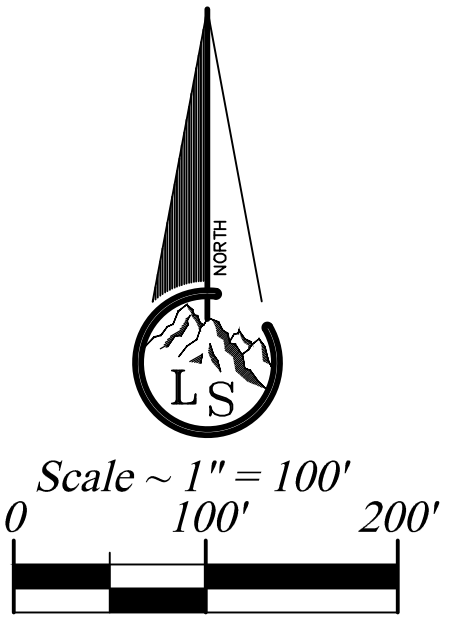


GVD SUBDIVISION

A PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - June 2021



- Legend**
- x---x--- EXISTING FENCE
 - == EASEMENTS
 - STREET CENTERLINE
 - - - - - PRIOR VACATED BOUNDARY
 - - - - - TIE/SECTION LINES (as labeled)
 - ◆ FND SECTION CORNER
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - r RECORD DATA
 - md MEASURED DATA

NOTES:
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. [Am. Ord. Sec. 106-1-8(c)(5)]
The following is required to be included on this plat by Weber County Engineering: "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."

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6) tie well to boundary

D=21°42'05"
R=227.41
L=86.13
LC=85.62
N 3°16'16" E

D=16°35'43"
R=361.61
L=104.74
LC=104.37
N 22°25'50" E

protection Zone well easement from smith springs show documentation or entry #

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f See addressing review for house #

E 1/4 COR SEC 23, T 6 N, R 1 E, SLB8M.
FOUND BLM BC DATED 1966, GOOD
CONDITION. PER WCO. RECORDS, WCO.
NAD27 STATE PLANE COORDINATES
X=1918591.7256 Y=331331.4752

well Protection easement?

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 GVD SUBDIVISION;
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Public Utility (PUE), 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.

Partnership Acknowledgement

IN WITNESS WHEREOF, the herein named signer(s) has/have caused this instrument to be executed by its proper officers herunto duly authorized, this ____ day of _____, 20____.
GVD PARTNERSHIP

PALMER CEPALUIS By General Partner:
STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] General Partners of said partnership, a Utah General Partnership, and that the within and foregoing instrument was signed in behalf of said partnership by authority thereof and the said signer(s) acknowledged to me that [he/she/they is/are] as General Partner(s) executed the same in the name of the partnership.
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 Southeast Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°48'08" West along the monumented East Quarter corner (Weber County NAD27 State Plane coordinates X=1918591.7256 Y=331331.4752) and the monumented Southeast corner (Weber County NAD27 State Plane coordinates X=1918554.9299 Y=328703.4439) of said Section 23, being described as follows:
BEGINNING at a point 1928.57 feet South 0°48'08" West along the Section line, 784.73 feet North 64°03'52" West, 19.76 feet South 191°16'07" East, ~~100.22 feet South 85°23'03" West~~ from said East Quarter corner of Section 23; and running thence South 38°09'43" West 703.53 feet; thence North 38°08'25" West 1001.34 feet to the Easterly right-of-way line of Show Basin Road; thence along said right-of-way line the following two (2) courses: (1) Northeasterly along the arc of a 361.61 foot radius curve to the left a distance of 104.74 feet (Delta is 16°35'43" and Long Chord bears North 22°25'50" East 104.37 feet) and (2) Northerly along the arc of a 227.41 foot radius curve to the left a distance of 86.13 feet (Delta is 21°42'05" and Long Chord bears North 3°16'16" East 85.62 feet); thence South 72°37'27" East 1058.64 feet; thence South 1°06'01" West 100.22 feet to these point of beginning.
Containing 8.5931 acres, more or less.

distance does not match plat
check tie distance or call to Mark and Susan Lackey Sub

NARRATIVE

This survey was requested by Palmer DePaulis to create a one (1) lot subdivision as shown.

- Documents used to aide in this survey:
- Weber County Tax Plat 20-035-1
 - Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
 - Record of Survey's: #1996, #2388, #5663, #6084
 - Plat's of Record: #55-027 Smith and Smith Springs Subdivision, #84-021 Mark and Susan Lackey Subdivision.

Boundaries were established from deed's of record and neighboring subdivisions.
Basis of bearing is state plane grid from monument 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.

PERC TABLE		
HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #15077
1	0-42"	Loam, granular/blocky structure
	42-107"	Clay loam (near clay), Massive structure

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 plot 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 plot 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'S CERTIFICATE

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 COMMISSION ACCEPTANCE

This is to certify that this subdivision plot, 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____.

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

 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. _____ Filed for record and recorded ____ day of _____, 20____ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts
	DEVELOPER: PALMER DEPAULIS 834 S. 600 E. Salt Lake City, Utah 84102 Subdivision Plat SE 1/4 of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian.
Revisions DRAWN BY: TDK CHECKED BY: ... DATE: 5/29/2021 PROJ: 4190	By Deputy: _____ Fee paid _____