

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

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

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"W 653.02 FEET ALONG THE SECTION LINE, AND SOUTH 00°28'25"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 HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDED INTO 2 LOTS AND 1 PARCEL AS SHOWN HEREON BE KNOWN AS:

HUCKLEBERRY SUBDIVISION

DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS FUTURE RIGHT OF WAYS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. FURTHERMORE GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

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 PETER C. AND DEBI R. HUCKLEBERRY FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 2 LOTS, AND 1 PARCEL.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS 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 0°44'19" EAST, 5319.70 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 33, FROM THE FOUND WEBER COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER, TO THE FOUND WEBER COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND 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).
- ALL PROPERTY CORNERS WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.
- THERE IS A 60 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH HALF OF THE PROPERTY PER QUIT CLAIM DEED RECORDED NOVEMBER 25, 1997 AS ENTRY NO. 1508349 IN BOOK 1893 AT PAGE 1508 OF OFFICIAL RECORDS. NO SPECIFIC LOCATED IS GIVEN IN THE DESCRIPTION AS TO THE LOCATION OF THE RIGHT OF WAY.
- A SURVEY OF THE PARCEL WAS PREPARED JANUARY 26, 2020 A FILED IN THE COUNTY SURVEYOR'S OFFICE ON _____, 2020 AS SURVEY NO. _____

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 _____

1 OF 1

NORTH 1/4 CORNER, SECTION 32, T 6 N, R 2 W,
S. L. B. & M. FOUND WEBER COUNTY 3" BRASS CAP IN RING AND LID, 4" BELOW ASPHALT AT THE INTERSECTION OF 2550 SOUTH & 4700 WEST. DATED: JULY, 1963

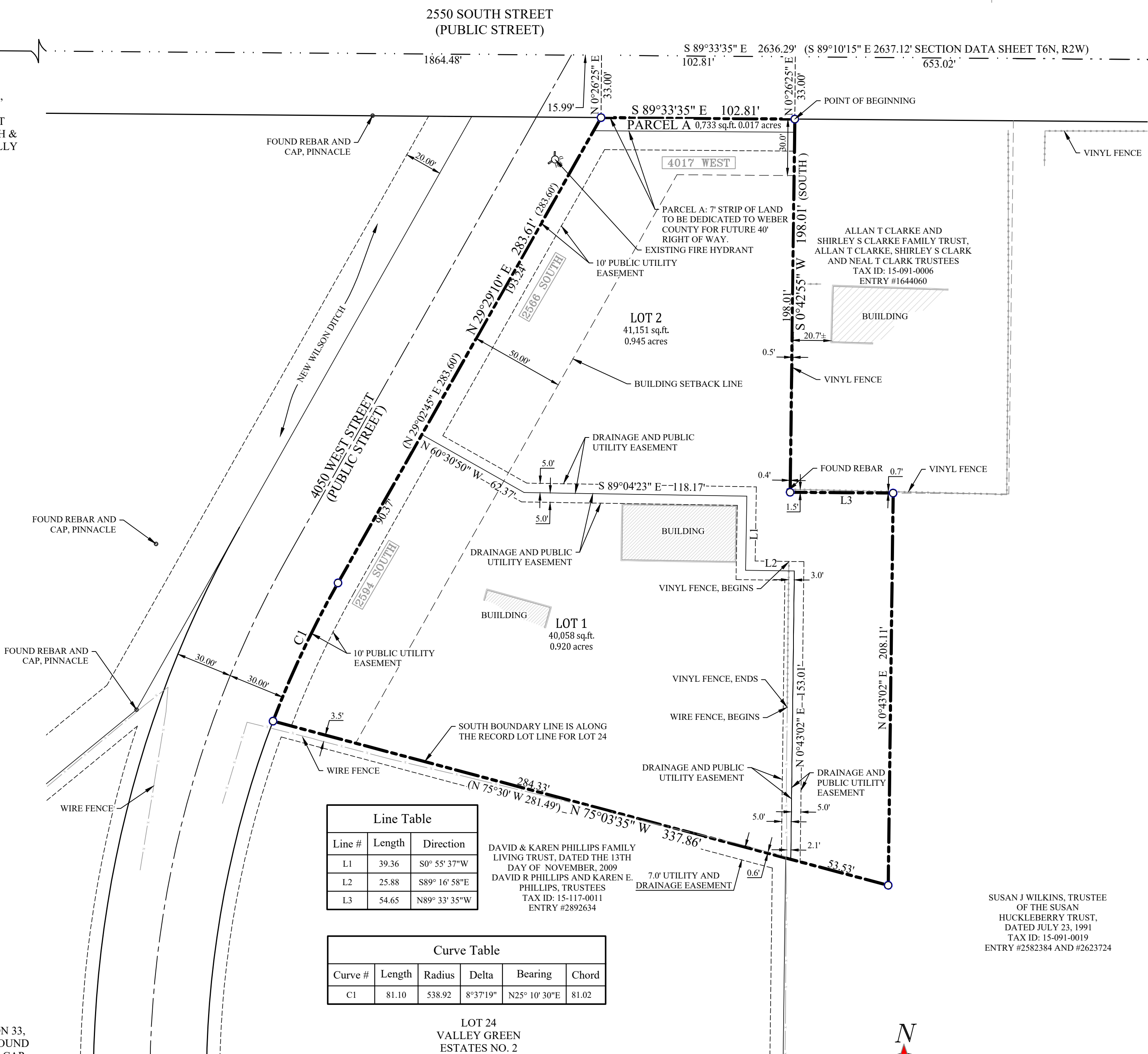
NORTHWEST CORNER SECTION 33,
T 6 N, R 2 W, S.L. B. & M. FOUND HOLE, MONUMENT NOT FOUND AT THE INTERSECTION OF 2550 SOUTH & 4300 WEST. MONUMENT ORIGINALLY SET IN JULY, 1963

S 0°45'21" W 2655.06'

S 0°59'34" W 2665.81'
(S 1°22'05" W 2665.74'
SECTION DATA SHEET,
T6N,2W)

WEST 1/4 CORNER, SECTION 33,
T 6 N, R 2 W, S.L. B. & M. FOUND WEBER COUNTY 3" BRASS CAP MONUMENT, 2" BELOW ASPHALT DATED: JUNE 1963

SOUTHWEST CORNER, SECTION 33, T 6 N, R 2 W,
S. L. B. & M. FOUND WEBER COUNTY 3" BRASS CAP MONUMENT, 0.7" BELOW ASPHALT AT THE INTERSECTION OF 3300 SOUTH & 4300 WEST.3 DATED: JUNE 1963, UPDATED 5-20-82



Line Table		
Line #	Length	Direction
L1	39.36	S0° 55' 37\"W
L2	25.88	S89° 16' 58\"E
L3	54.65	N89° 33' 35\"W

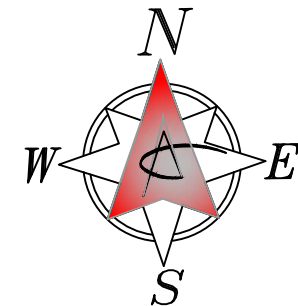
DAVID & KAREN PHILLIPS FAMILY LIVING TRUST, DATED THE 13TH DAY OF NOVEMBER, 2009
DAVID R. PHILLIPS AND KAREN E. PHILLIPS, TRUSTEES
TAX ID: 15-117-0011
ENTRY #2892634

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	81.10	538.92	8°37'19\"	N25° 10' 30\"E	81.02

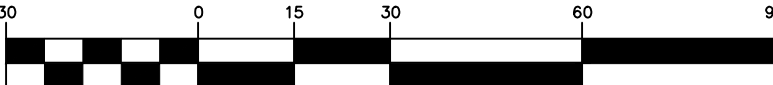
LOT 24
VALLEY GREEN ESTATES NO. 2

MAP LEGEND

BOUNDARY LINE
CENTERLINE
RIGHT OF WAY
LOT LINE
DEED LINE
FENCE LINE (VINYL)
FENCE LINE (WIRE)
SECTION MONUMENT
LEAD PLUG
BOUNDARY CORNER



GRAPHIC SCALE



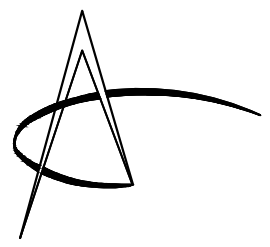
(IN FEET)
1 inch = 30 ft.

SOUTH 1/4 CORNER, SECTION 33, T 6 N, R 2 W, S.L.B. & M. FOUND WEBER COUNTY 3" BRASS CAP MONUMENT, 2" BELOW ASPHALT. DATED: JUNE 1963 , UPDATED 5-20-82

OWNER/APPLICANT:

PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY
2594 SOUTH 4050 WEST
OGDEN, UTAH 84401

REVISIONS				
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

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____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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____.

WEBER COUNTY SURVEYOR

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____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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____.

SIGNATURE

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____.

SIGNATURE

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____.

CHAIRMAN, WEBER COUNTY COMMISSIONER ATTEST: