

# RED ROCK SUBDIVISION

PART OF THE NW 1/4 OF SECTION 4 TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2019

**OWNER'S DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract RED ROCK SUBDIVISION.  
We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plot as Ingress/Egress & Utility Easement (Private Right-of-Way) as access to the individual lot(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by the individual lot owners their grantees, successors, or assigns.  
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.

**Individual Acknowledgement**

IN WITNESS WHEREOF, the hand of said Grantor(s), this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BLAINE GLSMANN MICHAEL GLSMANN

KEVIN GLSMANN  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
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:  
As a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: My Commission Expires:  
(print name below signature):

**BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 4, Township 6 North, Range 3 East, Salt Lake Base and Meridian: Beginning at a point on the North line of said Section 4 being 711.32 feet South 89°59'41" East from the Northwest corner of said Section 4; and running thence South 89°59'41" West along the North Section line 367.67 feet; North 50°17'24" East 192.85 feet; thence South 89°12'44" East 59.57 feet; thence South 41°55'25" East 143.28 feet; thence South 76°08'10" East 66.03 feet to the said North Section line; thence along said North line South 89°59'41" East 41.67 feet; thence South 4°10'37" West 234.71 feet; thence South 82°10'43" East 111.03 feet; thence South 664.15 feet to the South line of Government Lot 3 of said Section 4, Township 6 North, Range 3 East; thence along said South line of said Lot 3 and Government Lot 4 South 89°55'19" West 820.00 feet; thence North 19°11'01" West 152.16 feet; thence North 227.33 feet to the point of beginning.

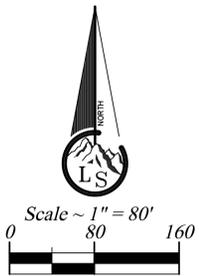
Contains 763,389 s.f. or 17.53 acres

**NARRATIVE**

The purpose of this survey is to create a three (3) Lot subdivision as shown.

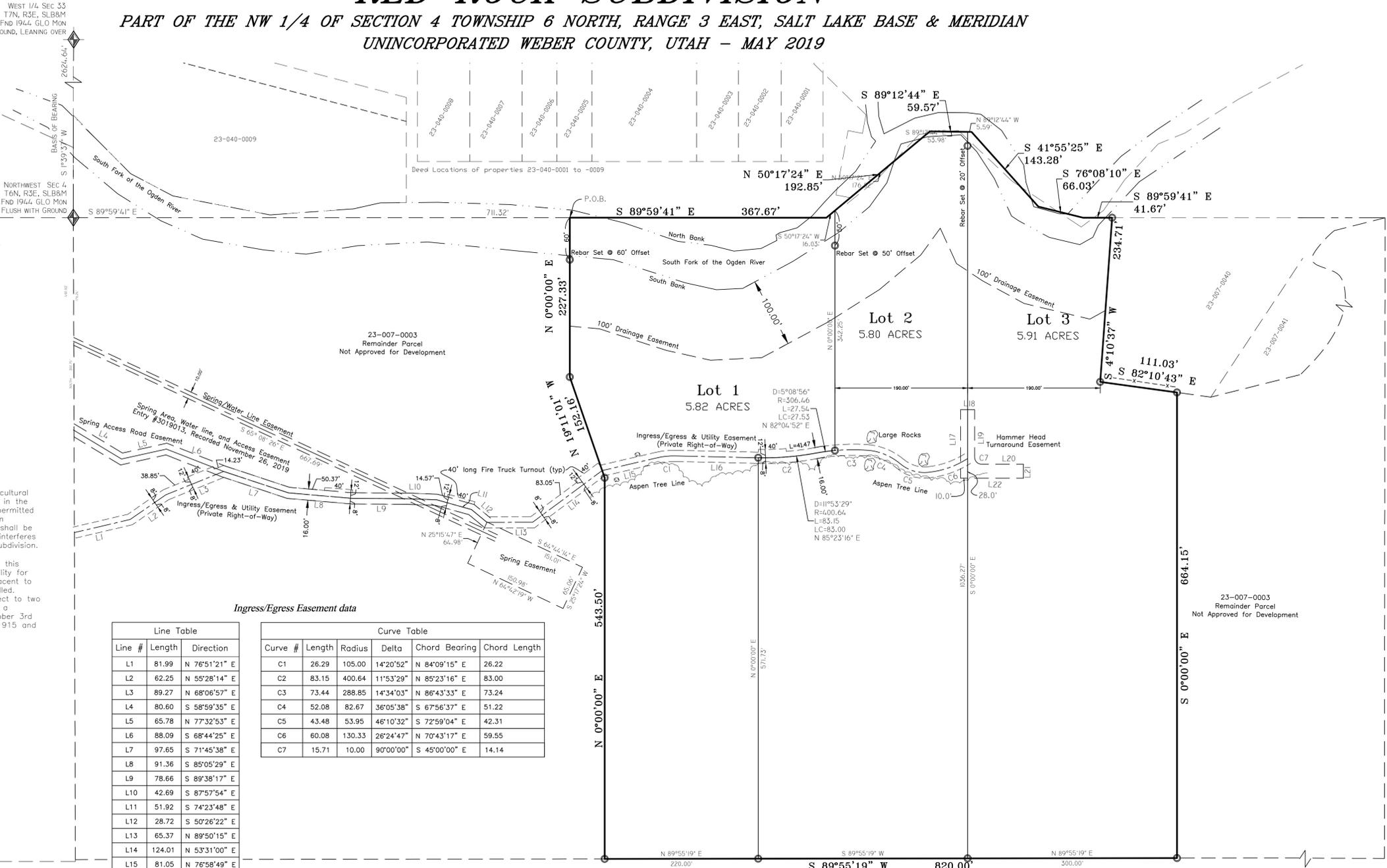
- Documents used to aid in this survey:
- Weber County Tax Plat 23-007 and 23-040.
  - Deeds of record as found in the Weber County Recorders Office for parcels 23-007-0003, 23-007-0040, 23-007-0041, 23-040-0001, 23-040-0002, 23-040-0003, 23-040-0004, 23-040-0005, 23-040-0006, 23-040-0007, 23-040-0008, 23-040-0009.
  - Record of Surveys: #2972, #3326, #4815.

Basis of bearing is state plane grid from monument as shown.



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

- 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)]
  - 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.
  - This property and subdivision may be subject to two separate right of way claims referenced in a Warranty Deed dated and recorded on October 3rd 1912, and a Decree dated November 5th 1915 and recorded July 25th 1916.



**Ingress/Egress Easement data**

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	81.99	N 76°51'21" E	C1	26.29	105.00	14°20'52"	N 84°09'15" E	26.22
L2	62.25	N 55°28'14" E	C2	83.15	400.64	11°53'29"	N 85°23'16" E	83.00
L3	89.27	N 68°06'57" E	C3	73.44	288.85	14°34'03"	N 86°43'33" E	73.24
L4	80.60	S 58°59'35" E	C4	52.08	82.67	36°05'38"	S 67°56'37" E	51.22
L5	65.78	N 77°32'53" E	C5	43.48	53.95	46°10'32"	S 72°59'04" E	42.31
L6	88.09	S 68°44'25" E	C6	60.08	130.33	26°24'47"	N 70°43'17" E	59.55
L7	97.65	S 71°45'38" E	C7	15.71	10.00	90°00'00"	S 45°00'00" E	14.14
L8	91.36	S 85°05'29" E						
L9	78.66	S 89°38'17" E						
L10	42.69	S 87°57'54" E						
L11	51.92	S 74°23'48" E						
L12	28.72	S 50°26'22" E						
L13	65.37	N 89°50'15" E						
L14	124.01	N 53°31'00" E						
L15	81.05	N 76°58'49" E						
L16	118.58	S 88°40'20" E						
L17	98.00	N 0°00'00" E						
L18	20.00	N 90°00'00" E						
L19	68.00	S 0°00'00" E						
L20	60.00	N 90°00'00" E						
L21	20.00	S 0°00'00" E						
L22	90.00	S 90°00'00" W						

**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 guarantees 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\_\_\_\_.

Chairman, Weber County Commission  
Attest:  
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

**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.

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

**Weber County Recorder**  
Entry no. \_\_\_\_\_  
Fee paid \_\_\_\_\_  
Filed for record and recorded \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
at \_\_\_\_\_  
in book \_\_\_\_\_ of official records,  
on page \_\_\_\_\_  
County Recorder: Leann H Kilts  
By Deputy: \_\_\_\_\_

**DEVELOPER: Kevin Glasmann**  
Address: 5925 S. 2450 E. Ogden UT 84403

**Subdivision**  
NW 1/4 of Section 4, Township 6 North,  
Range 3 East, Salt Lake Base and Meridian.

Revisions  
DRAWN BY: TK  
CHECKED BY: TK  
DATE:  
FILE: 3874