

Twin Acres Subdivision

Amending Lot 5, Joe Peterson Subdivision No.2

A part of the Southwest Quarter of Section 20, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

September 2021

Robert George Marsh Revocable Trust 1/2 ETAL

Weber County State Plane Bearing

Below the title of the subdivision, please add the following sub-header "A Connectivity-Incentivized Subdivision".

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Twin Acres Subdivision in Weber County, Utah and that it has been correctly drawn to the designated 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 Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2021.

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

I the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Twin Acres Subdivision and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. I also hereby dedicate and grant to Weber County all those parts or portions of said parcel designated as Access Easement, the same to be used for future roadway purposes. I also dedicate and grant to the owners of Lot 2, their successors and assigns all those parts or portions of said parcel designated as access easement the same to be used for vehicles and pedestrian ingress and egress across Lot 1, as required for use and enjoyment of said Lot 2.

Signed this _____ Day of _____, 2021.

- Lync Construction, LLC -

Pat Burns - Owner

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 by _____ Pat Burns - Owner.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

Boundary Description

All of Lot 5, Joe Peterson Subdivision No.2, being part of the Southwest Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base & Meridian.

Beginning at the Northwest corner of March Homestead Phase 1, said point being 734.00 feet North 88°43'57" West and 933.94 feet South 01°16'03" West from the Center of Section 20, Township 6 North Range to East Salt Lake Base and Meridian. Running thence North 01°16'03" East 395.94 feet; thence North 88°43'57" West 157.00 feet; thence South 01°16'03" West 673.53 feet to the North ROW Line of 1600 South Street; thence South 88°43'57" East 157.00 feet along said North ROW line to the Southwest corner of said March Homestead; thence North 01°16'03" East 277.59 feet along the West line of said Marsh Homestead to the Point of Beginning.

Contains 2.43 Acres ±

A deferral agreement will need to be entered for curb, gutter, sidewalk, and asphalt along the subdivision's frontage with 1800 South and the 33'-wide dedicated ROW.

Per LUC Sec. 106-1-8.20(b)(3): A subdivision located in an Agriculture A-1 Zone shall have the following plat note: "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."

Per LUC Sec. 106-1-8.20(b)(5): A Connectivity-Incentivized subdivision shall have the following plat note: "This subdivision was allowed flexible lot area and width in exchange for superior street connectivity. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.3 of the Weber County Code."



VICINITY MAP
Not to Scale

NARRATIVE

This survey and Subdivision Plat were request by Pat Burns for the purpose of subdividing said property into 2 (two) lots.
Basis of Bearing is N 89°33'38" W between found monuments at the Center and West quarter corners of Section 20, T6N, R2W.
The original Joe Peterson Subdivision No.2 was used to determine the boundaries of this parcel and rotated clockwise 1°16'03" to match the Basis of Bearing. Property Corners were set as depicted on this drawing.

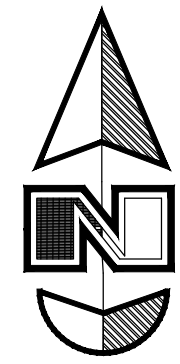
WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for 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.

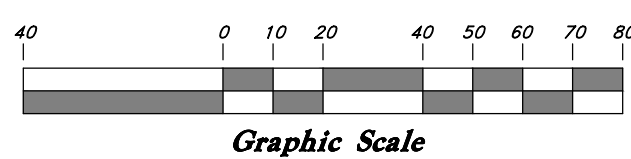
Signed this _____ day of _____, 2021.

Weber County Surveyor

West 1/4 Corner of Section 20, T6N, R2W, SLB&M, U.S. Survey (Found Weber County Brass Cap Monument Dated 1963 under 4" Asphalt good condition)



Scale: 1" = 40'



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 _____, 2021.

_____ Weber County Commission

Title: _____

Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- ▲ A will be set Nail in Curb @ Extension of Property
- ▲ Set 5/8"x 24" Long Rebar & Cap w/ Lathe

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 _____, 2021.

Weber County Engineer

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 _____, 2021.

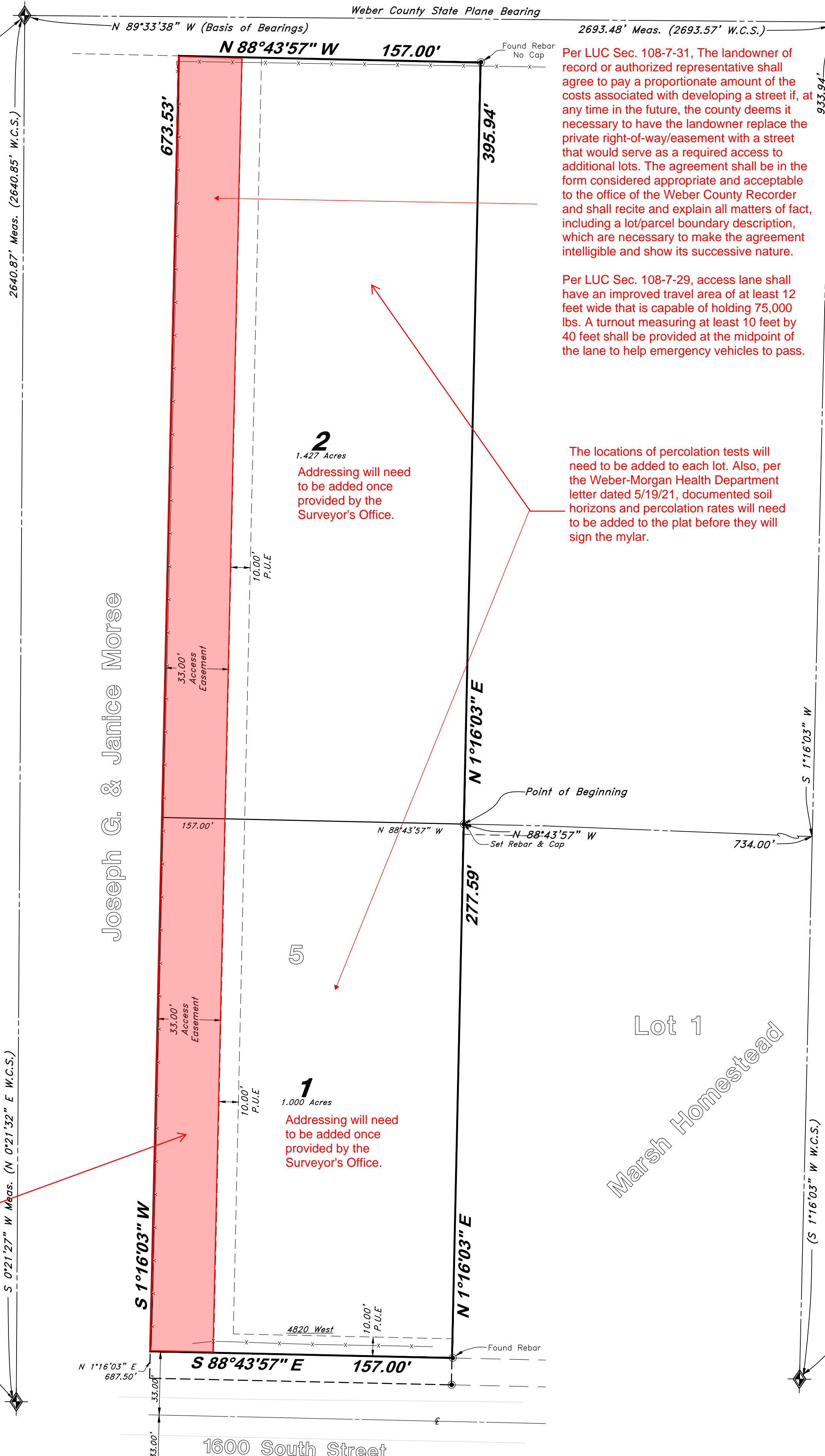
Chairman, Weber County Planning Commission

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 affect. Signed this _____ day of _____, 2021.

Weber County Attorney

Southwest Corner of Section 20, T6N, R2W, SLB&M, U.S. Survey (Found Weber County Brass Cap Monument Dated 1963 in Concrete good Condition)



Par LUC Sec. 108-7-31, The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Per LUC Sec. 108-7-29, access lane shall have an improved travel area of at least 12 feet wide that is capable of holding 75,000 lbs. A turnout measuring at least 10 feet by 40 feet shall be provided at the midpoint of the lane to help emergency vehicles to pass.

2
1.427 Acres
Addressing will need to be added once provided by the Surveyor's Office.

The locations of percolation tests will need to be added to each lot. Also, per the Weber-Morgan Health Department letter dated 5/19/21, documented soil horizons and percolation rates will need to be added to the plat before they will sign the mylar.

South 1/4 Corner of Section 20, T6N, R2W, SLB&M, U.S. Survey (Not Found)

NOT FOR RECORDING

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard, PLS.
AndyH@greatbasineng.com
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Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Lync Construction, LLC
1407 North Mountain Road
Ogden Utah
(801)-710-2234

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY