

Verhaal / Granath Subdivision

A part of the Northwest 1/4 of Section 16, T6N, R2E, SLB&M, U.S. Survey

Weber County, Utah

January 2014

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate 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 herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Verhaal / Granath 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.

Signed this ____ day of _____, 2014.

6242920

License No.

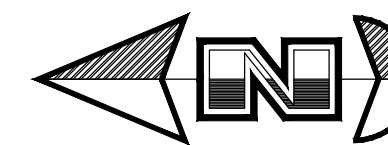
Andy Hubbard

NARRATIVE

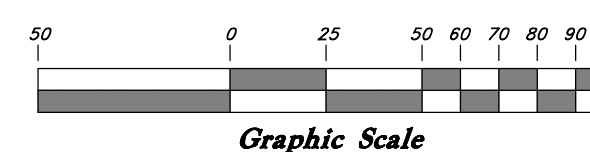
This survey and subdivision plat were requested by Christina Granath for the purpose of amending the existing subdivision to more adequately serve the residents. The Centerline of 100 South Street (U-39) [referred to in that particular fence line agreement as Entry No. 2664402 as 300 South Street] was established by using the Existing Right-of-way monuments found as shown on this survey, as well as, existing Right-of-way maps Project #132-B, pages 3-4. Weber County Brass Cap Monuments were found at the Northeast Corner and East Quarter Corner of Section 16, Township 6 North Range 2 East, Salt Lake Base and Meridian and a line bearing South 0°14'22" East between said monuments was used as the Basis of Bearings as depicted on this drawing. Lot Corners were recovered or set as depicted on this plat.

Legend

- ⊕ Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- P&D&E Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- ▲ Set Nail & Washer
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Test Pit
- ▨ Dedicated for Public right-of-way



Scale: 1" = 50'



Graphic Scale

CURVE DATA					
Curve	Length	Radius	Delta	Chord	Chord Bearing
C1	7.51'	20.00'	21°31'35"	7.47'	N12°41'22"W
C2	13.46'	40.00'	19°16'37"	13.39'	N13°48'51"W
C3	15.03'	40.00'	21°31'35"	14.94'	N12°41'22"W
C4	6.73'	20.00'	19°16'37"	6.70'	N13°48'51"W

NOTE:

- 1- 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.
- 2- Existing 16' right-of-way was vacated and released on November 27, 2014 per document Entry No. 2666128.

SBB Holdings LLC

2.002 acres (Total)
0.059 acres (Area in Additional 17.0' ROW)
1.943 acres (Net)

3.151 acres (Total)
0.008 acres (Area in Additional 17.0' ROW)
0.151 acres (State)
3.000 acres (Net)

3.460 acres
9035 E.

BOUNDARY DESCRIPTION

A Part of the Northwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Weber County Utah

Beginning at a point on the Center line 100 South Street (U-39) as monumented, said point being 2555.40 feet North 89°05'24" West along the Section line to the North Quarter Corner of said Section 16, and 474.17 feet North 89°15'00" West along the Section line, and 855.14 feet South 0°45'00" West from the Northeast Corner of said Section 16, and running thence South 88°31'56" East 150.01 feet along said Center line of 100 South Street; thence South 0°50'43" West 615.84 feet to and along an existing fence line; thence Southerly nine (9) courses along said existing fence line as follows: (1) South 0°15'00" East 290.40 feet; (2) South 89°15'00" East 0.05 feet; (3) South 0°01'44" East 92.81 feet; (4) South 1°13'20" East 323.61 feet; (5) North 89°20'38" West 276.58 feet; (6) North 1°10'41" West 108.76 feet; (7) South 89°07'14" West 60.72 feet; (8) North 0°36'19" West 688.34 feet; and (9) North 0°00'34" West 173.82 feet; thence South 89°17'37" East 172.43 feet; thence North 0°50'43" East 355.94 feet to said Center line of 100 South Street; thence South 88°31'56" East 20.00 feet to the point of beginning.

Contains: 8.741 acres

ACKNOWLEDGMENT

State of Utah }
County of Weber } ss

On the ____ day of _____, 2014, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name _____

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots and Streets as shown on this plat, and name said tract Verhaal / Granath Subdivision and hereby dedicate a 20.0 foot Access and Public Utility Easement in favor of Lots 2 and 3, the same to be used for the purpose of installation, maintenance, and operation of such improvements as necessary to facilitate unobstructed access to said Lots 2 and 3 as well as public utility service lines, as may be authorized by Weber County, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also to dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this ____ day of _____, 2014.

Cassidy and Loni Verhaal

Christina R. Granath

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 _____, 2014.

Chairman, Weber County Planning Commission

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.

Weber County Engineer

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.

Chairman, Weber County Commission

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. 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.

Weber County Surveyor

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.

Weber County Attorney

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.

Weber County Surveyor

AGRICULTURAL STATEMENT

"Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Zoning Ordinance 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 residence of this subdivision." (Amd. Ord. #3-82, January 26, 1982; Ord. #2002-3, March 5, 2002)

DEVELOPER INFORMATION

Cassidy and Loni Verhaal
9029 E. 100 S.
Huntsville, UT 84317
(801) 648-8895 (Cassidy)
(801) 668-2910 (Loni)

Christina Granath
9039 E. 100 S.
Huntsville, UT 84317
(801) 745-7455



WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND AT _____
RECORDS, PAGE _____	IN BOOK _____ OF OFFICIAL RECORDS, RECORDED FOR _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____