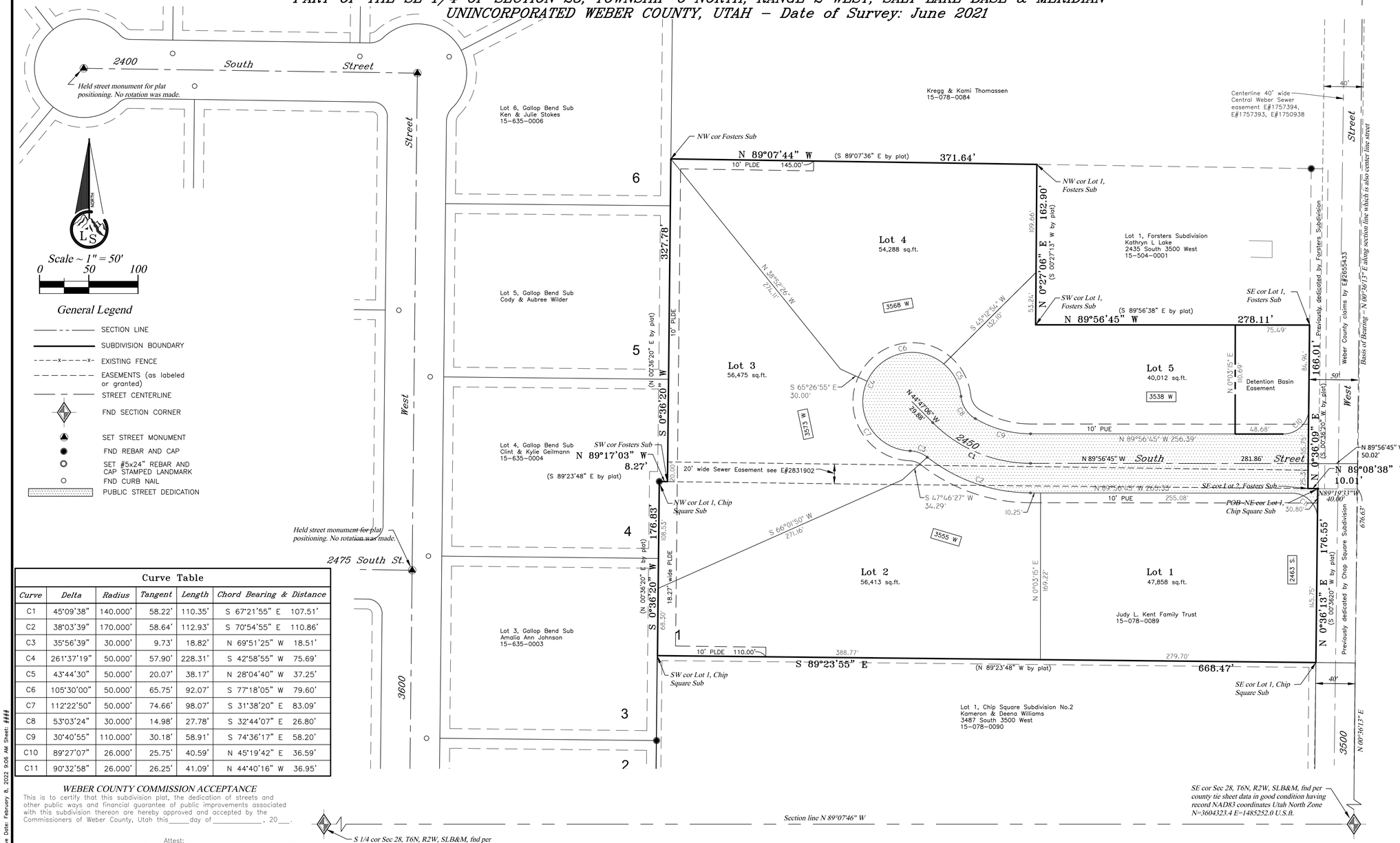
KENT SUBDIVISION No.2

Being an Amendment of Fosters Subdivision and Chip Square Subdivision

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: June 2021



Curve Table					
Curve	*Delta*	*Radius*	*Tangent*	*Length*	*Chord Bearing & Distance*
C1	45°09'38"	140.000'	58.22'	110.35'	S 67°21'55" E 107.51'
C2	38°03'39"	170.000'	58.64'	112.93'	S 70°54'55" E 110.86'
C3	35°56'39"	30.000'	9.73'	18.82'	N 69°51'25" W 18.51'
C4	261°37'19"	50.000'	57.90'	228.31'	S 42°58'55" W 75.69'
C5	43°44'30"	50.000'	20.07'	38.17'	N 28°04'40" W 37.25'
C6	105°30'00"	50.000'	65.75'	92.07'	S 77°18'05" W 79.60'
C7	112°22'50"	50.000'	74.66'	98.07'	S 31°38'20" E 83.09'
C8	53°03'24"	30.000'	14.98'	27.78'	S 32°44'07" E 26.80'
C9	30°40'55"	110.000'	30.18'	58.91'	S 74°36'17" E 58.20'
C10	89°27'07"	26.000'	25.75'	40.59'	N 45°19'42" E 36.59'
C11	90°32'58"	26.000'	26.25'	41.09'	N 44°40'16" W 36.95'

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

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

BOUNDARY DESCRIPTION

All of Lot 1, Chip Square Subdivision recorded as Entry number 1076017 in Plat book 31 page 40 on April 20, 1989, and All of Lot 2, Fosters Subdivision recorded as Entry number 2459904 Plat book 71 page 5 on February 23, 2010, both being located in the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Containing 6.5547 acres, more of less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 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.**

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 KENT SUBDIVISION NO.2: (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) and Drainage Easement(s) (collectively PUE), and storm water Detention/Retention Ponds, 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.

We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of each lot upon which private land drains (PLDE) are shown, constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation of said private land drains.

Trust Acknowledgement

IN WITNESS WHEREOF, said Judy L. Kent, Trustee of The Judy L. Kent Family Trust under agreement dated October 30, 2015, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____ , 20____.

Judy L. Kent, trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

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 a Notary Public commissioned in Utah, having commission number _____, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature:
(print name below signature):

My Commission Expires:

NOTES:

1. An easement for the Wilson Irrigation Company works and facilities within Section 28 is recorded as E#1406858. This is a blanket easement to cover all of their works and facilities. It is not known if any such are present on this property. The surveyor nor engineer of this project do not accept any liability related to such works and facilities that may be damaged, altered, or eliminated in the performance of this project.
2. A full and complete title search on this property has not been conducted. The owner, successor(s), assign(s), and heir(s) are hereby noticed that any matters of record which are not specifically disclosed on this plat remain in full effect. The surveyor nor engineer of this project do not accept any liability related to the development of this project which may adversely affect matters of record which this property may be subject to.
3. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9A-609 and/or UCA 17-27a-609, however, statute does not vacate, superceed, or replace any easements, encumbrances or other boundary provisions that are not shown on prior PLATS of record. Any documents creating easements or encumbrances for the properties in this subdivision are not modified or altered by this plat and remain in effect unless superceded by a separate document. All other documents of record which have an effect on the use or title of the property , if any, remain unchanged by this plat. Specifically, but not limited to, Fosters Subdivision established a 10' Drainage Easement which is being vacated by this plat in accordance with UCA 17-27a-609.

NARRATIVE

1. This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17.
2. The purpose of this survey is to create an amended plat for the two lots described. Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities which may be shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities or 811 Locator Services is made herein.
3. The basis of bearing is NAD83 Utah North Zone of N 00°36'13" E between the Southeast and East Quarter corners of Section 28.
4. A retracement of 4 subdivisions have been made to establish the boundaries of this amendment.
5. Gallop Bend street monuments were surveyed along with several curb nails and 2 rear lot rebar and caps. The northeast corner of Lot 1 Fosters sub was found from a previous Landmark survey. No corners of the Chip Square or Chip Square No.2 were found.
6. Gallop Bend was not rotated, however, Chip Square and Fosters Subdivisions have been rotated to coincide with the existing county monumentation.
7. Having identified these subdivision locations established the boundaries for this subdivision amendment.

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: Judy L Kent Family Trust
Address: 2463 S 3500 W, Ogden, UT 84401

1 of 1

SE 1/4 of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Amended Subdivision

Revisions	
	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: March 28, 2022
	PROJ: 4189

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 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.

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

Project Name: 4189 Summers--Kent Sub No2 Amend Plat.dwg Save Date: February 8, 2022 9:06 AM Sheet: ####