

# Weber Industrial Park Plat "A" 2nd Amendment

All of Lots 1 & 2, Weber Industrial Park Plat "A" Lot 8 Amended, being a part of the North 1/2 of Section 36, T7N, R2W, SLB&M, U.S. Survey

Weber County, Utah  
January 2021

## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Weber Industrial Park Plat "A" 2nd Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

6242920  
License No.

Andy Hubbard

## OWNER'S DEDICATION

I the undersigned owner 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 Weber Industrial Park Plat "A" 2nd Amendment, and do hereby: 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 forever and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easements, 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 drainage 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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Fourstar Investments LLC

Weber County

Weber County, a Body Politic, Corporate and Political Subdivision of the State of Utah

## ACKNOWLEDGMENTS

State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_ Print Name \_\_\_\_\_

Commission Expires: \_\_\_\_\_

State of Utah }  
County of Weber } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_ Print Name \_\_\_\_\_

Commission Expires: \_\_\_\_\_

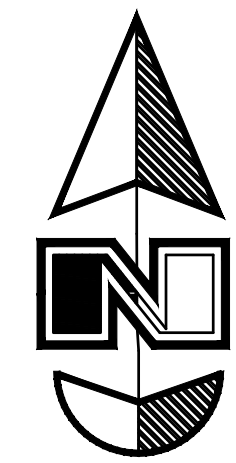
## DESCRIPTION

All of Lots 1 & 2, Weber Industrial Park Plat "A" Lot 8 Amended, (Weber County Recorder Entry #2169663 in Book 63 page 45) being in the Northeast Quarter of Section 36, Township 7 North, Range 2 West Salt Lake Base and Meridian more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Weber Industrial Park Plat "A" Lot 8 Amended, said point being 637.09 feet South 4°04'29" East and 40.00 feet North 85°55'31" East from the Monument at Eccles Street and Rulon White Boulevard and running thence North 88°53'49" East 726.76 feet; thence South 04°04'29" East 600.00 feet; thence South 88°53'49" West 724.94 feet to the point of curve of a non tangent curve, of which the radius point lies North 82°18'47" East; thence Northerly along the arc of a 914.93 feet radius curve to the right a distance of 57.60 feet (Central Angle equals 03°36'26" and Long Chord bears North 05°52'59" West 57.59 feet); thence North 04°04'29" West 542.53 feet to the POINT OF BEGINNING.

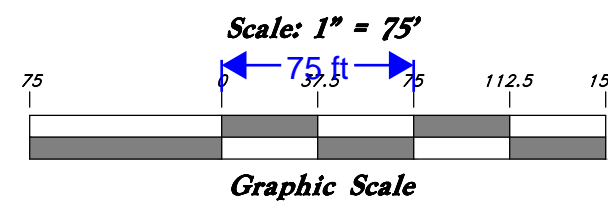
Containing 9.9962 acres, more or less.

Sheet 1 of 1



A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d) Centerline monuments set or are you setting them also missing lot lines

The scale of the drawing, WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c)



There may be other redlines once the location of lot lines are established

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)

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)(7)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

## Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Easement
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

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

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

A signature block for Board of County Commissioner's conforming to state code and county ordinance. 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\_\_.

Chairman, Weber County Commission  
Attest:

Title:  
WCO 106-1-8(c)(1)h.8.; WCO 106-1-8(c)(1)h.9.; WCO 106-8-1(5)

## NOTES

1. Notice to purchasers of lots designated with buildable access has been approved subject to the conditions that the building development shall take place only within such designated areas.

$\Delta = 3^{\circ}36'26''$   
 $R = 914.93'$   
 $L = 57.60'$   
 $LC = 57.59'$   
 $S 5^{\circ}52'59'' E$

## NARRATIVE

This Subdivision Plat was requested by Kraig Urry for the purpose of Amending this Plat and Adjusting the common Line between the lots. A Line bearing North 88°53'49" East (N 88°35'49" E Record) between Monuments at the Intersection of Eccles Street & Rulon White Boulevard and Eccles Street & Browning Avenue was used as the Basis of Bearings.

Property Corners were monument as shown on this plat. The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

## 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 has been satisfied. The approval for 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 \_\_\_\_\_, 2021.

Weber County Surveyor

## WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Chairman, Weber County Planning 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 \_\_\_\_\_, 2021.

Weber County Engineer

## 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 \_\_\_\_\_, 2021.

Weber County Attorney



The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____ AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____