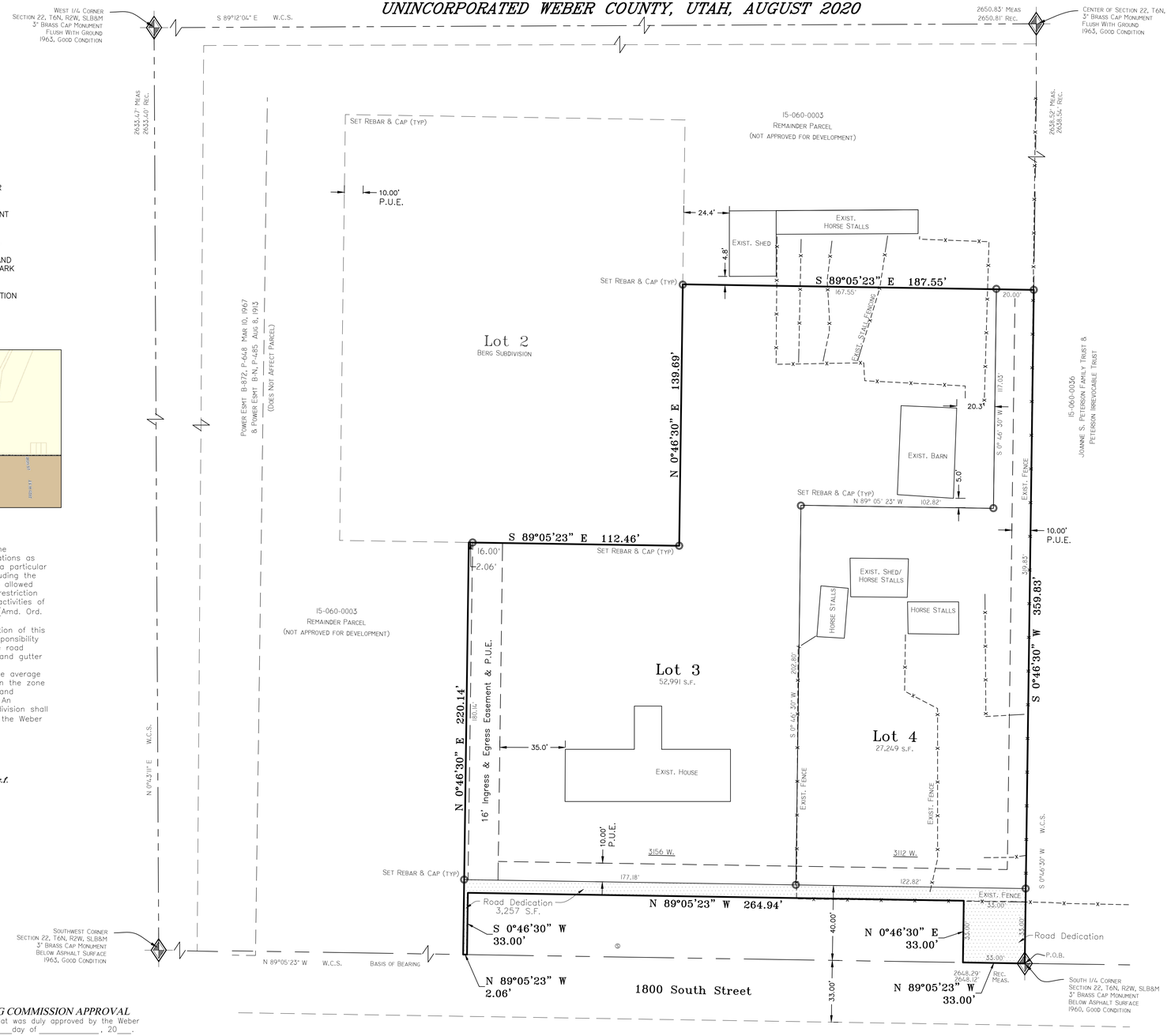
BERG SUBDIVISION 1st AMENDMENT

A LOT-AVERAGED SUBDIVISION

PART OF THE SW 1/4 OF SECTION 22 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH, AUGUST 2020



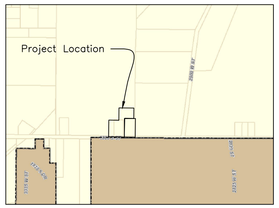
Scale ~ 1" = 30'

0 30' 60'

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION

Vicinity Map



NOTE:

1. Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
2. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
3. For each zone in this subdivision, the average area and average width of lots within the zone equal or exceed the minimum area and minimum width allowed in the zone. An amendment to any part of this subdivision shall comply with Section 106-2-4(b) of the Weber County Code.

Lot	Frontage	Area
3	177.18'	52,991
4	122.82'	27,249
Avg.	150.00'	40,120 s.f.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the_____day of _____, 20___.

_____
Chairman, Weber County Planning Commission

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 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 this_____day of _____, 20___.

_____ Attest: _____
Chairman, Weber County Commission Title: Weber County Clerk

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement 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

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__.

_____
Signature

OWNER'S DEDICATION

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 hereon and name said tract BERG SUBDIVISION 1st AMENDMENT:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said BRENT AND RENEE WAGSTAFF FAMILY TRUST, dated February 26, 2014 and Restated June 5, 2018, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____ , 20____.

Brent William Wagstaff — Anna ReNee Beck Gee Wagstaff

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at [addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
WITNESS my hand and official stamp the date in this certificate first above written:

_____ Residing in: _____
Notary Public

_____
My Commission Expires:

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 22, Township 6 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey:
Beginning at the South Quarter Corner of said Section 22; and running thence North 89°05'23" West along the Section line 33.00 feet; thence North 0°46'30" East 33.00 feet to the North right-of-way line of 1800 South Street according to the Berg Subdivision, a subdivision in Weber County Utah; thence North 89°05'23" West along said right-of-way 264.94 feet; thence South 0°46'30" West 33.00 feet to said Section line; thence North 89°05'23" West along said Section line 2.06 feet; thence North 0°46'30" East 220.14 feet to the South line of Lot 2 Berg Subdivision according to the official plat thereof; thence South 89°05'23" East along said South line 112.46 feet to the Southeast corner of said Lot 2; thence North 0°46'30" East along the East line of said Lot 2 139.69 feet; thence South 89°05'23" East 187.55 feet to said Quarter Section line; thence South 0°46'30" West along said Quarter Section line 359.83 feet; to the point of beginning.

Contains 83,497 s.f. or 1.92 Acres

NARRATIVE

The purpose of this survey is amend Lot 1 of Berg Subdivision and some of the remainder parcel into two (2) lots as shown.

Documents used or reviewed in this survey are, but not limited to, the following:
Ownership records, deeds and Electronic Abstracts for the following Parcel no.'s; 15-060-0160, 15-060-0036, 15-659-0001, 15-659-0002.
Ownership Plats of Weber /county Recorder by Book-Page; 15-060-2, 15-060-3, 15-659.
Recorded Subdivision Plat: Wagstaff Place Subdivision, Berg Subdivision.
Record of Survey #'s 4613, 5120 and 5981 in the Weber County Surveyors Office.

The basis of bearing of bearing is State Plane Grid Bearing as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Brent Wagstaff
Address: 3156 W. 1800 S.
Ogden UT, 84401

1

SW 1/4 of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE:
	FILE: 4065

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded _____day of _____ 2016.
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.