

CALAIS SUBDIVISION 1ST AMENDMENT

A PART OF THE S.W. 1/4 OF SEC. 24, T.5N., R.1W., S.L.B.&M.

WEBER COUNTY, UTAH

MARCH 2016

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF CALAIS SUBDIVISION 1st AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____ 20__.

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 CALAIS SUBDIVISION 1st AMENDMENT AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ACCESS EASEMENTS, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER 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 _____ 20__.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC
STATE OF UTAH)ss
COUNTY OF WEBER

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 CALAIS SUBDIVISION WHICH IS 368.11 FEET SOUTH, 3358.47 FEET EAST AND SOUTH50°49'12" EAST 69.64 FEET FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG THE PROPERTY LINE OF SAID LOT 2: SOUTH 29°15'47" EAST 421.03 FEET AND NORTH 45°37'40" EAST 311.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF MELANIE LANE; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID SOUTH RIGHT OF WAY LINE: SOUTH 50°49'07" EAST 191.65 FEET, 126.44 FEET ALONG THE ARC OF A 182.73 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 30°58'00" EAST 24.11 FEET) AND SOUTH 11°07'00" EAST 70.63 FEET; THENCE SOUTH 51°24'13" WEST 112.47 FEET; THENCE NORTH 32°26'53" WEST 100.58 FEET; THENCE SOUTH 51°24'13" WEST 106.68 FEET; THENCE SOUTH 15°15'47" EAST 127.47 FEET; THENCE NORTH 88°52'55" WEST 330.73 FEET TO A POINT ON THE EASTERLY LINE OF EASTWOOD SUBDIVISION NO. 6; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY LINE OF EASTWOOD SUBDIVISION NO. 6: NORTH 17°27'32" EAST 84.98 FEET, NORTH 29°15'47" WEST 439.59 FEET AND NORTH 26°13'13" EAST 41.09 FEET; THENCE NORTH 66°43'57" EAST 126.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 173.227 SF OR 3.978 ACRES

TOGETHER WITH A 30 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT BEING 15.0 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF 2900 EAST STREET WHICH IS 149.68 FEET SOUTH AND 323.76 FEET EAST FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE SOUTH 57°21'21" EAST 180.54 FEET TO A POINT OF CURVATURE, THENCE 84.12 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 96°23'53" AND LONG CHORD BEARS SOUTH 9°09'25" EAST 74.55 FEET), THENCE SOUTH 39°02'32" WEST 48.93 FEET TO A POINT OF CURVATURE, THENCE 21.23 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE IS 24°19'57" AND LONG CHORD BEARS SOUTH 26°52'34" WEST 21.07 FEET), THENCE SOUTH 14°42'35" WEST 78.04 FEET TO THE NORTH LINE OF LOT 5 OF CALAIS SUBDIVISION 1ST AMENDMENT.

DESCRIPTION SEEMS TO BE DIFFERENT THAN WHAT IS GRAPHICALLY SHOWN. IT APPEARS TO BE THE OLDER ACCESS ALIGNMENT

DEVELOPER:
MATT RASMUSSEN
2877 MELANIE LANE
ODEN UT, 84403



LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED

THIS _____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF _____

PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY

CLIENT: MATT RASMUSSEN

LOCATION: PART OF THE S.W. 1/4 OF SEC. 24,
T.5N., R.1W., S.L.B.&M.

SURVEYED: JUNE 2013

REVISIONS:

DRAWN BY: T.K.

CHECKED BY: D.B.

DATE: 12-6-2014

FILE: 3236-PAS DE CALAIS

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__.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

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 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 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-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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.

SCALE: 1" = 50'

○ = 5/8" x 2 1/2" REBAR WITH CAP STAMPED 167594

P.U.E. = PUBLIC UTILITY EASEMENT

LEGEND WITH ALL LINE TYPES STATED.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE (3) LOT SUBDIVISION AS SHOWN. THE 30' PRIVATE ACCESS AND UTILITY EASEMENT DESCRIPTION IS TO THE NORTH LINE OF LOT 5 OF THIS PLAT AND IS AN AGREEMENT BETWEEN THE DEVELOPER AND WEBER COUNTY TO PROVIDE ACCESS TO PARCELS 4 AND 5.

BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

The narrative explains and identifies the basis on which lines were established. WCO 106-1-8(b)(1)k(ii); UCA 17-23-17(4)(a)(ii)

If the description calls for any monuments in a broad sense of the term (right of way lines, subdivision boundaries, fences, etc.) the surveyor should indicate what he found relating to these calls. WCO 106-1-8(b)(1)k(iii).

The location of percolation test holes on each lot. WCO 106-1-5(a)(12)

Restricted lots shall be designated on the final plat by placing the letter "R" immediately to the right of the number of the said lot. WCO 106-1-5(a)(11); WCO 106-1-8(b)(3)a.

CHECK ENGINEERING REVIEW, LAST REVIEW SAID R LOTS MAY BE ON THIS SUBDIVISION. IF SO WE WILL NEED ALL OF THOSE REQUIREMENTS MET AS WELL.

Owner's Dedication Certificate shall include the following Private Streets, access, rights-of-way dedication as applicable: "Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns." WCO 106-7-1.

The location, widths, and other dimensions of all existing or platted streets within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

On final subdivision plats where no preliminary plans are required to be submitted, the location of buildings or structures within or immediately to (within 30 feet) the tract of land to be subdivided shall be shown. WCO 106-1-8(b)(7).

The names, widths, lengths, bearings and curve data on centerlines of proposed easements. WCO 106-1-5(a)(9); WCO 106-1-8(b)(1)e.

THE REMAINDER OF THE LOT NEEDS TO BE CLEARED UP FOR TITLE PURPOSES. IS THIS BEING DEEDED TO WEBER COUNTY? IF SO A PARCEL A MAY BE CREATED AND CONVEYED AT THE RECORDING OF THE PLAT

DOESN'T MATCH DESCRIPTION

ADDING ALL LOTS TOGETHER EQUALS 173,279 SQ. FT. AND 3.978 ACRES

DOESN'T MATCH DESCRIPTION

BEARING AND DISTANCE

The location, widths, and other dimensions of all existing or platted easements within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

All Measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(b)(1)d; UCA 17-23-17(3)(e)

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