

HADLOCK SUBDIVISION - 1ST AMENDMENT

AMENDING LOTS 1 AND 2

A LOT AVERAGED SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

JUNE 2022

In order for all of the lots to fully transfer according to the platted configuration deeds will need to be recorded at the time of recording the plat. If you have questions about this please let me know.

Be aware that for deeds with personal representatives the case documents need to be attached as well.

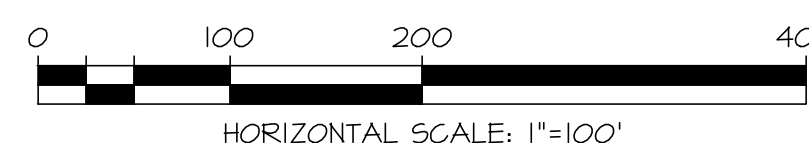
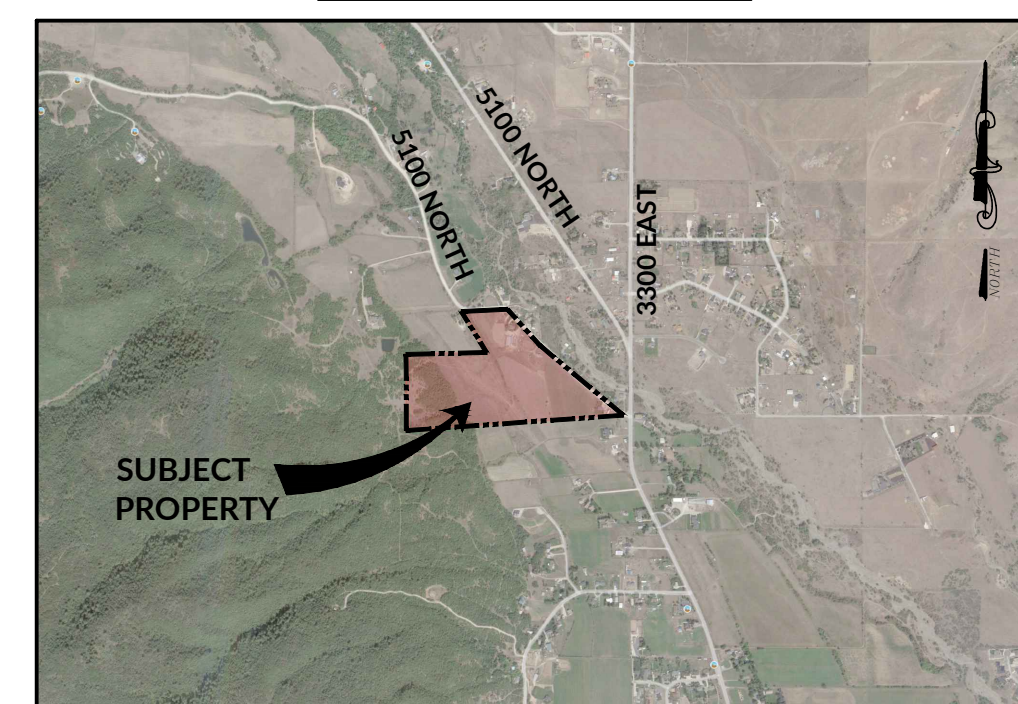
Address Table
Lot 101: 3057 E Shaw Drive
Lot 102: 2981 E Shaw Drive
5203 N 2950 E
Lot 103: 2929 E Shaw Drive
5212 N 2950 E

You can place addresses on the lot in an address table. All addresses need to be on the plat, even for existing homes.

NOTE: 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.

Recording asks for calls to the section lines where applicable. Most specifically along the south line because some of the deeds to the south have some differing bearings.

VICINITY MAP



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."

SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9234283 IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-1 AND HAVE VERIFIED ALL MEASUREMENTS, BY AUTHORITY OF THE OWNERS, ARE BASED ON APPLICABLE DATA COMPILED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

HADLOCK SUBDIVISION - 1ST AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

JASON T. FELT, P.L.S.
LICENSE NO: 9234283



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LIBERTY, WEBER COUNTY, UTAH

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7, RUNNING THENCE NORTH 0°44'30" EAST 823.23 FEET; THENCE NORTH 85°53'41" EAST 1037.24 FEET; THENCE NORTH 29°03'15" WEST 117.32 FEET; THENCE NORTH 27°35'02" WEST 948.33 FEET TO THE SOUTHERLY LINE OF SHAW DRIVE (9100 NORTH STREET) AND A POINT OF CURVATURE, THENCE EIGHT (8) COURSES ALONG SAID SOUTHERLY LINE AS FOLLOWS: (1) EASTERLY 15.88 FEET ALONG THE ARC OF A 221.06 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 4°00'22", AND LONG CHORD OF SOUTH 88°06'00" EAST 15.87 FEET (CENTER BEARS NORTH 03°54'11" EAST) TO A POINT OF COMPOUND CURVATURE; (2) EASTERLY 10.68 FEET ALONG THE ARC OF A 1040.85 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 5°48'44", AND LONG CHORD OF NORTH 84°52'25" EAST 10.64 FEET; (3) NORTH 84°05'00" EAST 21.73 FEET TO A POINT OF CURVATURE; (4) SOUTHEASTERLY 161.77 FEET ALONG THE ARC OF A 155.91 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 54°26'57", AND LONG CHORD OF SOUTH 66°11'31" EAST 154.61 FEET; (5) SOUTH 36°28'02" EAST 154.21 FEET; (6) SOUTH 46°53'02" EAST 428.31 FEET; (7) SOUTH 44°52'02" EAST 441.41 FEET; AND (8) SOUTH 58°06'00" EAST 111.85 FEET; THENCE SOUTH 85°51'11" WEST 2542.78 FEET TO THE POINT OF BEGINNING.

CONTAINS: 44.221 ACRES

NARRATIVE

THIS SURVEY WAS REQUESTED BY THE HADLOCK FAMILY FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND. BRASS CAP MONUMENTS WERE FOUND NORTH QUARTER CORNER, THE NORTHEAST CORNER, THE EAST QUARTER CORNER, THE SOUTHEAST CORNER, AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. A LINE BEARING NORTH 04°51'3" EAST BETWEEN THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SAID SECTION 7 WAS USED AS A BASIS OF BEARINGS FOR THIS SURVEY. A PLAT FOR HADLOCK SUBDIVISION, PREPARED BY PINNACLE ENGINEERING AND LAND SURVEYING, DATED MAY 31, 2005, AND RECORDED JUNE 13, 2005 WAS USED AS REFERENCE FOR THIS SURVEY. CORNERS FOR THIS PROPERTY ARE SET AS INDICATED.

OWNER'S DEDICATION

I(WE), THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND PARCELS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT TO THE NAME OF HADLOCK SUBDIVISION - 1ST AMENDMENT, AND DO HEREBY DEDICATE AND GRANT TO THE OWNERS OF LOTS 103, 104, 105, AND 106, A 26.0' WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS, AND TO BE MAINTAINED FOR PERPETUAL USE OF THE PUBLIC. ALL EASEMENTS LABELED HEREON PUBLIC UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, TO BE USED FOR UTILITY INSTALLATION, IMPROVEMENTS AND MAINTENANCE. Personal representatives need to have their probate # or case/document number which granted them representative.

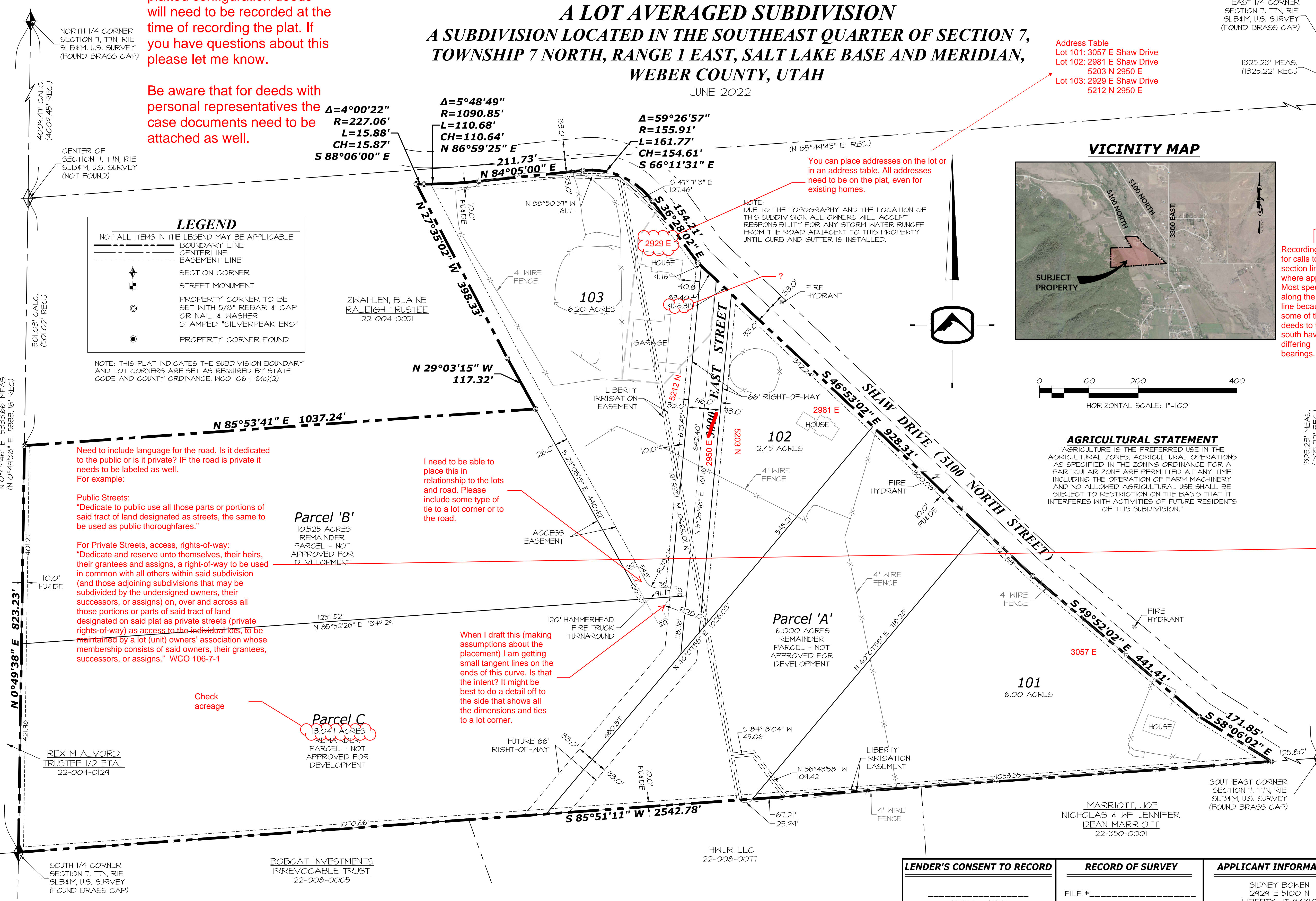
SIGNED THIS ___ DAY OF _____ 2022.

ACKNOWLEDGMENT

STATE OF UTAH } 95
COUNTY OF WEBER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__ BY _____
RESIDING AT: _____ NOTARY PUBLIC (PRINT NAME)
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE

HADLOCK SUBDIVISION - 1ST AMENDMENT

A SUBDIVISION, LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH



LEGEND	
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
+	SECTION CORNER
+	STREET MONUMENT
+	PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
+	PROPERTY CORNER FOUND

NOTE: THIS PLAT INDICATES THE SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE, WCO 106-1-8(c),(2)

Need to include language for the road. Is it dedicated to the public or is it private? If the road is private it needs to be labeled as well. For example:

Public Streets: "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."

For Private Streets, access, rights-of-way: "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

Parcel 'B'
10.525 ACRES
REMAINDER
PARCEL - NOT APPROVED FOR DEVELOPMENT

Parcel 'C'
3.041 ACRES
REMAINDER
PARCEL - NOT APPROVED FOR DEVELOPMENT

When I draft this (making assumptions about the placement) I am getting small tangent lines on the ends of this curve. Is that the intent? It might be best to do a detail off to the side that shows all the dimensions and ties to a lot corner.

Check acreage

SILVERPEAK ENGINEERING

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

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

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 NOT IN FORCE AND AFFECT.

SIGNED THIS ___ DAY OF _____ 2022.

WEBER COUNTY ATTORNEY

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 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.

THIS ___ DAY OF _____ 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ 2022 AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ RECORDED FOR _____ CITY: _____ WEBER COUNTY RECORDER BY: _____ DEPUTY