SURVEYOR'S CERTIFICATE HUCKLEBERRY SUBDIVISION SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE Date of the survey noted in the heading PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. (Meaning the date, year and month the THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS TO BE HEREAFTER KNOWN AS: - NORTH 1/4 CORNER, SECTION 32, T 6 N, R 2 W. survey markers were placed). WCO S. L. B. & M. FOUND WEBER COUNTY 3 NORTH 1/4 CORNER, SECTION 33, — BRASS CAP IN RING AND LID, 4" BELOW 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA **HUCKLEBERRY SUBDIVISION** T 6 N, R 2 W, S.L.B.&M. FOUND ASPHALT AT THE INTERSECTION OF 2550 17-27a-603(1)(a) WEBER COUNTY 3" BRASS CAP SOUTH & 4700 WEST MONUMENT, 1" BELOW ASPHALT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT. 2550 SOUTH STREET (PUBLIC STREET) S 89°33'35" E 2636.29' (S 89°10'15" E 2637.12' SECTION DATA SHEET T6N, R2W) SATTAR N. TABRIZ DATE: - NORTHWEST CORNER SECTION 33 - POINT OF BEGINNING **LICENSE NO. 155100** T 6 N, R 2 W, S.L. B. & M. FOUND S 89°33'35" E 102.81' LEGAL DESCRIPTION HOLE, MONUMENT NOT FOUND AT THE INTERSECTION OF 2550 SOUTH FOUND REBAR AND -LEGAL DESCRIPTION & 4300 WEST ¬ VINYL FENCE The location, widths, and other PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT dimensions of proposed public · 7' STRIP OF LAND FOR LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: FUTURE RIGHT-OF-WAY streets, private streets, private Private licensed land surveyor's "Certificate of Survey". Certificate of Survey BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 2550 SOUTH STREET; SAID POINT access rights of way, or alleys shall be signed and stamped by a licensed land surveyor licensed in the sta BEING NORTH 89°33'35"W 653.02 FEET ALONG THE SECTION LINE, AND SOUTH 00°26'25"W 33.00 · 10' PUBLIC UTILITY with proper labeling of spaces to ALLAN T CLARKE AND EASEMENT FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE ALONG The surveyor making the plat shall certify that the surveyor "holds a license be dedicated to public or SHIRLEY S CLARKE FAMILY TRUST, THE BOUNDARY LINES OF THE ALLAN T CLARKE, SHIRLEY S CLARK accordance with Title 58, Chapter 22, Professional Engineers and designated as private. WCO CLARKE PARCEL, AS RECORDED PER ENTRY NO. 1644060 THE FOLLOWING TWO (2) COURSES; (1) AND NEAL T CLARK TRUSTEES Professional Land Surveyors Licensing Act". The surveyor making the plat SOUTH 00°42'55" WEST 198.01 FEET AND (2) SOUTH 89°33'35" EAST 54.65 FEET; THENCE SOUTH TAX ID: 15-091-0006 106-1-5(a)(7) WCO 106-1-5(a)(6) ENTRY #1644060 00°43'02" WEST 208.11 FEET; THENCE NORTH 75°03'35" WEST 337.86 FEET ALONG THE NORTHERLY shall certify that the surveyor "has completed a survey of the property per engineering review 2 dated LOT LINE, AND THE PROJECTION THEREOF OF LOT 24, VALLEY GREEN ESTATES NO. 2 SUBDIVISION; described on the plat in accordance with Section 17-23-17 and has verified 10/10/2019 We are currently THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF 4050 WEST STREET AS RECORDED measurements" The surveyor making the plat shall certify that the surveyor 41,885 sq.ft. 0.962 acres IN SAID VALLEY GREEN ESTATES NO. 2 SUBDIVISION THE TWO (2) COURSES: widening the ROW on 2550 (1) ON A 538.92 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 81.10 "has placed monuments as represented on the plat" WCO 106-1-8(c)(1); South. The width we are working ✓ VINYL FENCE FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS NORTH 25°10'30" WCO 106-1-8(c)(1)h.2 WCO 106-1-8(c)(1)h.2 UCA 17-27a-604(4)(b)(i) UCA to obtain is 80'. Your subdivision EAST 81.02 FEET); check acreage for lot 2 17-27a-603(4)(b)(ii) (2) NORTH 29°29'10" EAST 283.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2550 will need to dedicate enough after street dedication SOUTH STREET: frontage along 2550 South to THENCE SOUTH 89°33'35" EAST 102.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE 4950 WEST STREET achieve a 40' half width. POINT OF BEGINNING see addressing review for future right of way needs to be Owner's Dedication Certificate shall include the following: CONTAINS: 81,942 SQUARE FEET OR 1.88 ACRES dedicated correct adddress "We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and FOUND REBAR - VINYL FENCE **OWNER'S DEDICATION** S 89°04'23" E 118.17' streets (private streets, private rights-of-way) as shown WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND DO HEREBY SET APART AND hereon and name said tract, and do hereby dedicate, grant SUBDIVIDED INTO LOTS AS SHOWN HEREON BE KNOWN AS: and convey to Weber County, Utah, or its designee, all those FOUND REBAR AND -HUCKLEBERRY SUBDIVISION CAP, PINNACLE BUILDING parts or portions of said tract of land designated as parks the DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON same to be used as public open space: NAME OF 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 **SUBDIVISION** WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS VINYL FENCE, BEGINS ~ "Dedicate to public use all those parts or portions of said tract The existing location, widths, and other AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF of land designated as streets, the same to be used as public UTILITY OR OTHER NECESSARY SERVICES. dimensions of all existing or platted BUILDING thoroughfares." easements within and immediately adjacent IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR 40,058 sq.ft. WCO 106-7-1 (within 30') to the tract of land to be 0.920 acres "Grant and dedicate a perpetual right and easement over, upon FOUND REBAR AND 0' PUBLIC UTILITY subdivided. The location, widths, and other HANDS THIS ____ DAY OF _ CAP, PINNACLE and under the lands designated hereof as public utility, storm dimensions of proposed utility easements VINYL FENCE, ENDS water detention ponds, drainage easements and canal with proper labeling of spaces to be dedicated maintenance easement, the same to be used for the installation to public or designated as private. WCO maintenance and operation of public utility service lines, storm WIRE FENCE, BEGINS -DATE DEBI R. HUCKLEBERRY PETER C. HUCKLEBERRY 106-1-5(a) (6) WCO 106-1-5(a)(7) - SOUTH BOUNDARY LINE IS ALONG drainage facilities, irrigation canals or forthe perpetual THE RECORD LOT LINE FOR LOT 24 per engineering review 2 dated 10/10/2019 **ACKNOWLEDGEMENT** preservation of water channels in their natural state whichever is Please show a 10' PUE along the boundaries applicable as may be authorized by the governing authority, with STATE OF _____ ✓ WIRE FENCE of both lots no buildings or structures being erected githin such easements. COUNTY OF WCO 106-7-1 WIRE FENCE , 20 , PERSONALLY APPEARED BEFORE ME, THE Line Table UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF , IN SAID STATE ine # | Length | Direction DAVID & KAREN PHILLIPS FAMILY LIVING TRUST, DATED THE 13TH The existing location, widths, and other dimensions of all existing 39.36 S0° 55' 37"W PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY, WHO BEING BY ME DULY DAY OF NOVEMBER, 2009 or platted buildings and structures within and immediately AVID R PHILLIPS AND KAREN E. 25.88 S89° 16' 58"E PHILLIPS, TRUSTEES ACKNOWLEDGED TO ME THAT THEY SIGNED THE HEREON OWNER'S DEDICATION FREELY AND adjacent (within 30) to the tract of land to be subdivided. WCO SUSAN J WILKINS, TRUSTEE TAX ID: 15-117-0011 L3 54.65 N89° 33' 35"W 106-1-5(a)(6) OF THE SUSAN ENTRY #2892634 VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED. HUCKLEBERRY TRUST, DATED JULY 23, 1991 TAX ID: 15-091-0019 The existing location, widths, and ENTRY #2582384 AND #2623724 Curve Table other dimensions of all existing or All easements observed, recorded in platted fence lines or other lines of Bearing Chord Curve # | Length | Radius | Delta | the Recorder's Office, or included in a **NOTARY PUBLIC** occupation within or immediately preliminary title report unless legally 538.92 | 8°37'19" | N25° 10' 30"E | 81.02 adiacent to the tract to be subdivided MY COMMISSION EXPIRES: vacated by all easement holders. WCO LOT 24 WCO 106-1-5(a)(6) 106-1-8(c)(1)m WEST 1/4 CORNER, SECTION 33, COUNTY, VALLEY GREEN location of wire and vinyl fence along T 6 N, R 2 W, S. L. B. & M. FOUND A 60 foot right of way for ingress and ESTATES NO. 2 WEBER COUNTY 3" BRASS CAP the new lot line egress over and across the Land, as MAP LEGEND MONUMENT, 2" BELOW ASPHALT **GENERAL NOTES** also the South boundary line reserved in that certain Quit Claim THIS MAP WAS PREPARED AT THE REQUEST OF THE BOYER COMPANY FOR THE PURPOSE OF corresponding to wire fence **BOUNDARY LINE** Deed recorded November 25, 1997 as SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO LOTS, STREETS AND 1 REMAINDER CENTERLINE Entry No. 1506349 in Book 1893 at COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM **RIGHT OF WAY** Page 1508 of Official Records. A note on the plat shall indicate the subdivision ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD LOT LINE boundary and lot corners are set as required by GRAPHIC SCALE COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, DEED LINE state code and county ordinance. WCO THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°50'52" EAST, 2649.98 FEET ALONG THE NORTH FENCE LINE (VINYL) LINE OF NORTHWEST QUARTER OF SECTION 20, FROM THE FOUND SALT LAKE COUNTY MONUMENT The Basis of Bearing MARKING THE NORTHWEST CORNER, TO THE FOUND SALT LAKE COUNTY MONUMENT MARKING TH FENCE LINE (WIRE) sufficient for NORTH QUARTER CORNER OF SAID SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE - SOUTHWEST CORNER, SECTION 33, T 6 N, R 2 W, SOUTH 1/4 CORNER, SECTION 33, — **SECTION MONUMENT** BASE AND MERIDIAN. (AS SHOWN HEREON) S. L. B. & M. FOUND WEBER COUNTY 3" BRASS T 6 N, R 2 W, S.L.B. & M. FOUND retracement shall be (IN FEET) THIS PROPERTY SHOWN HEREON IS ZONED A-1 PER WEBER COUNTY LAND USE CODE. LEAD PLUG WEBER COUNTY 3" BRASS CAP CAP MONUMENT, 0.7' BELOW ASPHALT AT THE 1 inch = 30 ft.noted on the plat. "AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS INTERSECTION OF 3300 SOUTH & 4300 WEST MONUMENT, 2" BELOW ASPHALT **BOUNDARY CORNER** WCO 106-1-8(c)(1)d AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME S 89°38'53" E 2648.95' (S 89°16'10" E 2648.84' SECTION DATA SHEET, T6N,R2W) 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 The Map shall contain a written narrative. WCO 106-1-8(c)(1)k.; UCA 17-23-17(4)(a) RESIDENTS OF THIS SUBDIVISION." WCO 106-1-8(c)(5). The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i) The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii) REVISIONS Ward Engineering Group OWNER/APPLICANT: The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA Planning Engineering Surveying 17-23-17(4)(a)(iii) PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY

if the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative

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

WEBER COUNTY ATTORNEY

NOW IN FORCE AND EFFECT.

SIGNATURE

SIGNED THIS $__$ DAY OF $__$

re-establish the location of said features. WCO 45-3-4(a) WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION APPROVAL:

THIS IS TO CERTIFY THAT THIS SUBDIVISION SUBDIVISION PLAT WAS

DULY APPROVAED BY THE WEBER COUNTY PLANNING COMMISSION ON

CHAIRMAN. WEBER COUNTY PLANNING COMMISION

THE ____ DAY OF _____

shall indicate what documentary, parole, and tangible evidence was used and which legal principles of boundary establishment were used to

WEBER COUNTY ENGINEER

HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS

IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF ______, 20 ____.

STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH

COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE

WEBER COUNTY ENGINEER:

SIGNATURE

231 West 800 South

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

SIGNED THIS ____ DAY OF _____ 20__.

WEBER-MORGAN HEALTH DEPARTMENT | WEBER COUNTY SURVEYOR

WEBER COUNTY SURVEYOR

WEBER COUNTY SURVEYOR

AND/OR LIABILITIES ASSOCIATED THEREIN

WEBER-MORGAN HEALTH DEPARTMENT:

SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN

ON-SITE WASTEWATER DISPOSAL SYSTEMS

INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR

SIGNED THIS ____ DAY OF ______, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND

Salt Lake City, Utah 84101

Phone: (801)487-8040 Fax: (801)487-8668

COUNTY RECORDER SHEET WEBER COUNTY RECORDER THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION (RECORD NO. STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON AT THE REQUEST OF: ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF \mathbb{OF} PRINTED NAME OF COUNTY RECORDER

2594 SOUTH 4050 WEST

<u>COUNTY COMMISSIONER</u>

WEBER COUNTY COMMISSION ACCEPTANCE:

WEBER COUNTY THIS ____ DAY OF ______, 20___,

CHAIRMAN, WEBER COUNTY COMMISSIONER ATTEST:

OGDEN, UTAH 84401