

FAMILY FIELDS SUBDIVISION

AMENDING LOT 2 OF CIRCLE N SUBDIVISION

PART OF THE NW 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2021

This name needs changed as it is already taken in the County

This name needs to change as it is already taken in the County.

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 FAMILY FIELDS SUBDIVISION:
We hereby dedicate a public Future Road Right-of-Way Easement as shown hereon, to the Weber County for public street purposes. This Easement shall be deemed by the land owner or their successors and assigns, to Weber County, without compensation, at a time of the County's choosing.
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, the herein signers, grantor(s), hereby grant a well protection easement(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84403, grantee, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as Well Protection Area(s) having a 100 foot radius. The center of which shall be the physical location of the well as constructed.

The protection areas are not easements and do not need to be dedicated to the health dept. Go ahead and strike this language.

Individual Acknowledgement

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

ROBERT MARKER

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: _____

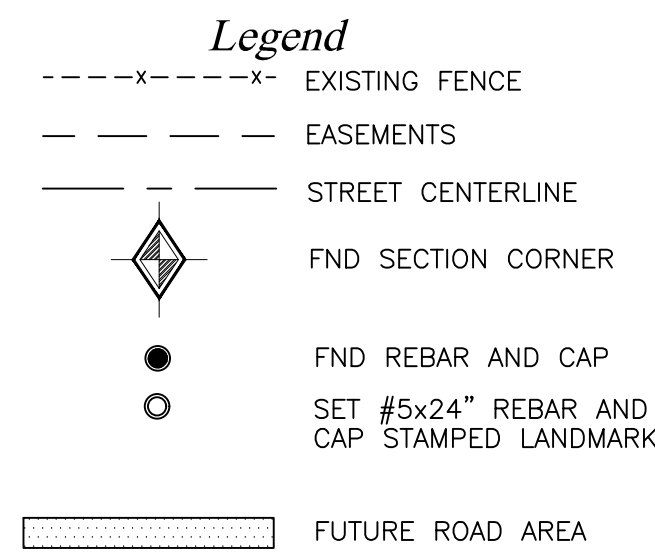
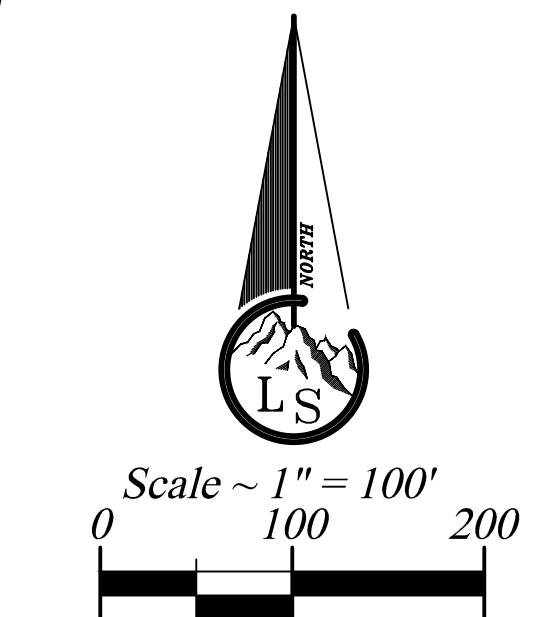
My Commission Expires: _____

BOUNDARY DESCRIPTION

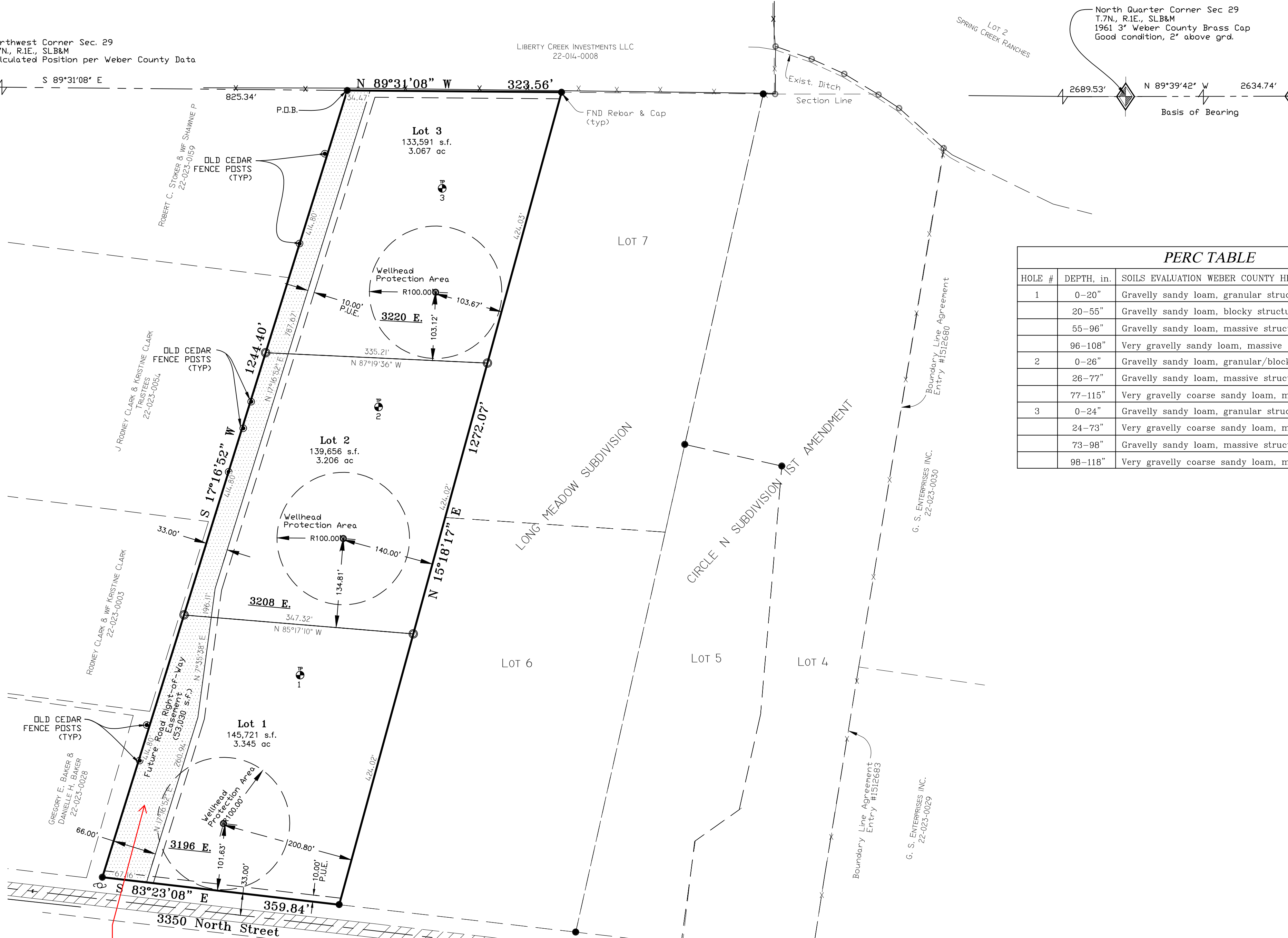
A part of the Northwest Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows:
Beginning at a point on the North line of said Quarter Section South 89°31'08" East 825.34 feet from the Northwest Corner of said Quarter Section; running thence South 89°31'08" East along said North Section line 323.56; thence South 15°18'17" West 1272.07 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 359.84 feet; thence North 17°16'52" East 1244.40 feet to the point of beginning.

Contains 418,969 s.f. or 9.62 acres

PERC TABLE		
HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #14602
1	0-20"	Gravelly sandy loam, granular structure, 15% gravel
	20-55"	Gravelly sandy loam, blocky structure, 30% gravel
	55-96"	Gravelly sandy loam, massive structure, 30% gravel
2	0-26"	Very gravelly sandy loam, granular/blocky structure, 15% gravel
	26-77"	Gravelly sandy loam, massive structure, 30% gravel
3	77-115"	Very gravelly coarse sandy loam, massive structure, 50% gravel
	0-24"	Gravelly sandy loam, granular structure, 25% gravel
	24-73"	Gravelly coarse sandy loam, massive structure, 60% gravel
	73-98"	Gravelly sandy loam, massive structure, 30% gravel, cmn red mottling
	98-118"	Very gravelly coarse sandy loam, massive structure, 60% gravel



- 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 other 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 #567768 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 plot.
 - 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.
 - Area identified as "Future Road Right-of-Way" is subject to "Building on a Private Right of Way/Access Easement Equitable Servitude and Covenant", as Record Entry # _____ recorded on _____ in the Weber County Recorder's Office, which is an agreement between the Developer/Property Owner and Weber County requiring this area to be deeded free and clear of any encumbrances to the County, without compensation, at the time deemed appropriate by the County.
 - Building set-backs will be measured from the County right-of-way line rather than the Property Line.
 - Lots are located in Zone 4 of a public drinking water source protection area and are subject to the limitations found in Section 108-18 of the Weber County Land Use Code.
 - All development in this subdivision is subject to the outdoor lighting requirements found in Section 108-16 of the Weber County Land Use Code.



I need the legal description of this Future Road Right-Of-Way Easement for use in drafting the 'Building on a Private Right-Of-Way/Access Easement Equitable Servitude and Covenant'.

NOTE:
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superseding, and replacement of any contrary provision is a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

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 _____
Chairman, Weber County Commission

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 hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20____.

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____.

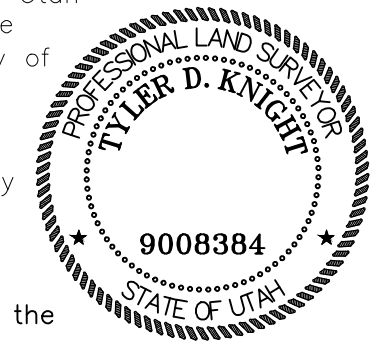
Signature _____

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

- Documents used or reviewed in this survey are, but not limited to, the following:
- Weber County Tax Plat 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 1987.
 - 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.

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 may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, 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 as indicated by their approval hereon.



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: Robert Marker Address: 3119 N. 825 W. Pleasant View, UT 84414		1	
NW 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian.		Subdivision	
Revisions	DRAWN BY: TK		
	CHECKED BY: TK		
	DATE:		
	PROJ: 4114		
By Deputy:		Fee paid:	
Weber County Recorder		Entry no. _____	
Filed for record and recorded		____ day of _____, 20____	
at _____		in book _____ of official records,	
on page _____		County Recorder: Leann H Kitts	

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and stamp across the Professional Land Surveyor's seal in accordance with R158-22-101 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a final product.