

PARRIS SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act", UCA 17-27a-604(b)(i)
The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements", UCA 17-27a-603(4)(b)(ii)
The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat", UCA 17-27a-604(4)(b)(iii)

SURVEYOR'S CERTIFICATE
I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THAT I HAVE SUBDIVIDED THE PROPERTY INTO STREETS AND LOTS HEREAFTER KNOWN AS:
PARRIS SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.

KAGAN M. DIXON
No. 9081091
10/21/2021
PRELIMINARY ONLY
STATE OF UTAH

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 89°25'03" EAST ALONG THE SECTION LINE A DISTANCE OF 468.20 FEET AND SOUTH 2125.76 FEET FROM THE NORTH QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 40°28'52" EAST 323.76 FEET; THENCE NORTH 48°05'08" EAST 294.93 FEET TO THE WESTERLY BOUNDARY OF EDEN HILLS SUBDIVISION NO. 1, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 41°38'33" EAST 65.18 FEET, 2) SOUTH 60°10'33" EAST 94.83 FEET TO A POINT ON THE PROLONGATION OF A WOOD FENCE; THENCE ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES, 1) SOUTH 68°36'41" WEST 332.87 FEET, 2) SOUTH 18°24'36" EAST 127.24 FEET, 3) SOUTH 63°51'32" WEST 589.19 FEET TO THE TOP OF THE WEST BANK OF THE NORTH FORK OGDEN RIVER; THENCE ALONG SAID BANK THE FOLLOWING EIGHT (8) COURSES, 1) ALONG THE ARC OF A NON-TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.04 FEET THROUGH A CENTRAL ANGLE OF 22°04'11" (CHORD BEARS NORTH 18°27'47" WEST 76.56 FEET), 2) THENCE NORTH 07°25'42" WEST 30.79 FEET TO THE POINT OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT, 3) ALONG SAID CURVE A DISTANCE OF 55.87 FEET THROUGH A CENTRAL ANGLE OF 16°00'20" (CHORD BEARS NORTH 03°34'28" EAST 55.69 FEET), 4) NORTH 08°34'38" EAST 79.73 FEET TO THE POINT OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT, 5) ALONG SAID CURVE A DISTANCE OF 71.15 FEET THROUGH A CENTRAL ANGLE OF 20°23'00" (CHORD BEARS NORTH 18°46'08" EAST 70.78 FEET), 6) NORTH 28°57'38" EAST 14.06 FEET TO THE POINT OF A TANGENT 50.00 FOOT RADIUS CURVE TO THE LEFT, 7) ALONG SAID CURVE A DISTANCE OF 56.98 FEET THROUGH A CENTRAL ANGLE OF 65°17'30" (CHORD BEARS NORTH 03°41'07" WEST 53.94 FEET), 8) NORTH 36°19'52" WEST 47.42 FEET; THENCE NORTH 45°56'05" EAST 357.36 FEET TO THE POINT OF BEGINNING.
CONTAINS 235,849 SQUARE FEET OR 5.414 ACRES, MORE OR LESS.

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCEL 1 AND PARCEL 2 OF THE RECORD OF SURVEY PREPARED BY WILDING ENGINEERING INTO ONE LOT.

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°25'03" EAST THROUGH THE NORTH QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THE NORTHEAST CORNER OF SAID SECTION 28.

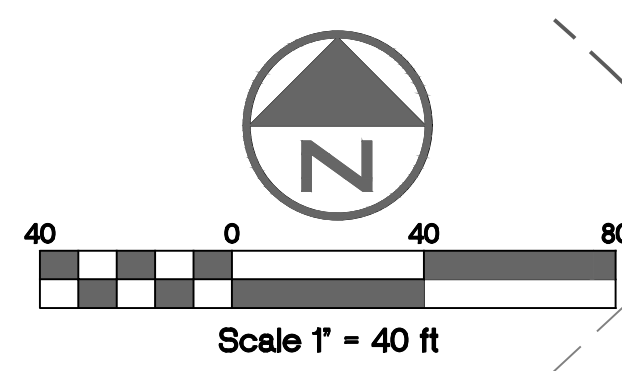
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS
PARRIS SUBDIVISION
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, OTHER UTILITIES, OR EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS
THIS _____ DAY OF _____, A.D. 20____
BY:
DORI PARRIS

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS
THIS _____ DAY OF _____, A.D. 20____
BY:
BRETT PARRIS

NORTH QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
468.20' (TIE)

NORTHEAST CORNER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)



FEMA 100-YEAR FLOOD-PLAIN BOUNDARY

BLOMQUIST, PETER
LOT 1, ROWLEY SUBDIVISION

Bearing and Distance?

Revised as requested.

See response to evidences of occupation.

Revised as requested.

This access easement is to be vacated prior to plat recording.

Please show dirt drive way.

Looks like there is an easement located in this area?

Note added to plat referencing a record of survey which shows these features that will be filed prior to recording of this plat.

River Drive is to be a public right-of-way and is being dedicated. A single driveway will be constructed for a house, but not a private road needing to be dedicated.

If there is Easements, or Rights of ways are they private or public?

Owner's Dedication Certificate shall include the following Private Streets, accesses, rights-of-way dedication as applicable: "Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns." WCO 106-7-1

All evidence of occupation such as fence lines, walls, curbs, etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(c)(1)

Note added to plat.

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)j
A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

Revised as requested.

A signature block for County Surveyor conforming to state code and county ordinance.
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 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 _____.

Weber County Surveyor
Record of Survey #
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	93.79'	337.03'	15°56'39"	S53°30'14"E	93.49'
C2	105.06'	370.03'	16°16'02"	S53°20'32"E	104.71'

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS THIS _____ DAY OF _____, 20____ BY THE WEBER COUNTY COMMISSION.
WEBER COUNTY ENGINEER

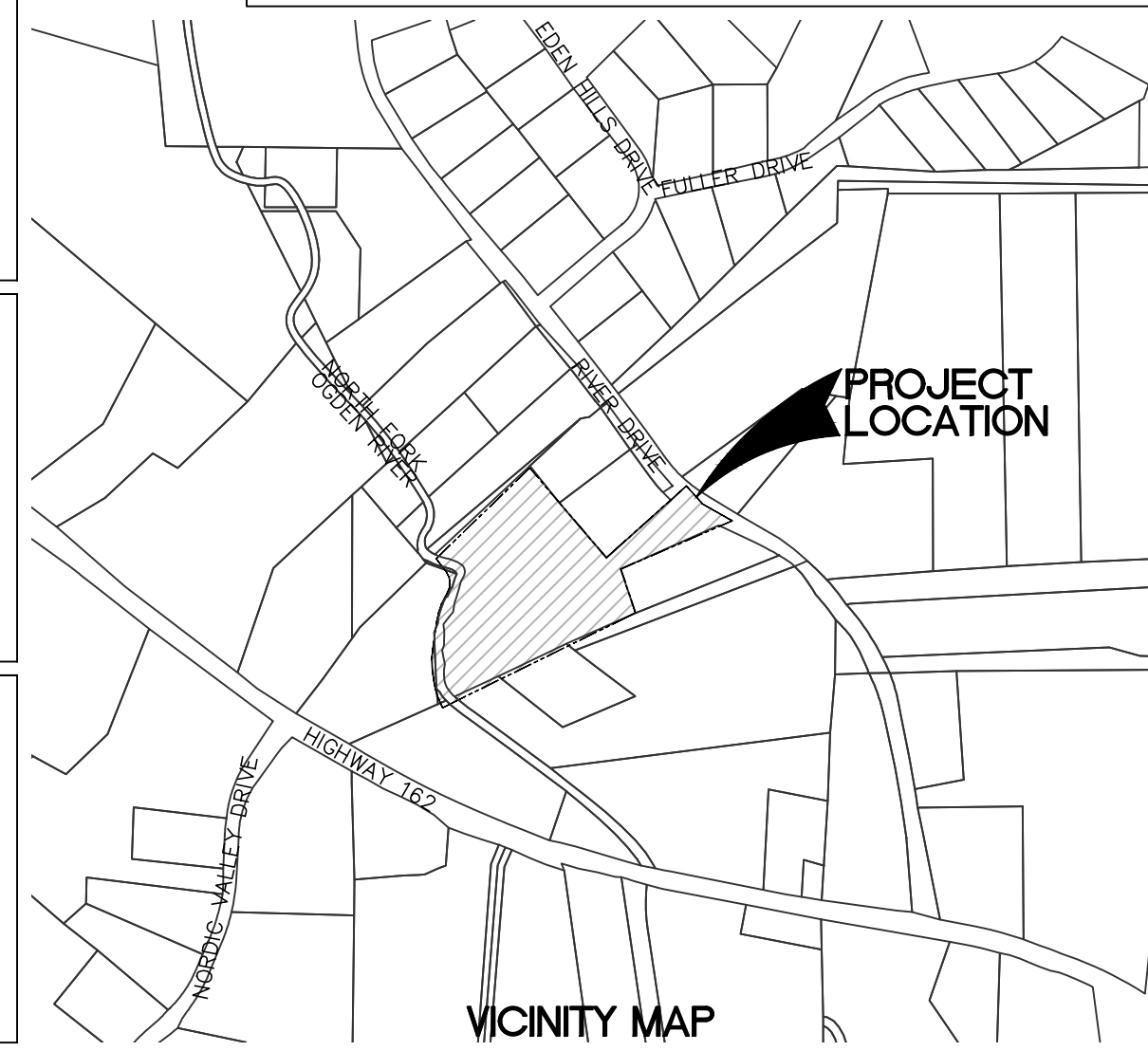
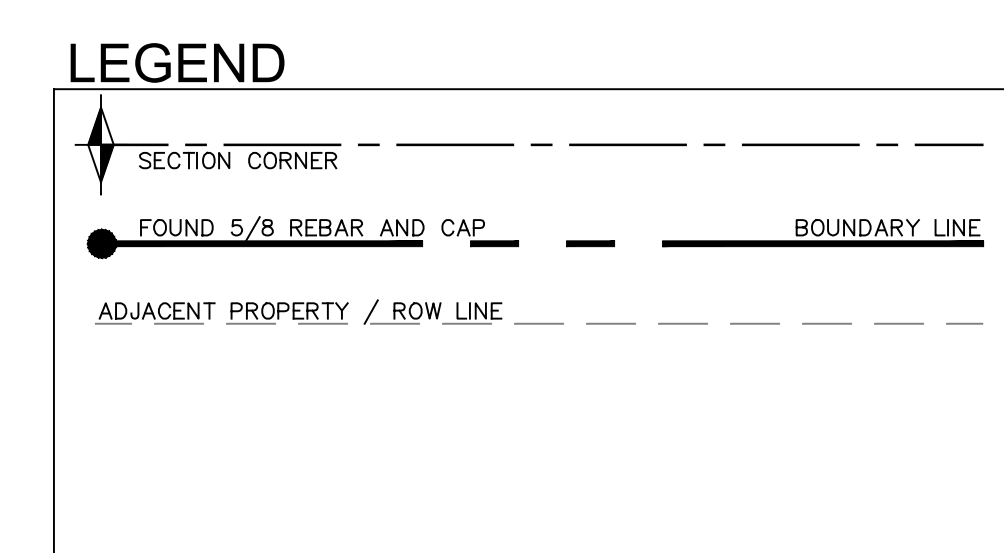
WEBER-MORGAN HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20____
WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION, IT CONFORMS TO THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 20____
WEBER COUNTY ATTORNEY

WEBER COUNTY COMMISSION
APPROVED THIS _____ DAY OF _____, 20____ BY THE WEBER COUNTY COMMISSION.
CHAIRMAN, WEBER COUNTY COMMISSION
TITLE _____ ATTEST

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.
SIGNED THIS _____ DAY OF _____, 20____
WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____ BY THE WEBER COUNTY PLANNING COMMISSION.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION



Revised as requested.

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

PARRIS SUBDIVISION
LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

RECORDER'S OFFICE
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____
ENTRY _____ BOOK _____ PAGE _____
FEE _____ WEBER COUNTY RECORDER

