

# PRELIMINARY PLAT BLAINE HADLEY FARMS SUBDIVISION

PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

NOVEMBER 9, 2020

## DESCRIPTION OF SUBDIVISION

PARCEL 15-089-0007 THE BLAINE A. HADLEY REVOCABLE TRUST AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORD ENTRY NUMBER 3096711 DATED 28 OCTOBER 2020.

A PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 33 AND PROCEEDING N01°22'05"E, 500 FEET TO THE TRUE POINT OF BEGINNING THENCE N01°22'05"E, 536.07 FEET TO THE EXTENSION OF A LONG STANDING FENCE LINE; THENCE ALONG SAID FENCE LINE S89°15'11"E, 690.75 FEET TO THE WESTERLY EMBANKMENT OF THE HOOPER CANAL AND THE WEST LINE OF SURVEY RECORDED AS NO. 3497 IN THE WEBER COUNTY RECORD OF SURVEY BY LANDMARK SURVEYING FOR ROLLO AND KAY PETERSON; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES (1)S05°24'22"W, 0.98 FEET; (2)S00°00'49"W, 382.06 FEET; AND (3)THENCE S00°18'03"E, 256.42 FEET TO THE NORTH LINE OF D.M. HADLEY SUBDIVISION; THENCE ALONG SAID SUBDIVISION N89°36'23"W, 540.71 FEET TO THE SE CORNER OF NEILA HADLEY BOUNDARY; THENCE ALONG SAID BOUNDARY N01°22'05"E, 104.90 FEET AND N88°38'20"W, 166.51 FEET TO THE TRUE POINT OF BEGINNING; HAVING AN AREA OF 430605.11SQ FT, 9.885 ACRES

### SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ** DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BLAINE HADLEY FARMS SUBDIVISION** IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

XXXX  
UTAH LICENSE NUMBER XXXX

### OWNERS DEDICATION AND CERTIFICATION

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 ON THE PLAT AND NAME SAID TRACT **BLAINE HADLEY FARMS SUBDIVISION**, 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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 ERRECTED WITHIN SUCH EASEMENTS AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNER AND ALSO TO DEDICATE THE IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
SS. \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

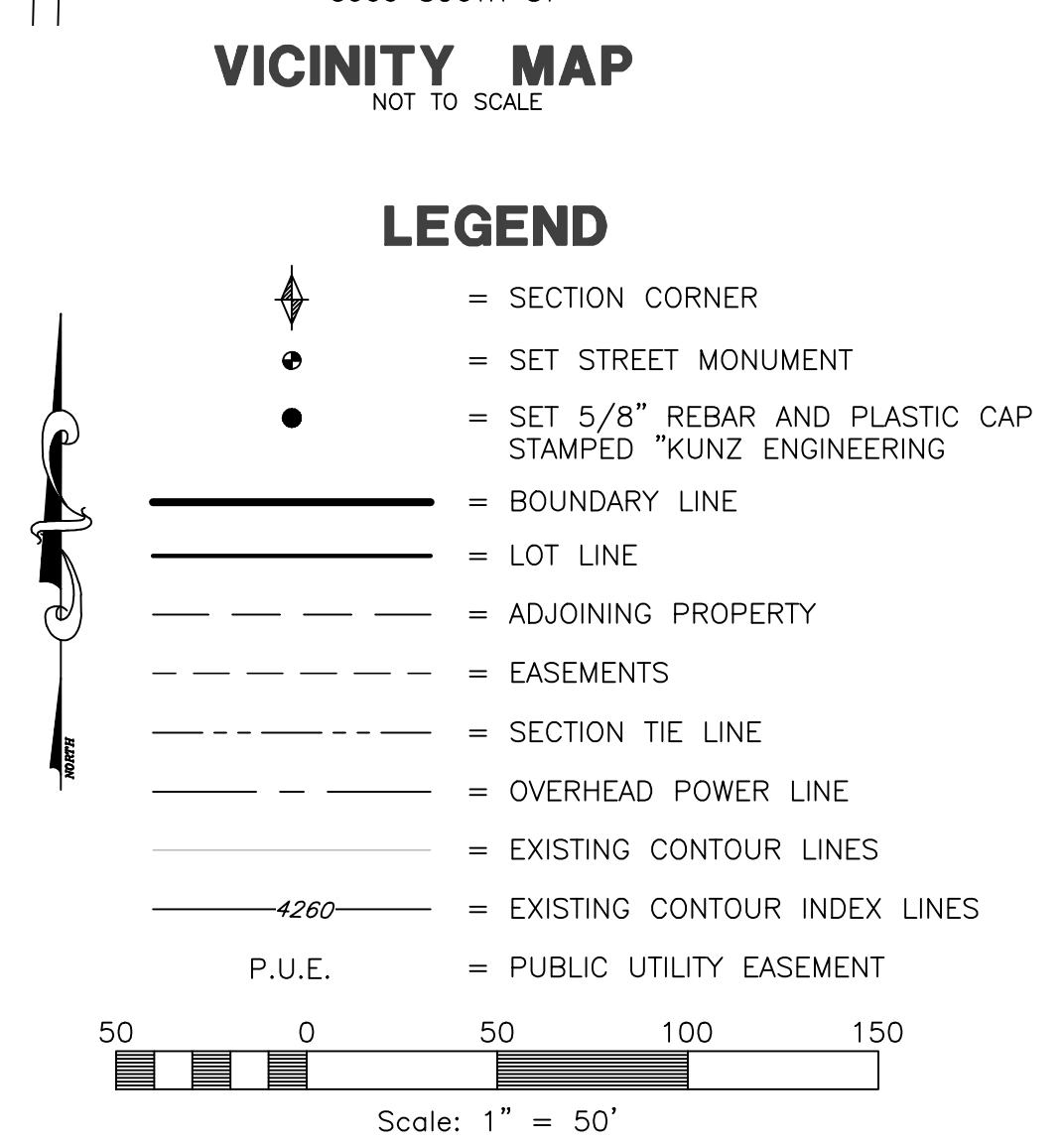
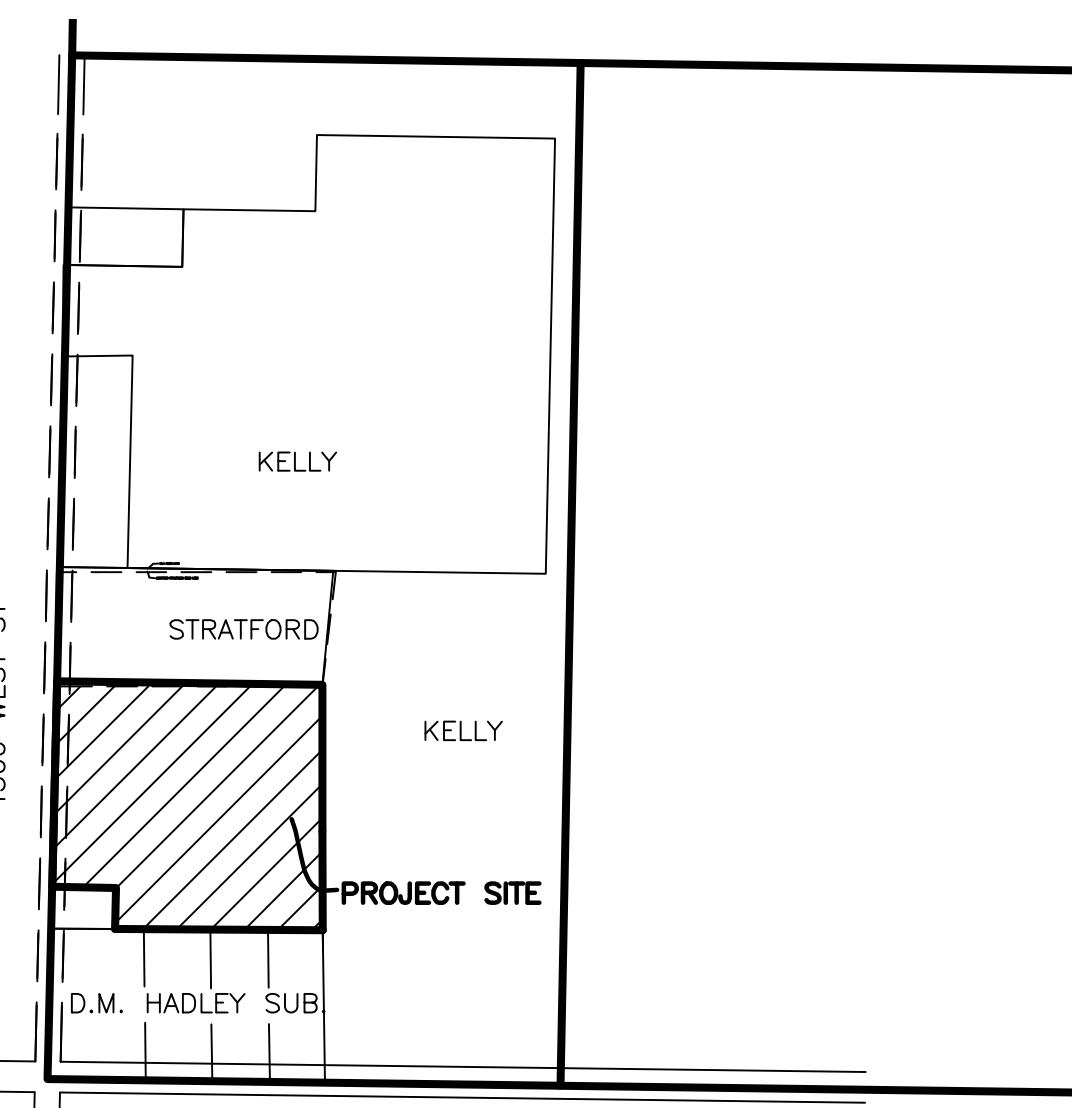
### AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE 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. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

### DEVELOPER

SHERRI OLIVER AND SIDNEY HADLEY  
5859 SOUTH 3500 WEST  
ROY, UTAH 84068  
801-7236-1464

Project Info.	
Surveyor:	R. KUNZ
Designer:	R. KUNZ
Begin Date:	NOVEMBER 1, 2020
Name:	BLAINE HADLEY FARMS SUBDIVISION
Number:	1085-01
Revision:	
Scale:	1" = 50'
Checked:	



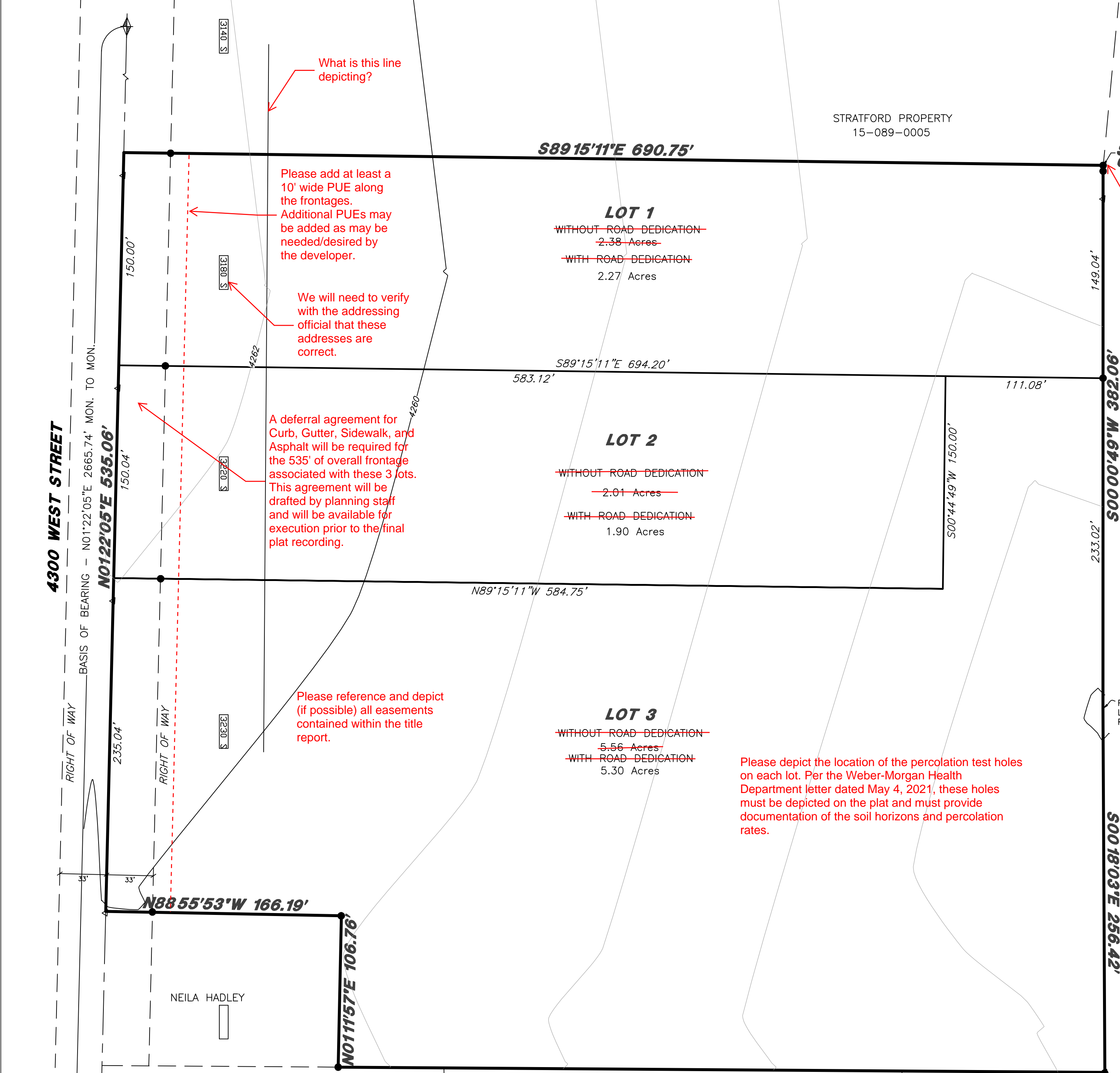
### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW THREE LOT SUBDIVISION FOR THE PURPOSE OF BUILDING A NEW HOME. THE ROAD RIGHT OF WAY (33' HALF WIDTH) WILL BE DEDICATED TO WEBER COUNTY. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET AT THE FUTURE RIGHT OF WAY LINE 33' FROM THE CENTER LINE OF 5900 WEST STREET.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE AS MEASURED BETWEEN FOUND MONUMENTS BETWEEN THE SW CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N01°22'05"E

### MONUMENT DETAIL 2 (NOT TO SCALE)



### MONUMENT DETAIL 1 (NOT TO SCALE)

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION \_\_\_\_\_

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ENGINEER \_\_\_\_\_

### 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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION \_\_\_\_\_

ATTEST \_\_\_\_\_

### 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 HAVE BEEN SATISFIED. 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\_\_\_\_.

WEBER COUNTY SURVEYOR \_\_\_\_\_

### 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 AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY \_\_\_\_\_

### 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\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT \_\_\_\_\_

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_  
Deputy: \_\_\_\_\_