

OUR LAND SUBDIVISION
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
LOCATED WITHIN, WEBER COUNTY, UTAH.

PREPARED 7/20/2021

PARCEL # 20-035-0023
HUNTER

PARCEL # 20-035-0036
REVIS

EAST QUARTER COR. OF SEC 23
T. 6N., R. 1 E., SLB&M
FOUND BLM BRASS CAP MON. 1966

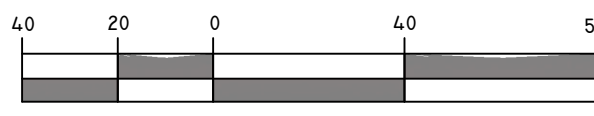
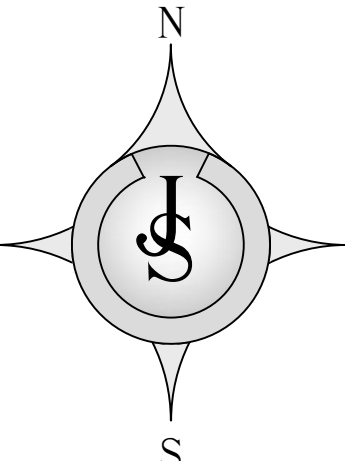
FOUND REBAR
EL. = 5269.59'

BASIS OF BEARING
SEC. COR. TO SEC. COR.
REC. 2628.95' (MEAS. 2628.66')

PARCEL # 20-102-0043
OWNER: LEGENDS AT HAWKINS CREEK LOT
OWNERS ASSOCIATION

N 00°48'08" E 530.00'

SOUTHEAST COR. OF SEC. 23
T. 6N., R. 1 E., SLB&M
FOUND BLM BRASS CAP MON. 1966



(IN FEET)
1 INCH = 40 FT.

WARRANTY DEED ENTRY # 858976
BOOK 1404 PAGE 606 50' R.O.W.

PARCEL # 20-035-0038
CHELEMES ENTERPRISES

VICINITY MAP



LEGEND

- Property Line
- Easement Line
- Building Setback Line
- Fire Hydrant
- Property Corner
- Street Monument
- Sectional Monument
- Access & Utility Easement

LOT 1
CONTAINING 270,066 SQ. FT.
6.2 ACRES INCLUDING ROAD
PARCEL # 20-035-0030
OWNER BANNER, MARK & KARIANNE BANNER

PARCEL # 20-035-0020
COLES
PREVIOUS RECORD OF
SURVEY FILE # 6326
REC. AUG. 21, 2019.

NOTE

- This Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Intermountain GeoEnvironmental Services, Inc. (IGES) on September 16, 2016 (IGES) Project No. 02350-001. The final report is available for public review at the Weber County Planning Division Office.
- There is a 100 foot while protection area for any private well location within this area.
- This lot is affected by water use and restrictions as per Weber County Subdivision code 106-4-2.1.
- A respective landscape company is written up and recorded as Entry # _____ Book _____ Page _____ Dated _____ On File within Weber County Recorder's Office.
- This lot 1 has secured a 1 acre +/- of water through a private well. As shown hereon.



BOUNDARY DESCRIPTION

Parcel # 20-035-0030, a parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, known as OUR LAND SUBDIVISION, more particularly described as follows:
Beginning at a point which is South 1378.57 feet along the section line from the East quarter corner of said section 23, running thence South 550.00 feet along the section line; Thence North 64°52' West 784.73 feet to the center of an existing road; Thence 2 courses along the center of said road as follows: North 20°04'15" West 106.25 feet and North 13°59'45" West 93.75 feet; Thence North 88°04'10" East 770.01 feet to the point of beginning. Together with and subject to a 50 foot right-of-way across part of the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian: Said right-of-way being 25 feet on either side of and parallel to the following described road center line: Beginning at a point which is South 2628.99 feet along the East section line, South 88°28'06" West 36.40 feet along the South section line and North 40°43'54" West 1023.46 feet from the East quarter corner of said section 23, running thence North 6d37' East 185.00 feet; Thence North 20°04'15" West 186.50 feet; Thence North 13°59'45" West 93.75 feet; Thence North 60°55'45" West 223.46 feet; Thence South 80°10'30" West 77.49 feet; North 48°59'30" West 114.59 feet; Thence North 11°46'15" East 211.33 feet; Thence North 41°30'42" East 58.98 feet to the South line of the Snow Basin Road.
containing 6.20 +/- acres

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into this lot and 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 to be hereafter known as

OUR LAND SUBDIVISION

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and 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 no buildings or structures being erected within such easements.

In witness whereof _____ have hereunto set this _____ day of _____ A.D., 20 ____.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of WEBER

On the _____ day of _____ A.D., 20 _____, personally appeared before me the _____ of _____, who being by me duly sworn did say the he/she is _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____ Notary Public

residing in: _____

OUR LAND SUBDIVISION

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LOCATED WITHIN, WEBER COUNTY, UTAH.

WEBER COUNTY RECORDER

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

NUMBER

ACCOUNT

SHEET 1

OF 1 SHEETS

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 _____ TITLE _____

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 THE IMPROVEMENTS.

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 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.

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
SIGNED THIS _____ DAY OF _____ 20 ____

Chairman, Weber County Planning Commission

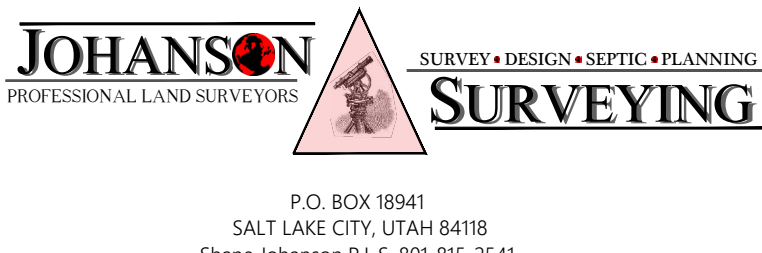
WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND 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 ____

Weber County Surveyor

DEVELOPER

MARK BANNER (385) 237-6760 mbanner2@gmail.com
3688 W Elk Valley Ln, South Jordan, UT 84009



P.O. BOX 18941
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