

CIRCLE N SUBDIVISION 1st AMENDMENT

PART OF THE NW 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2018

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 CIRCLE N SUBDIVISION:

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.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

George Earl Demorest Vivian Lori Demorest

STATE OF UTAH)
) SS

COUNTY OF)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____

Residing in: _____

My Commission Expires: _____

PERC TABLE		
HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #14602
1	0-20"	Loam, granular structure
	20-46"	Gravelly clay loam, granular structure, 15% fine gravel
	46-72"	Gravelly sandy clay loam, massive structure, 35% fine gravel
	72-111"	Gravelly sandy clay loam, massive structure, 75% fine-coarse gravel

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows:

Beginning at a point on the North line of said Quarter Section South 89°31'08" East 1453.28 feet from the Northwest Corner of said Quarter of Section; running thence South 89°31'08" East along said North Section line 17.92; thence North 0°28'52" East 71.88 feet to a point of termination of a boundary line agreement as found in Boundary Line Agreement Entry #1512683, recorded December 30, 1997 in the Weber County Recorder's Office; thence following said agreement the following six (6) courses: (1) South 70°47'43" East 57.82 feet, (2) South 65°28'37" East 54.04 feet, (3) South 58°45'01" East 60.46 feet, (4) South 56°46'55" East 37.07 feet, (5) South 47°55'37" East 87.22 feet and (6) South 51°49'51" East 3.27 feet to a point of termination of a boundary line agreement as found in Boundary Line Agreement Entry #1512680, recorded December 30, 1997 in the Weber County Recorder's Office; thence along said agreement South 9°17'41" West 793.94 feet to the beginning point of a boundary line agreement as found in Boundary Line Agreement Entry #1512683, recorded December 30, 1997 in the Weber County Recorder's Office; thence following said agreement the following two (2) courses: (1) South 9°17'41" West 318.48 feet, (2) South 8°39'20" West 128.91 feet to the North right-of-way line of County Road 3350 North Street; thence along said North line of road North 83°23'08" West 358.72 feet; thence North 12°36'25" East 1297.07 feet to the point of beginning.

Contains 419,067 s.f. or 9.62 acres

NARRATIVE

The purpose of this survey is to amend Lot 3 of Circle N Subdivision into two parcels as shown.

- Documents used or reviewed in this survey are, but not limited to, the following:
- Weber County Tax Plot 22-023 & 22-014.
 - Deeds of record as found in the Weber County Recorder's office for parcels 22-023-0028, 22-023-0029, 22-023-0030, 22-023-0032, 22-023-0033, 22-023-0054, 22-023-0158, 22-023-0159, 22-025-0003
 - Subdivision Plats for Circle N Subdivision, Spring Creek Ranches and Kodel Subdivision as found in the Weber County Recorder's office.
 - Unrecorded Subdivision Spring Mountain Subdivision No. 1, by Great Basin Mapping & Surveying Co., dated April 1967.
 - Boundary Line Agreement Entry Nos. 1512680, 1512683 & 151264 of Weber County Records.
 - Record of Survey Nos. 1878, 2066, 2736 & 4588 as found in the Weber County Surveyor's Office.

Boundary is established from record documents.

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

- NOTE:
- 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)] Each lot may be subject to the Easement as contained in the Entry #367769 in Book 694 at Page 91 & 92 of Official Records. This recorded easement does not contain a width for the easement and cannot be shown on this plat.
 - 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.

Legend

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



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 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 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____.

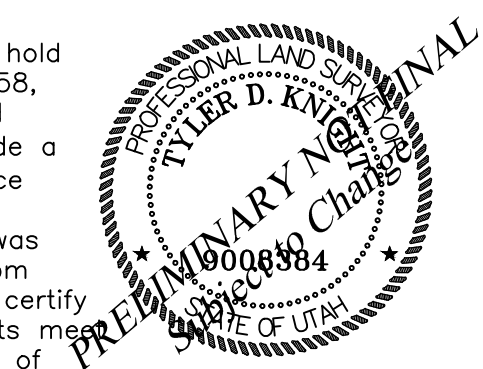
Signature _____
WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20____.

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

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 _____

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.



Site Exhibit Drawing

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		<p>4646 South 3500 West - EA-3 West Haven, UT 84401 801-731-4075</p>	
<p>DEVELOPER: Earl Demorest Address: 3302 E. 3350 N. Fruit Heights, UT 84037</p>		<p>1</p>	
<p>NW 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>	
Revisions	DRAWN BY: TK	By Deputy: _____	
	CHECKED BY: TK		
	DATE:		
	FILE: 3785v1		
Weber County Recorder		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	