

# PASTURE LANE FARMS SUBDIVISION 1ST AMENDMENT

PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - NOVEMBER 2021

### 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 as shown or noted hereon and name said tract PASTURE LANE FARMS SUBDIVISION 1ST AMENDMENT: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

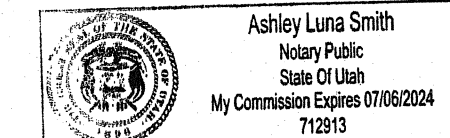
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service 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.

### Trust Acknowledgement

IN WITNESS WHEREOF, said M&T WALKER FAMILY TRUST dated July 9, 2013, has caused this instrument to be executed by its trustee(s) hereinafter duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*Mark E Walker* M&T E WALKER: Trustee  
*Tani Walker* TANI WALKER: Trustee

STATE OF UTAH )  
COUNTY OF WEBER ) SS  
On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.  
As of 11/29/21 Public Commissioned in Utah, having commission number 71297, I, \_\_\_\_\_, WITNESS my hand and official stamp the date in this certificate first above written:



*Ashley L. Smith* Notary Signature: Ashley L. Smith My Commission Expires: 07/06/2024  
(print name below signature):

### BOUNDARY DESCRIPTION

A part of the Southeast quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at the intersection of the North line of Nordic Valley Road and the East line of 3500 East Street, said point being North 0°23'55" East 1007.81 feet and South 89°01'58" East 12.88 feet from the South quarter corner of said Section 29; and running thence along said East line of 3500 East Street North 0°06'23" East 331.23 feet to the South line of Paige Sanders Subdivision according to the official plat thereof; thence along said South line South 89°52'57" East 377.55 feet to the West line of Slough Subdivision according to the official plat thereof; thence along said West line South 0°06'18" West 336.83 feet to the said North line of Nordic Valley Road; thence along said North line North 89°01'58" West 377.60 feet to the point of beginning.

Acreeage is shown and correct for the subdivision boundary, lots, and parcels.

Adjacent Owner Names and Parcel Numbers are correct.  
PLEASE SHOW

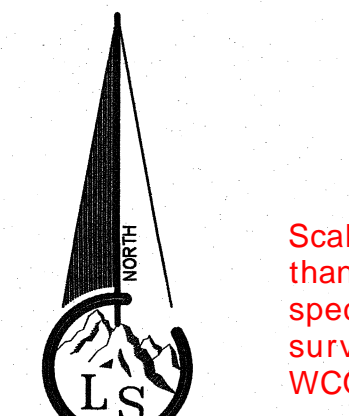
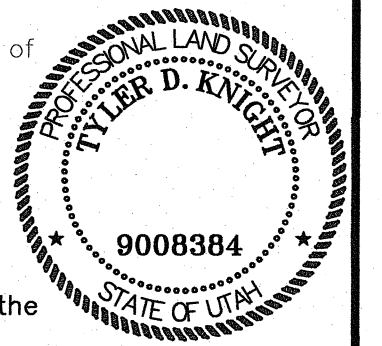
All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106 - 1 - 8(c)(1)d; UCA 17 - 23 - 17(3)(e)

### NARRATIVE

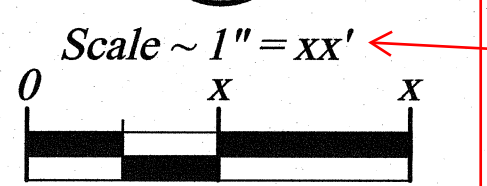
This purpose of this survey is to create a 1 lot subdivision as shown.  
Documents used to aide in this survey:  
1. Weber County Tax Plat 22-023-3.  
2. Deeds of record as found in the Weber County Recorders Office for parcels 22-023-0068, 22-023-0078, 22-023-0082, 22-023-0136, 22-265-0001.  
3. Plats of Record: #47-047 Pasture Land Farms Subdivision, #48-058 Slough Subdivision, #64-088 Paige Sanders Subdivision.  
4. Record of Survey's: #1995, #2123, #3468.  
5. Dedication Plat #16-066-Nordic Valley Road.  
Centerline of Nordic Valley Road was established from dedication plat and observed evidences. East line of 3500 East Street was established from prior survey's. Record descriptions were rotated and adjusted to fit existing evidences.  
Basis of bearing is state plane grid from monument as shown.

### 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 56, 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.

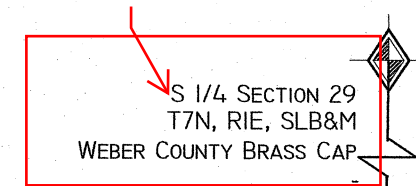


Scale of the map no smaller than 1" = 100' unless specified by the county surveyor. WCO 106 - 1 - 5(a); WCO 106 - 1 - 8(c)(1)



WHAT IS THE SCALE FACTOR?

THIS SHOULD BE THE NORTH OF 29?

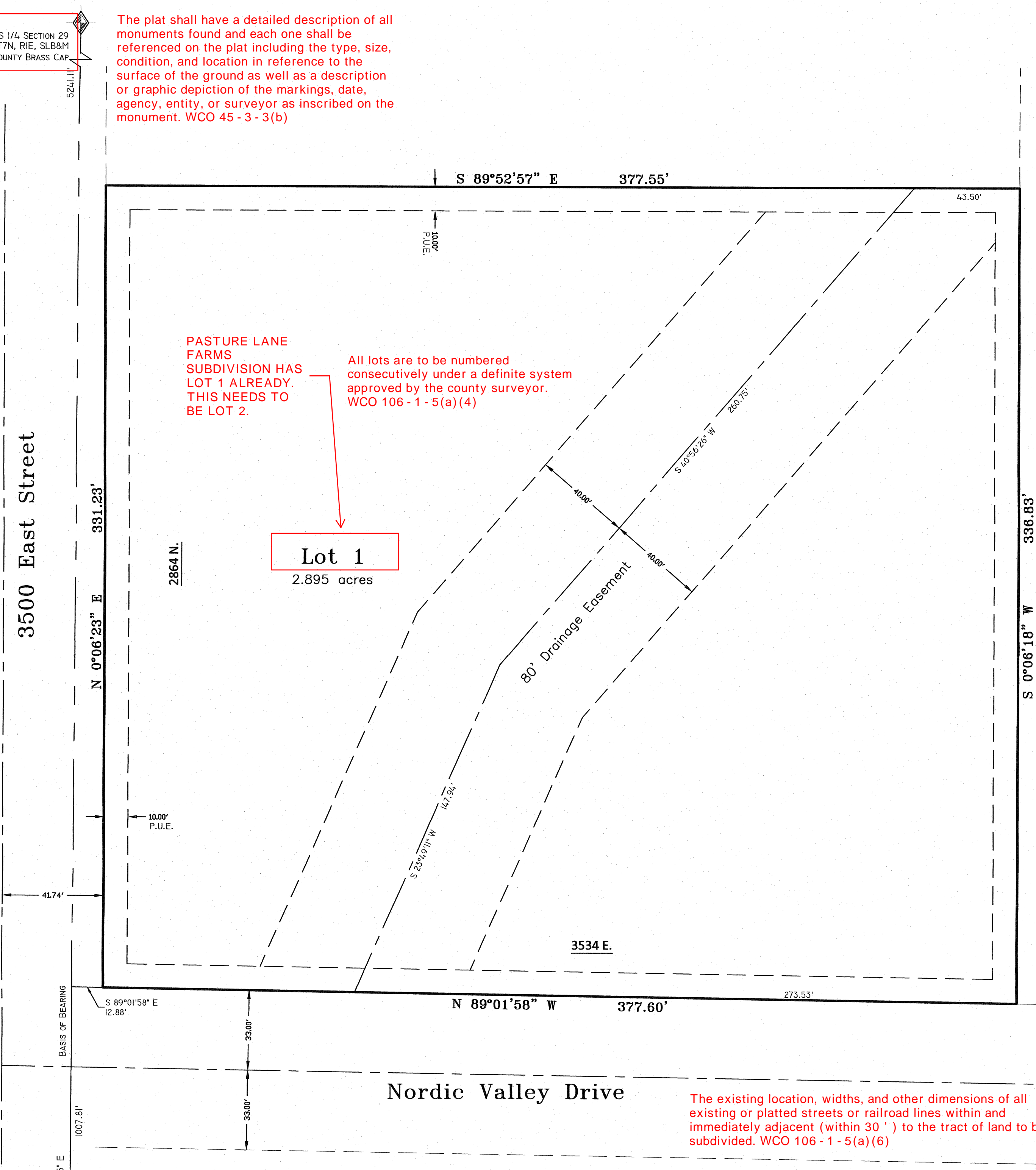


The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45 - 3 - 3(b)

- Legend**
- EXISTING FENCE
  - - - EASEMENTS (as labeled or granted)
  - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ◆ CALC SECTION CORNER
  - FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ELEVATION BENCHMARK
  - RIGHT OF WAY MONUMENT
  - md RECORD DATA
  - MEASURED DATA
  - Unit: x ROAD/STREET DEDICATION
  - PRIVATE UNITS
  - COMMON AREA
  - LIMITED COMMON AREA

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45 - 3 - 3(d)

SOME OF THE ITEMS IN THE LEGEND ARE NOT SHOWN ON THE MAP.



PASTURE LANE FARMS SUBDIVISION HAS LOT 1 ALREADY. THIS NEEDS TO BE LOT 2.  
All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106 - 1 - 5(a)(4)

Lot 1  
2.895 acres

### Nordic Valley Drive

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106 - 1 - 5(a)(6)

**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\_\_.

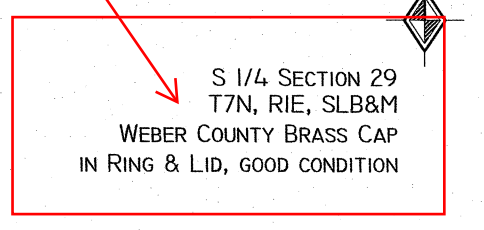
Director, Weber-Morgan Health Department  
**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

FOUND? NOT FOUND?



**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

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)

**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

		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
<b>DEVELOPER:</b> The individual or company names and addresses of the applicant of the subdivision.		I of / Subdivision	
xx 1/4 of Section xx, Township x North, Range x Xxst, Salt Lake Base and Meridian.		Subdivision	
Revisions	DRAWN BY: ...	Weber County Recorder	
	CHECKED BY: ...	Entry no. _____	
	DATE: _____	Filed for record and recorded _____ day of _____, 20__.	
	PROJ. NUMBER _____	at _____ of official records, in book _____ of official records, on page _____	
Signature		County Recorder: Leann H Kilts	
Signature		By Deputy: _____	
Signature		Fee paid _____	