

WESTWOOD HOMESTEAD

PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: November 2020

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Public Road/Street and Private Drive as shown or noted hereon and name said tract WESTWOOD HOMESTEAD: (As used herein the term Local Entity is the same as defined in UCA 67-10-6.5)

We hereby dedicate a Public Easement and Right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.

We hereby reserve unto ourselves, our heirs, our grantee(s), designee(s), successor(s), or assign(s), a perpetual utility 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 and have connecting access by the undersigned owner(s), designee(s), successor(s), or assign(s) on, over and across all those portions or parts of said tract of land designated on said plat as 50' Private Drive(s) as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heir(s), grantee(s), designee(s), successor(s), or assign(s) is also hereby granted as access to the Remainder Parcel property that is coincident with said 50' Private Drive(s) and 10' UE.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public Utility Easement(s), Drainage Easement(s) (collectively PUE), and storm water detention/retention ponds, 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 Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.

We hereby grant and dedicate a perpetual non-exclusive right and easement over, upon and under the lands designated herein as Utility and Drainage Easement(s) (UE), the same to be used for the installation maintenance and operation of Public Power service lines and facilities to Rocky Mountain Power, successor(s) and assign(s).

And hereby reserve unto ourselves, our heirs, or grantee(s), designee(s), successor(s), or assign(s), [collectively Lot Owner(s)] a perpetual Utility Easement(s) (UE) for the purposes of, including but not limited to storm drainage facilities, irrigation facilities, or other private/public utility services as may be useful and necessary for the enjoyment of said Lot Owner(s).

Furthermore, no buildings or structures shall be erected within such Utility and Drainage Easement(s) or within the 50' Private Drive(s) without written authorization of all of the Lot Owner(s).

We hereby grant a perpetual right and easement over and upon the lands designated herein as "Emergency turnaround easement" and "Temporary turnaround easement" for the use of Emergency Services, to the Local Entity, their successors and/or assigns, for the limited purpose of emergency access and emergency vehicle turn around as may be authorized by the local entity.

This easement is deemed to be no parking zone by the Local Entity and can not be blocked or obstructed without the Local Entity's written approval. This easement is intended to be situated on a driveway as is/or will be constructed.

We, the herein signers, grantor(s), hereby grant a well protection easement(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as New Well Protection Easement(s) having a 100 foot radius. The center of which shall be the physical location of the well as constructed.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ___ day of ____, 20__.

WESTWOOD EDEN, LLC, a Utah Limited Liability Company

By: _____ 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 [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed, and the same.

As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:
Notary Signature: _____ My Commission Expires: _____
(print name below signature)

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 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.



Weber County Recorder

Entry no. _____

Filed for record and recorded _____ day of _____, 20__

at _____ of official records, on page _____

County Recorder: Leann H Kille

By Deputy: _____ Fee paid _____

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

DEVELOPER: Mike Westwood
Address: 3130 West 3600 South, West Haven, Utah 84401

Subdivision
NE 1/4 of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian.
Revisions: June 2, 2021, modification per county requirements to change the private streets to private drives.
DRAWN BY: EDR
CHECKED BY: ...
DATE: January 27, 2021
PROJECT NUMBER: 4129

This plat and associated documents are PRELIMINARY NOT FINAL and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Geospatial and Professional Licensing. If this document is stamped it is a Preliminary document and is not intended for and shall not be used in Court proceedings, nor be recorded or filed, nor implemented or used as a Final Product.

Legend
--- EXISTING FENCE
--- EASEMENTS (as labeled or granted)
--- STREET CENTERLINE
◆ FND SECTION CORNER
● FND REBAR AND CAP
○ SET #5x24" REBAR AND CAP STAMPED LANDMARK
r RECORD DATA
md MEASURED DATA
--- PUBLIC ROAD/STREET DEDICATION
--- PRIVATE DRIVE EASEMENT

BOUNDARY DESCRIPTION

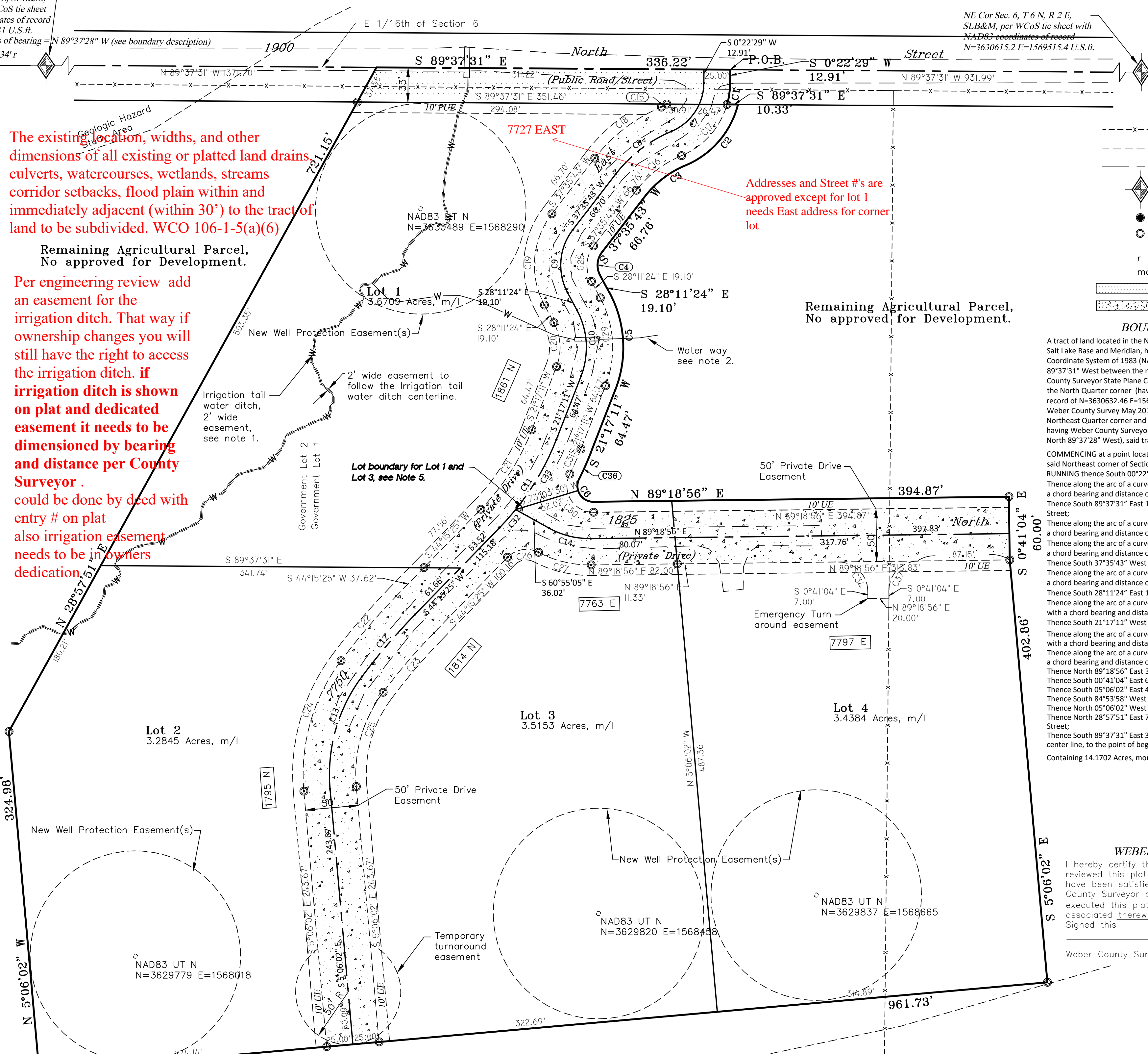
A tract of land located in the Northeast Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor's Office of North 89°37'31" West between the monumented location of the Northeast corner (having Weber County Surveyor State Plane Coordinates of record N=3630615.2 E=1569515.4 U.S.ft) and the North Quarter corner (having Weber County Surveyor NAD83 State Plane Coordinates of record N=3630632.46 E=1566876.81 U.S.ft, said monument found to be destroyed by Weber County Survey May 2016, the bearing between the monumented locations of said Northeast Quarter corner and the monumented Northeast corner, said Northwest corner having Weber County Survey State Plane Coordinates of N=3630649.8 E=1564238.3 is North 89°37'28" West, said tract described by survey as follows:
COMMENCING at a point located 931.99 feet North 89°37'31" West along section line; FROM said Northeast corner of Section 6, said point being on the centerline of 1900 North Street; RUNNING Thence South 07°22'29" West 12.91 feet;
Thence along the arc of a curve to the Right 20.34 feet (C1), having a radius of 75.00 feet with a chord bearing and distance South 08°08'38" West 20.28 feet;
Thence South 89°37'31" East 10.33 feet, along the south right of way line of 1900 North Street;
Thence along the arc of a curve to the Right 79.19 feet (C2), having a radius of 85.00 feet with a chord bearing and distance South 40°44'16" West 76.36 feet;
Thence along the arc of a curve to the Left 49.47 feet (C3), having a radius of 95.00 feet with a chord bearing and distance South 52°30'43" West 48.91 feet;
Thence along the arc of a curve to the Left 22.96 feet (C4), having a radius of 20.00 feet with a chord bearing and distance South 04°42'09" West 21.72 feet;
Thence along the arc of a curve to the Right 94.99 feet (C5), having a radius of 110.00 feet with a chord bearing and distance South 03°27'07" East 92.06 feet;
Thence South 21°17'11" West 64.47 feet;
Thence along the arc of a curve to the Left 27.03 feet (C6), having a radius of 285.00 feet with a chord bearing and distance South 24°00'13" West 27.02 feet;
Thence along the arc of a curve to the Left 30.74 feet (C6), having a radius of 15.00 feet with a chord bearing and distance South 31°58'55" East 25.63 feet;
Thence North 89°18'56" East 394.87 feet;
Thence South 00°41'04" East 60.00 feet;
Thence South 05°06'02" East 402.86 feet;
Thence North 84°53'58" West 961.73 feet;
Thence North 05°06'02" West 324.98 feet;
Thence North 28°57'51" East 721.15 feet, to section line being the center line of 1900 North Street;
Thence South 89°37'31" East 336.22 feet, along said section line and 1900 North Street center line, to the point of beginning.
Containing 14.1702 Acres, more or less.

Need to dedicate ditch easement?

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



The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Remaining Agricultural Parcel, No approved for Development.
Per engineering review add an easement for the irrigation ditch. That way if ownership changes you will still have the right to access the irrigation ditch. If irrigation ditch is shown on plat and dedicated easement it needs to be dimensioned by bearing and distance per County Surveyor.
could be done by deed with entry # on plat also irrigation easement needs to be in owners dedication.

NARRATIVE

- The purpose of this survey is to create a subdivision plat that conforms to the subdivision requirements of Weber County for the zone in which the parcels reside. The zone that is applicable to this subdivision is AV-3.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities is made herein.
- The basis of bearing is as noted and described in the Boundary Description.
- This division is part of an overall parcel which is described in Warranty Deed recorded as Entry Number 3080254 on August 27, 2020. All of the boundary lines, except the north boundary, are original lines of division.
- The north boundary is the section line, which is also the center line of 1900 North Street. The section line as monumented is being held. It should be noted that the North Quarter corner of the section was found by Weber County Survey to have been destroyed when they located the remainents of the monument May 23, 2018. The location noted hereon is based on records of the location which were preserved by Martin B. Moore, Jr. when he was County Surveyor.
- The existing fence line that is shown hereon is not a boundary division fence. The subdivider owns the property on both sides of the line.

NOTES

- This irrigation ditch is controlled by a diversion structure on the north side of 1900 North Street. The water services the remainder parcel as a tail water ditch which is owned by the developer.
- The waterway is shown with a culvert under 7750 East and only has water in times of heavy spring runoff. Any runoff water discharges into the irrigation tail water ditch.
- 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)]
- All survey data shown or noted on this survey plat is measured data unless otherwise shown or noted.
- Weber County is requiring that the streets are fully included in the lots of the subdivision. Therefore, Lot 1 extends to the east boundary of the subdivision from the northeast corner southerly to the location of curve C6. At this point the division line between Lot 1 and Lot 3 runs from curve C6 to the center line of the streets at said intersection (the line with the bearing and distance of S 73°03'30" W 62.02') and continues through C32 and the additional 53.52 foot distance along the center line of the street where the boundary of Lot 1 and Lot 2 run westerly. Lot 4 extends to the north boundary of the street.

Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C1	15°32'17"	75.000'	10.23'	20.34'	S 8°08'38" W 20.28'
C2	53°22'56"	85.000'	42.73'	79.19'	S 40°44'16" W 76.36'
C3	29°50'01"	95.000'	25.31'	49.47'	S 52°30'43" W 48.91'
C4	65°47'07"	20.000'	12.93'	22.96'	S 4°42'09" W 21.72'
C5	49°28'36"	110.000'	50.68'	94.99'	S 3°27'07" E 92.06'
C6	117°24'18"	15.000'	24.67'	30.74'	S 31°58'55" E 25.63'
C7	67°03'15"	50.000'	33.13'	58.52'	S 33°54'06" W 55.23'
C8	29°50'01"	130.000'	34.63'	67.69'	S 52°30'43" W 66.93'
C9	65°47'07"	55.000'	35.57'	63.15'	S 4°42'09" W 59.74'
C10	49°28'36"	75.000'	34.56'	64.76'	S 3°27'07" E 62.77'
C11	22°58'14"	250.000'	50.80'	100.23'	S 32°46'18" W 99.56'
C12	7°24'49"	600.000'	38.87'	77.63'	S 40°33'01" W 77.58'
C13	41°56'38"	155.000'	59.41'	113.47'	S 15°52'17" W 110.95'
C14	29°45'58"	80.000'	21.26'	41.56'	S 75°48'04" E 41.10'
C15	13°34'32"	25.000'	2.98'	5.92'	S 60°38'28" W 5.91'
C16	29°50'01"	105.000'	27.97'	54.67'	S 52°30'43" W 54.06'
C17	51°30'58"	75.000'	36.19'	67.43'	S 41°40'15" W 65.19'
C18	29°50'01"	155.000'	41.29'	80.71'	S 52°30'43" W 79.80'
C19	65°47'07"	80.000'	51.74'	91.85'	S 4°42'09" W 86.89'
C20	49°28'36"	50.000'	23.04'	43.18'	S 3°27'07" E 41.85'
C21	22°58'14"	225.000'	45.72'	90.21'	S 32°46'18" W 89.60'
C22	7°24'49"	625.000'	40.49'	80.87'	S 40°33'01" W 80.81'
C23	7°24'49"	575.000'	37.25'	74.40'	S 40°33'01" W 74.35'
C24	41°56'38"	180.000'	68.99'	131.77'	S 15°52'17" W 128.85'
C25	41°56'38"	130.000'	49.83'	95.17'	S 15°52'17" W 93.06'
C26	73°21'30"	25.000'	18.62'	32.01'	N 80°56'10" E 29.87'
C27	28°17'58"	105.000'	26.47'	51.86'	S 76°32'04" E 51.34'
C28	68°20'20"	30.000'	20.36'	35.78'	S 3°25'33" W 33.70'
C29	49°28'36"	100.000'	46.08'	86.35'	S 3°27'07" E 83.69'
C30	117°24'18"	25.000'	41.12'	51.23'	S 31°58'55" E 42.72'
C31	5°26'03"	275.000'	13.05'	26.08'	S 24°00'13" W 26.07'
C32	5°15'18"	250.000'	11.47'	22.93'	N 41°37'46" E 22.92'
C33	17°42'56"	250.000'	38.96'	77.30'	N 30°08'39" E 76.99'
C34	90°00'00"	28.000'	28.00'	43.98'	N 45°41'04" W 39.60'
C35	90°00'00"	28.000'	28.00'	43.98'	N 44°18'56" E 39.60'
C36	5°26'03"	285.000'	13.53'	27.03'	N 24°00'13" E 27.02'
C37	90°00'00"	28.000'	28.00'	43.98'	S 44°18'56" W 39.60'

Curve Table					
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C37	90°00'00"	28.000'	28.00'	43.98'	S 44°18'56" W 39.60'

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 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-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 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

Project Name: 4129 Mike Westwood subdivision Edna Driveways full roadways Save Date: August 4, 2021 12:26 PM Sheet: 11 of 11