

**CHANCE'S PLACE SUBDIVISION**  
**OGDEN VALLEY, WEBER COUNTY, UTAH**  
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6,  
 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
 SURVEY PERFORMED: DECEMBER 2021

PARCEL #21-075-0001  
 HANSEN  
 ENTRY #283531H

PARCEL #21-005-0029  
 COZZENS  
 ENTRY #3057515

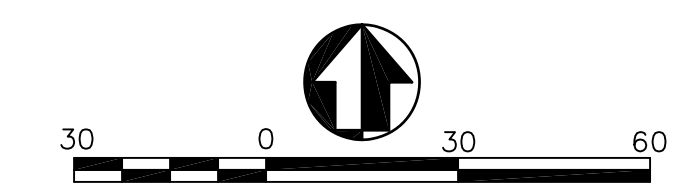
PARCEL #21-075-0001  
 HANSEN  
 ENTRY #283531H

PARCEL #21-075-0001  
 ANDERSON  
 ENTRY #283531H

PARCEL #21-075-0003  
 MCENTIRE  
 ENTRY #2830275

POVERTY FLATS SUBDIVISION PHASE 1  
 BOOK 45, PAGE 028

**BASIS OF BEARING**  
 N89°55'06"W 1457.00' (Meas.)



**LEGEND**

- 29/32 = SECTION CORNER & SECTION LINE
- 32/33 = BOUNDARY LINE, SET #5 REBAR & ORANGE CAP STAMPED "LS 356548"
- = FUTURE RIGHT OF WAY LINE
- = RECORD OF SURVEY (AS NOTED)
- = ADJOINING PARCEL LINES
- = DIMENSION LINES
- ROS # = RECORD OF SURVEY #/FILE NUMBER
- B/LA = BOUNDARY LINE AGREEMENT
- POB = POINT OF BEGINNING
- WCS = WEBER COUNTY SURVEYOR
- MEAS. = MEASURED
- CALC. = CALCULATED
- ⊙ = FOUND MONUMENT AS NOTED

All encumbrances on the title report, need to be on the plat- blanket easements can be placed in the notes.

There was a ROW here, has this been vacated? See B609 P452, if has not been vacated please show on the plat.

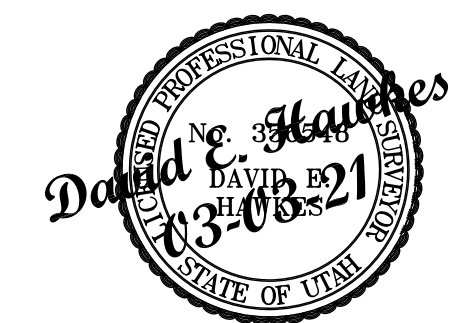
Map space and description differ where circled. Map space has a 0.4± bust.

**SURVEYORS CERTIFICATE**  
 I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

**NARRATIVE**  
 See Record of Survey #6690, filed with the Weber County Surveyor.

**BOUNDARY DESCRIPTION**  
 A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the 3.16 acres of Weber County Tax Parcel 21-005-0006 and a 0.42 acre portion of Weber County Tax Parcel 21-005-0046. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap center line monument at the intersection of 7800 East Street and Stoker Lane, thence North 01°27'40" West 319.11 feet coincident with the centerline of said 7800 East Street to the TRUE POINT OF BEGINNING; Thence the following three (3) courses coincident with the perimeter of Poverty Flats Subdivision (Book 45, Page 028 of Weber County Records), 1) South 89°03'25" West 334.48 feet; 2) South South 57°26'55" West 192.55 feet to a number five rebar and cap stamped "PLS 356548"; 3) North 25°05'52" West 203.76 feet; Thence North 57°33'16" East 78.21 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 13°03'00" West 127.19 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 205.16 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°56'35" East 26.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 334.71 feet to the centerline of said 7800 East Street; Thence South 01°27'40" East 224.22 feet coincident with said centerline to the point of beginning.



**OWNERS DEDICATION**  
 Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot, and a public street, as shown on this plat and name said tract CHANCE'S PLACE SUBDIVISION, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon in witness we have hereunto set our signature.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 \_\_\_\_\_  
 Chance Hansen  
 \_\_\_\_\_  
 Chelsea Hansen

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF WEBER }

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**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 an on-site waste water system.  
 This \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
 \_\_\_\_\_  
 Director, Weber Morgan Health Department

**WEBER COUNTY RECORDER**  
 ENTRY NUMBER \_\_\_\_\_

FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2021, IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.  
 DEPUTY COUNTY RECORDER \_\_\_\_\_

**PREPARED BY:**  
**Boundary Consultants**  
 Professional Land Surveyors  
 5554 West 2425 North, Hooper, Utah  
 801-792-1569  
 dave@boundaryconsultants.biz  
**FOR:**  
 CHANCE HANSEN  
 1221 North 7800 East  
 Huntsville, Utah 84317

WCS Brass Cap Witness Monument as per WCS Tie Sheet, See Sheet 2, ROS #5924  
 Would be helpful to say which section corner this monument is witness to.

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**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 \_\_\_\_\_, 2021.  
 \_\_\_\_\_  
 Signature

**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 execute this plat from the responsibilities and/or liabilities associated therewith.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 \_\_\_\_\_  
 Signature

**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 \_\_\_\_\_, 2021.  
 \_\_\_\_\_  
 Signature

**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 \_\_\_\_\_, 2021.  
 \_\_\_\_\_  
 Chairman, Weber County Planning Commission

**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 \_\_\_\_\_, 2021.  
 \_\_\_\_\_  
 Chairman, Weber County Commission  
 Attest: \_\_\_\_\_  
 Title: \_\_\_\_\_