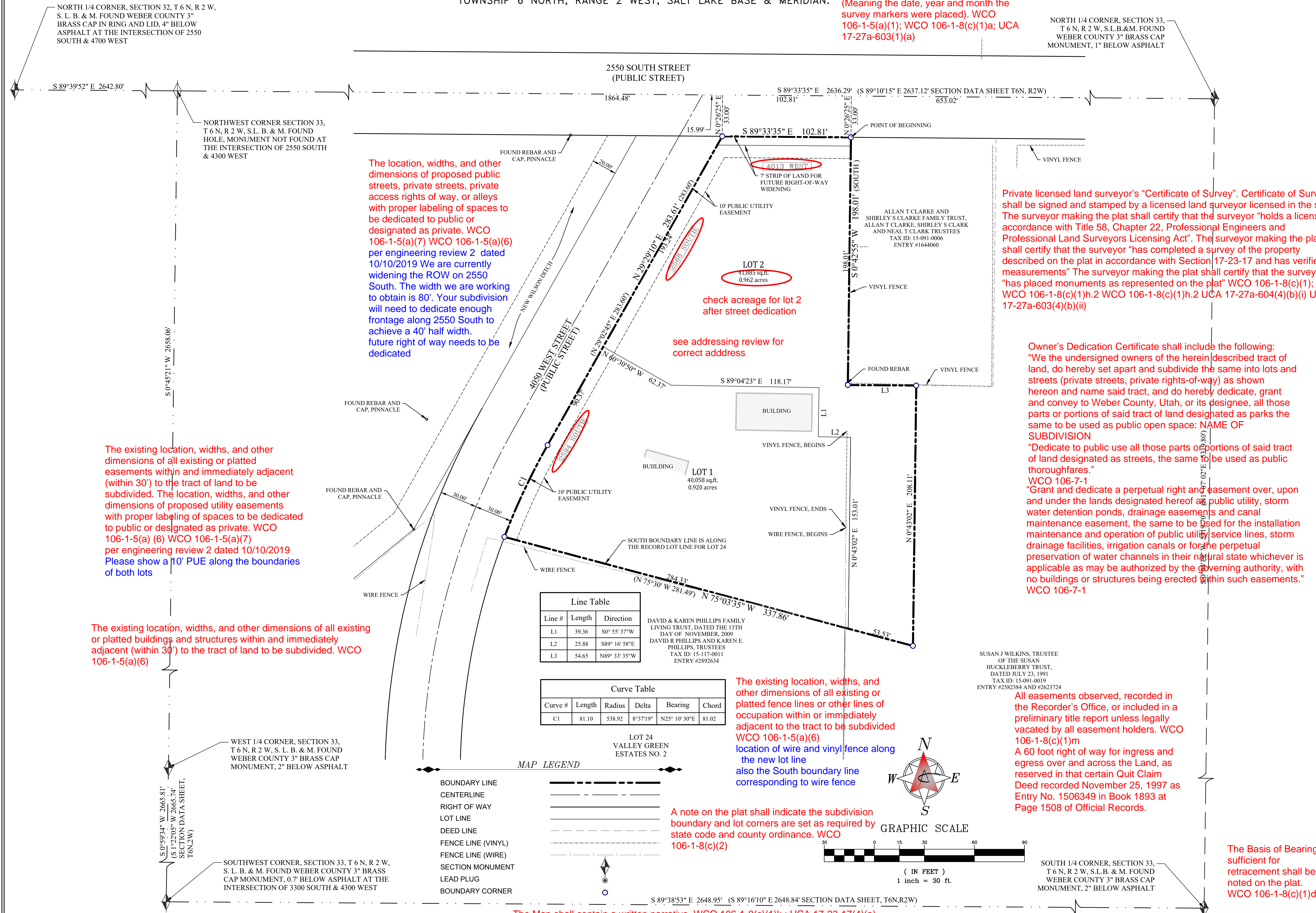
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

GENERAL NOTES

- THIS MAP WAS PREPARED AT THE REQUEST OF THE BOYER COMPANY FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO LOTS, STREETS AND 1 REMAINDER PARCEL.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°50'52" EAST, 2649.98 FEET ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 20, FROM THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTHWEST CORNER, TO THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, (AS SHOWN HEREON).
- THIS PROPERTY SHOWN HEREON IS ZONED A-1 PER WEBER COUNTY LAND USE CODE. "AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE 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 location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) WCO 106-1-5(a)(6) per engineering review 2 dated 10/10/2019 We are currently widening the ROW on 2550 South. The width we are working to obtain is 80'. Your subdivision will need to dedicate enough frontage along 2550 South to achieve a 40' half width. future right of way needs to be dedicated

Private licensed land surveyor's "Certificate of Survey". Certificate of Survey shall be signed and stamped by a licensed land surveyor licensed in the state. The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements" The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat" WCO 106-1-8(c)(1); WCO 106-1-8(c)(1)h.2 WCO 106-1-8(c)(1)h.2 UCA 17-27a-604(4)(b)(i) UCA 17-27a-603(4)(b)(ii)

Owner's Dedication Certificate shall include the following:
"We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown hereon and name said tract, and do hereby dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space: NAME OF SUBDIVISION
"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."
WCO 106-7-1
"Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements."
WCO 106-7-1

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. The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a) (6) WCO 106-1-5(a)(7) per engineering review 2 dated 10/10/2019 Please show a 10' PUE along the boundaries of both lots

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

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided WCO 106-1-5(a)(6) location of wire and vinyl fence along the new lot line also the South boundary line corresponding to wire fence

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

The Basis of Bearing sufficient for retracement shall be noted on the plat. WCO 106-1-8(c)(1)d

No.	DATE	BY	REVISION

Ward Engineering Group
Planning & Engineering & Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

<p>WEBER-MORGAN HEALTH DEPARTMENT 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__</p>	<p>WEBER COUNTY SURVEYOR 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 THEREIN SIGNED THIS ____ DAY OF _____, 20__</p>	<p>WEBER COUNTY PLANNING COMMISSION WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____, 20__</p>	<p>WEBER COUNTY ATTORNEY 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__</p>	<p>WEBER COUNTY ENGINEER WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS 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__</p>	<p>COUNTY COMMISSIONER 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 THIS ____ DAY OF _____, 20__</p>	<p>COUNTY RECORDER WEBER COUNTY RECORDER _____ RECORD NO. _____ STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES _____ PRINTED NAME OF COUNTY RECORDER _____</p>	<p>SHEET 1 OF 1</p>
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