

# 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

E 1/4 cor Sec 28, T6N, R2W, SLB&M, find per county tie sheet data in good condition having record NAD83 coordinates Utah North Zone N=3606980.5 E=1485280.0 U.S.R.

### OWNER'S DEDICATION

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) 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.

We hereby grant an easement 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 walking/biking trail (Trail) the same to be used as a public thoroughfare, said Trail is restricted in use to non-motorized uses. This dedication authorizes the Local Entity to operate, police, maintain, and other operations upon, over, or under the trail as needed for the safety, health, and welfare of the public trust and that the undersigned owner(s) (the Developer), hereby entered into a No Access Line Agreement, pertaining to certain property which is being subdivided as identified hereon, and the Local Entity (at the time of this Agreement the Local Entity is Weber County, a body corporate and politic).

WHEREAS, the Developer has caused this plat to be prepared which subdivides and dedicates lots and streets (the Subdivision) as herein stated, WHEREAS, the Local Entity has enjoyed frontage on 3500 West Street, a public State highway, and in the process of this development dedicated a public street, 2450 South Street, providing Lot 1 with public street access on the north of said lot, WHEREAS, the Local Entity requires that the previously enjoyed frontage on 3500 West Street be abandoned and restricted to prevent access to the State highway along the right of way of said State highway from said Lot 1, WHEREAS, the Subdivision plat designates a no access line that represents the portion of the State highway right-of-way boundary that is the subject of this Agreement, NOW, THEREFORE, it is agreed by the Developer and the Local Entity that:  
1. This Agreement shall be binding on the Developers heirs, successors and/or assigns and upon the Local Entity having jurisdiction.  
2. That this agreement may be modified or altered only by written agreement with the Developer, their heir(s), successor(s) or assign(s) and the Local Entity.  
3. That any modification agreement shall be filed recorded with the County Recorder.  
4. This agreement shall be binding on the Developers heirs, successors and/or assigns and upon the Local Entity having jurisdiction.

### 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  
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 signers 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 \_\_\_\_\_, I, \_\_\_\_\_, Witness my hand and official stamp the date in this certificate first above written:

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(print name below signature):

- NOTES:
- 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.
  - A full and complete site search on this property has not been conducted. The owner, successor(s), assign(s), or trustee(s) are hereby notified 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.
  - 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, supercede, 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.

Scale ~ 1" = 50'

**General Legend**

- SECTION LINE
- SUBDIVISION BOUNDARY
- - - - - EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ SET STREET MONUMENT
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- FND CURB NAIL
- PUBLIC STREET DEDICATION

**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 or less.

Held street monument for plat positioning. No rotation was made.

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	26°13'19"	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'
C12	45°16'29"	25.000'	10.43'	19.75'	N 22°02'01" W 19.24'
C13	45°16'29"	25.000'	10.43'	19.75'	N 67°18'30" W 19.24'

**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 \_\_\_\_\_

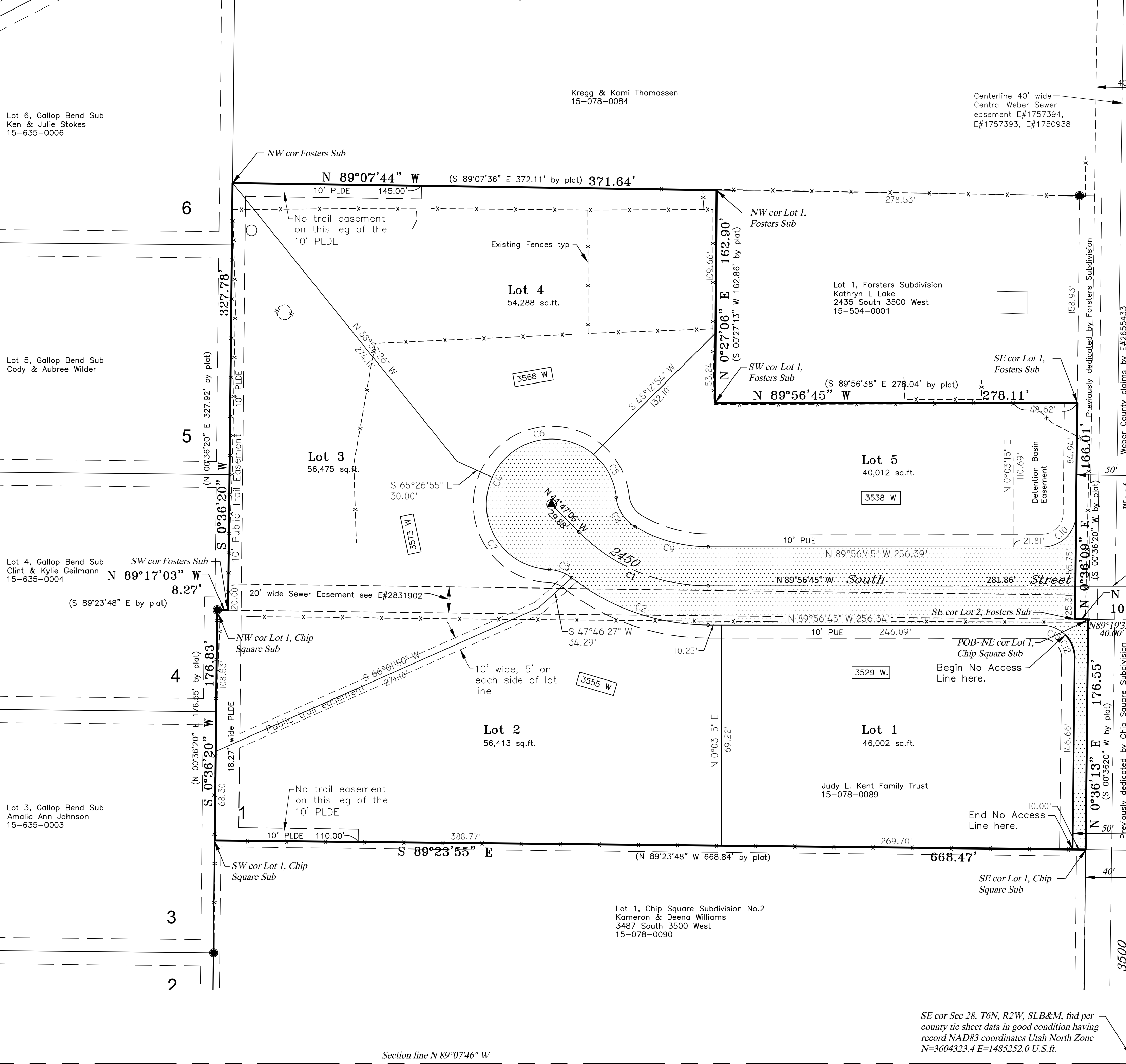
S 1/4 cor Sec 28, T6N, R2W, SLB&M, find per county tie sheet data in good condition having record NAD83 coordinates Utah North Zone N=3604363.7 E=1482599.6 U.S.R.

**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 \_\_\_\_\_

**TAYLOR WEST WEBER WATER DISTRICT**  
Approved as to form.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Certified Representative: \_\_\_\_\_



**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 \_\_\_\_\_

**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. The Fosters and Chip Square subdivision overlap slightly with the Gallop Bend subdivision. In preparing this amended plat I have held the line of Gallop Bend. Having identified these subdivision locations established the boundaries for this subdivision amendment.

**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, 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.

SE cor Sec 28, T6N, R2W, SLB&M, find per county tie sheet data in good condition having record NAD83 coordinates Utah North Zone N=3604323.4 E=1485252.0 U.S.R.

<p><b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>	<p>4646 South 3500 West - #A-3 West Valley UT 84401 801-731-4075</p>	<p><b>Weber County Recorder</b> Entry no. _____ Filed for record and recorded ____ day of _____, 20__ at _____ in book _____ of official records, on page _____</p>
	<p><b>DEVELOPER: Judy L Kent Family Trust</b> Address: 2463 S 3500 W, Ogden, UT 84401</p>	<p>1 of 1</p>
<p>SE 1/4 of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.</p>	<p><b>Amended Subdivision</b></p>	<p>By Deputy: _____ Fee paid _____</p>
<p>Revisions _____</p>	<p>DRAWN BY: EDR CHECKED BY: ... DATE: August 11, 2022 PROJ: 4189</p>	<p>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 Geospatial 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 Court, nor be Recorded or Filed, nor implemented or used as a Final Product.</p>