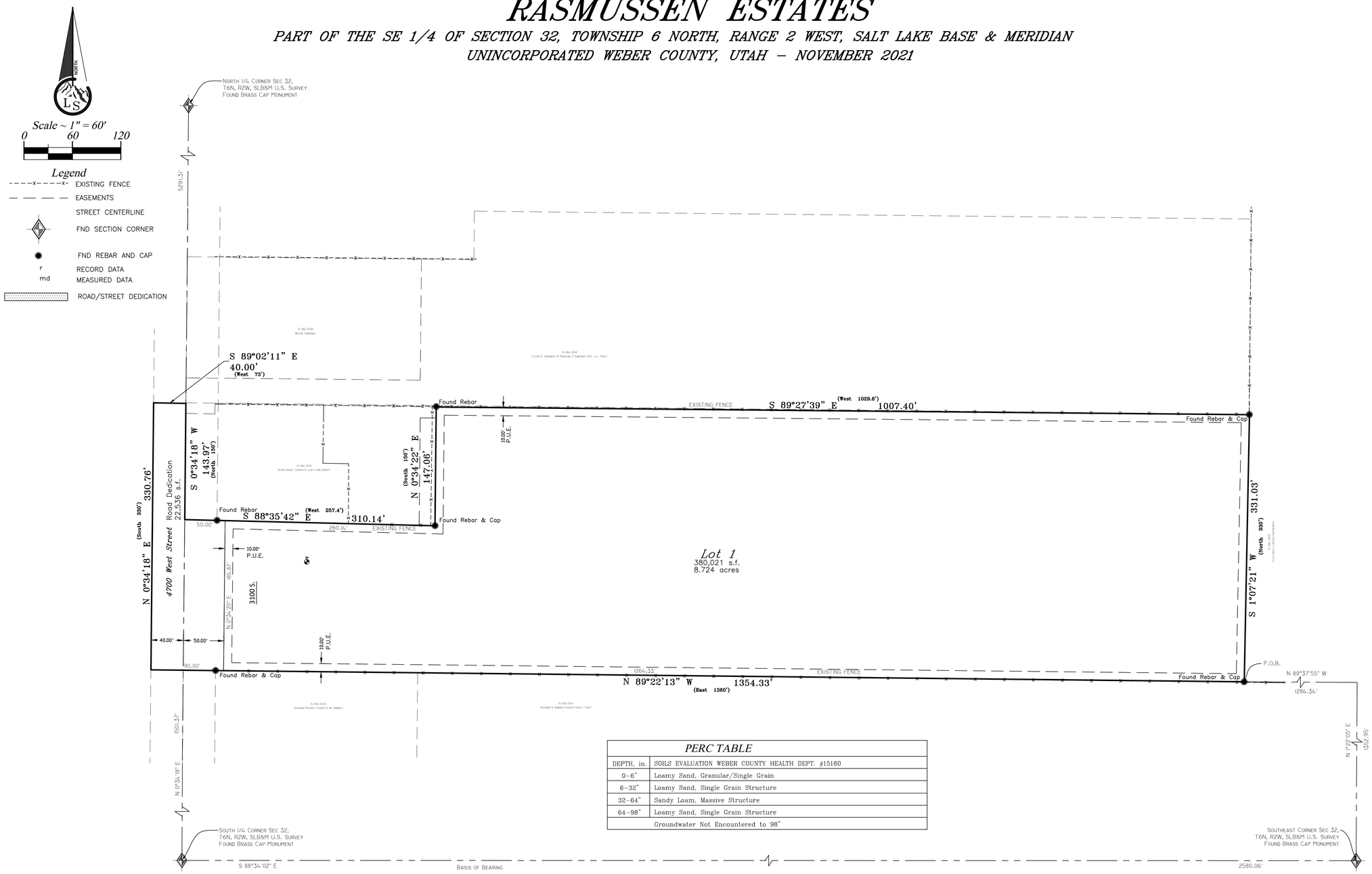
RASMUSSEN ESTATES

PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – NOVEMBER 2021



PERC TABLE	
DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #15160
0–6"	Loamy Sand, Granular/Single Grain
6–32"	Loamy Sand, Single Grain Structure
32–64"	Sandy Loam, Massive Structure
64–98"	Loamy Sand, Single Grain Structure
Groundwater Not Encountered to 98"	

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 and streets as shown or noted hereon and name said tract RASMUSSEN ESTATES: (As used herein the term Local Entity is the same as defined in UCA 67–1a–6.5)

We hereby dedicate a right–of–way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or 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 grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage 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 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.

Individual Acknowledgement

CLAY L RASMUSSEN

AMY RASMUSSEN

STATE OF UTAH)
: SS
COUNTY OF WEBER)

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, having commission number _____ witness my hand and official seal.

Notary Signature:
(print name below signature):

My Commission Expires:

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point on an existing fence line which is 1352.95 feet North 1°22'05" East along the Section line and 1284.34 feet North 88°37'55" West from the Southeast corner of said Quarter Section; running thence North 89°22'13" West along said fence and fence extended 1354.33 feet to the West right–of–way of 4700 West Street; thence along said right–of–way North 0°34'18" East 330.76 feet; thence South 89°02'11" East 40.00 feet to the Quarter Section Line; thence South 0°34'18" West along said Quarter Section Line 143.97 feet; thence South 88°35'42" East 310.14 feet to the South line of that parcel conveyed in Entry #2155846 of Weber County Records; thence along said parcel North 0°34'22" East 147.06 feet to a fence line; thence along said fence line South 89°27'39" East 1007.40 feet; thence South 1°07'21" West 331.03 feet to the place of beginning.

Contains 402,563 s.f. or 9.242 acres

NARRATIVE

This survey was requested by Dwayne Hansen to determine the location of the property as it exists on the ground.

Documents used to aide in this survey:
1. Weber County Tax Plat 15–084 (currant and prior years).
2. Deeds of record as found in the Weber County Recorders Office for parcels 15–084–0005, 15–084–0014, 15–084–0016, 15–084–0015, 15–084–0018, 15–084–023, 15–084–0038.
3. Plats of Record: 30–017 Rancho Del Lago Subdivision,
4. Record of Survey's: #3613, #4369.

The subject properties are described on record found in Warranty Deed Entry No. 3143017 recorded April 9, 2021 and Warranty Deed Entry No. _____ recorded _____ in the Weber County Recorders office. Record descriptions do not fit occupied evidence on the ground and have been adjusted according to the following conditions. The Southeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, is longer in the North–South direction than the standard half mile lengths. When trying to mathematically draw the Deed descriptions the Deeds do not fit the occupational evidences on the ground. (see Record of survey No 3613 for example of the mathematical location of the North line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 32). When using the existing fence lines as evidence of the historical Section breakdown the deed descriptions fit the occupational fence lines.
Per testimony of Dwayne Hansen these fences along his property (along the North and South) have been there for a substantial amount of time, over sixty years. Therefore the North and South boundary is held along the fence lines. The fence along the East had been there the same amount of years but was removed recently. The East property line was determined by the extension of the old fence from the North of this property.
In the alternative for determining the boundary line, per testimony of Clients stated above, the boundary line is to be along the fence line by elements of acquiescence. Elements of acquiescence are: (i) occupation up to a visible line marked by monuments, fences, or buildings, (ii) mutual acquiescence in the line as a boundary, (iii) for a period of at least 20 years, (iv) by adjoining landowners. (917 P.2d 1078, 1081 (Utah 1996)). "Title is obtained by operation of law at the time the elements of boundary by acquiescence are satisfied." (, 2016 UT 8).
Centerline of 4700 West Street was established by using Prior survey's and observed evidence of fence lines.
Prior deeds for this parcel have the statement "Together with and subject to existing Right–of–Way", but does not clarify if it is the road. Therefore the part of 4700 West Street within the this boundary description is being dedicated on this plat.

Basis of bearing is state plane grid from monument as shown.

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

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 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

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.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

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: CLAY RASMUSSEN
Address: 2491 S. 4300 W.
Ogden UT 84401

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SE 1/4 of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions	
	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 10-11-2021
	PROJ: 4249

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 Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

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

By Deputy:_____
Fee paid _____

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.