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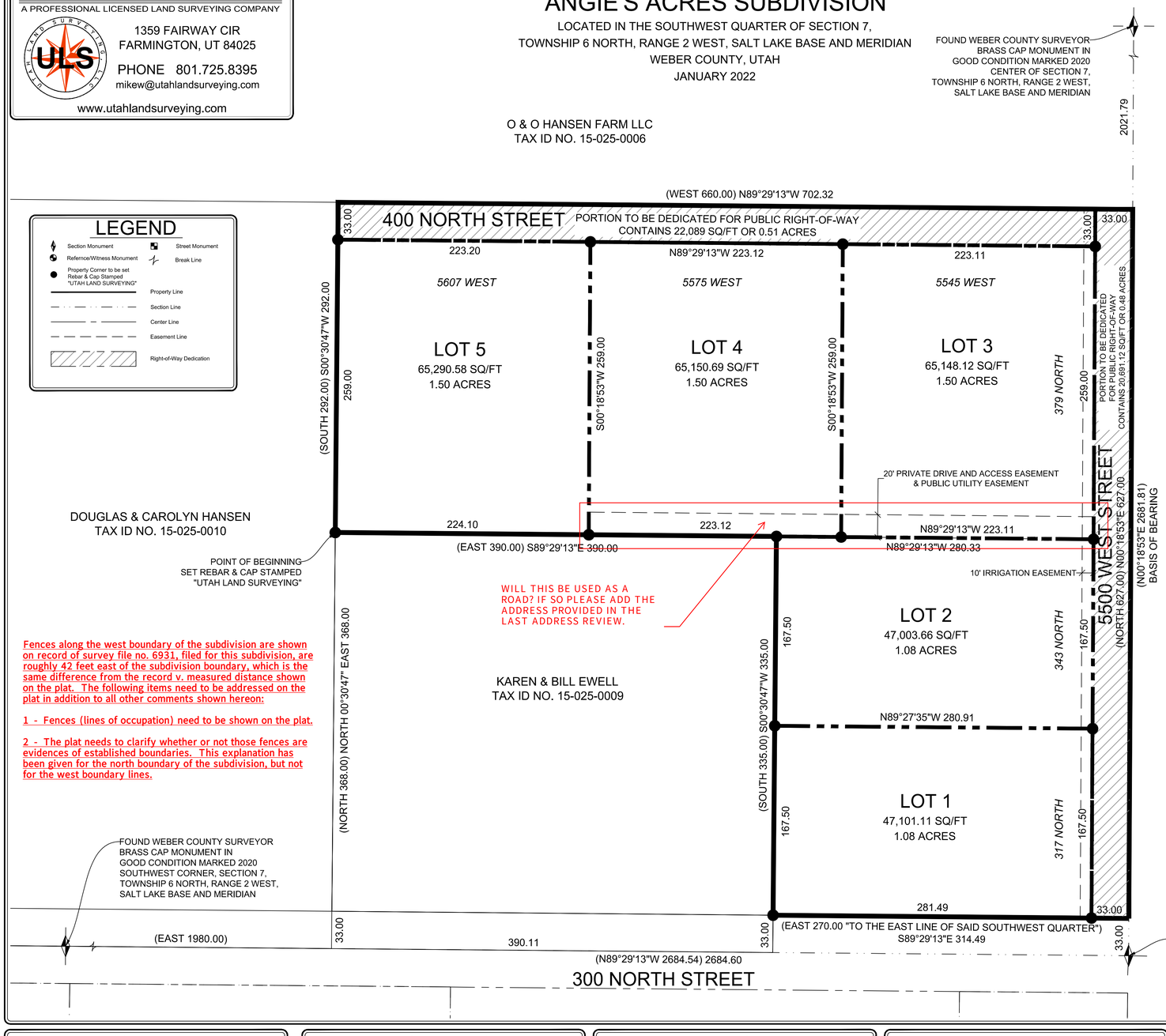
ANGIE'S ACRES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JANUARY 2022



LEGEND

- Section Monument
- Street Monument
- Reference/Witness Monument
- Break Line
- Property Corner to be set Rebar & Cap Stamped "UTAH LAND SURVEYING"
- Property Line
- Section Line
- Center Line
- Easement Line
- Right-of-Way Dedication

Fences along the west boundary of the subdivision are shown on record of survey file no. 6931, filed for this subdivision, are roughly 42 feet east of the subdivision boundary, which is the same difference from the record v. measured distance shown on the plat. The following items need to be addressed on the plat in addition to all other comments shown hereon:

1 - Fences (lines of occupation) need to be shown on the plat.

2 - The plat needs to clarify whether or not those fences are evidences of established boundaries. This explanation has been given for the north boundary of the subdivision, but not for the west boundary lines.

N
W E
S

0' 20' 50' 100'
SCALE: 1" = 50'

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°29'13" EAST ALONG THE SECTION LINE 1980.00 FEET AND NORTH 00°30'47" EAST 368.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°29'13" EAST 390.00 FEET; THENCE SOUTH 00°30'47" WEST 335.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET; THENCE SOUTH 89°29'13" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 314.49 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°18'53" EAST ALONG SAID QUARTER SECTION LINE 627.00 FEET; THENCE NORTH 89°29'13" WEST 702.32 FEET; THENCE SOUTH 00°30'47" WEST 292.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 310,344.53 SQ/FT OR 7.12 ACRES AND 5 LOTS

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY BRASS CAP MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER, SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

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 RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE MARRIOTT PROPERTY AT THE REQUEST OF LARRY JOHNSON AND THEN SUBDIVIDE THE PARENT PARCEL INTO 5 RESIDENTIAL LOTS. ALL 4 SECTION/QUARTER CORNERS OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WERE FOUND IN GOOD CONDITION.
THE ESTABLISHMENT OF THE SUBJECT PROPERTY WAS DERIVED FROM THE LATEST VESTING DEEDS FROM THE WEBER COUNTY RECORDER'S OFFICE. ALL OF THE PARCELS WITHIN SAID SOUTHWEST QUARTER WERE PLOTTED IN ORDER TO HELP DETERMINE TO PROPERTY LINES. IN PLOTTING ALL OF THE DEEDS WITHIN SAID SOUTHWEST QUARTER, IT WAS QUICKLY DISCOVERED THAT ALL OF THE DEEDS WERE TIED TO THE SOUTHWEST CORNER OF SAID SECTION 7 AND RAN FROM SAID CORNER TOWARDS THE EAST. ONCE ALL OF THE DEEDS WERE PLOTTED IT WAS FOUND THAT DUE TO A "LONG SECTION" (MEANING THAT THE DISTANCE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER WERE LONGER THAN 2,640 FEET) THAT THERE WAS EXCESS (OR A GAP) FROM THE EAST DEED LINES TO THE QUARTER SECTION LINE. THIS GAP ONLY EXISTED FOR THE O&O HANSEN DEED. THE DEED FOR THE SUBJECT PROPERTY THAT WAS SURVEYED CONTAINED LANGUAGE IN THE CALL GOING IN A DIRECTION TOWARDS THE EAST ALONG THE RIGHT-OF-WAY LINE OF 300 NORTH STREET THAT SAID "..TO THE EAST LINE OF SAID SOUTHWEST QUARTER;" THEN IT PROCEEDED NORTH "...ALONG THE QUARTER SECTION LINE". DUE TO THE BOUNDARY PRINCIPAL OF "PRIORITY OF CALLS" THE CALL TO NATURAL/ARTIFICIAL MONUMENTS ARE MORE CONTROLLING THEN A CALL TO COORDINATES OR MATHEMATICAL CALCULATIONS. IT WAS ALSO NOTED THAT THE EXISTING FENCE LINE ALONG THE WEST THREE (2) SIDES WAS JUST INSTALLED APPROXIMATELY 1-2 YEARS PRIOR TO THIS SURVEY BY VERBAL TESTIMONY FROM MR. HANSEN THAT HAS OWNERSHIP IN O&O HANSEN FARM LLC, WHICH IS ADJACENT TO THE NORTH OF THIS SUBJECT PROPERTY. THE LOCATION OF THIS FENCE LINE WAS NOT SURVEYED IN PRIOR TO BEING INSTALLED AND IS NOT LONG STANDING, THEREFORE BOUNDARY BY ACQUIESCENCE DOES NOT APPLY. THE EXISTING FENCE LINE ALONG THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET AND ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PROPERTY WAS FOUND TO BE CONSISTENT WITH LOCATION OF THE RIGHT-OF-WAY AND DEED LINES FOR THOSE TWO LOCATIONS.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF

ANGIE'S ACRES SUBDIVISION

IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
STATE OF UTAH

Michael L. Wangemann, PLS

Date of Plat or Map: February 2, 2022

PLS# 6431156-2201

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ANGIE'S ACRES SUBDIVISION, 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION DITCHES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2022.

LARRY JOHNSON

ANGIE JOHNSON

ACKNOWLEDGEMENT

STATE OF _____)
SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____)
SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

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 _____, 2022.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2022.

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.

SIGNED THIS _____ DAY OF _____, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 _____, 2022.

WEBER COUNTY SURVEYOR
RECORD OF SURVEY #_____

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 _____, 2022.

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.

SIGNED THIS _____ DAY OF _____, 2022.

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID

_____ FILED FOR RECORD AND

RECORDED, _____ AT

_____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____.

RECORDED FOR:

_____

WEBER COUNTY RECORDER

_____ DEPUTY.