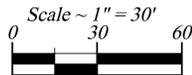


SHAWN'S SUBDIVISION

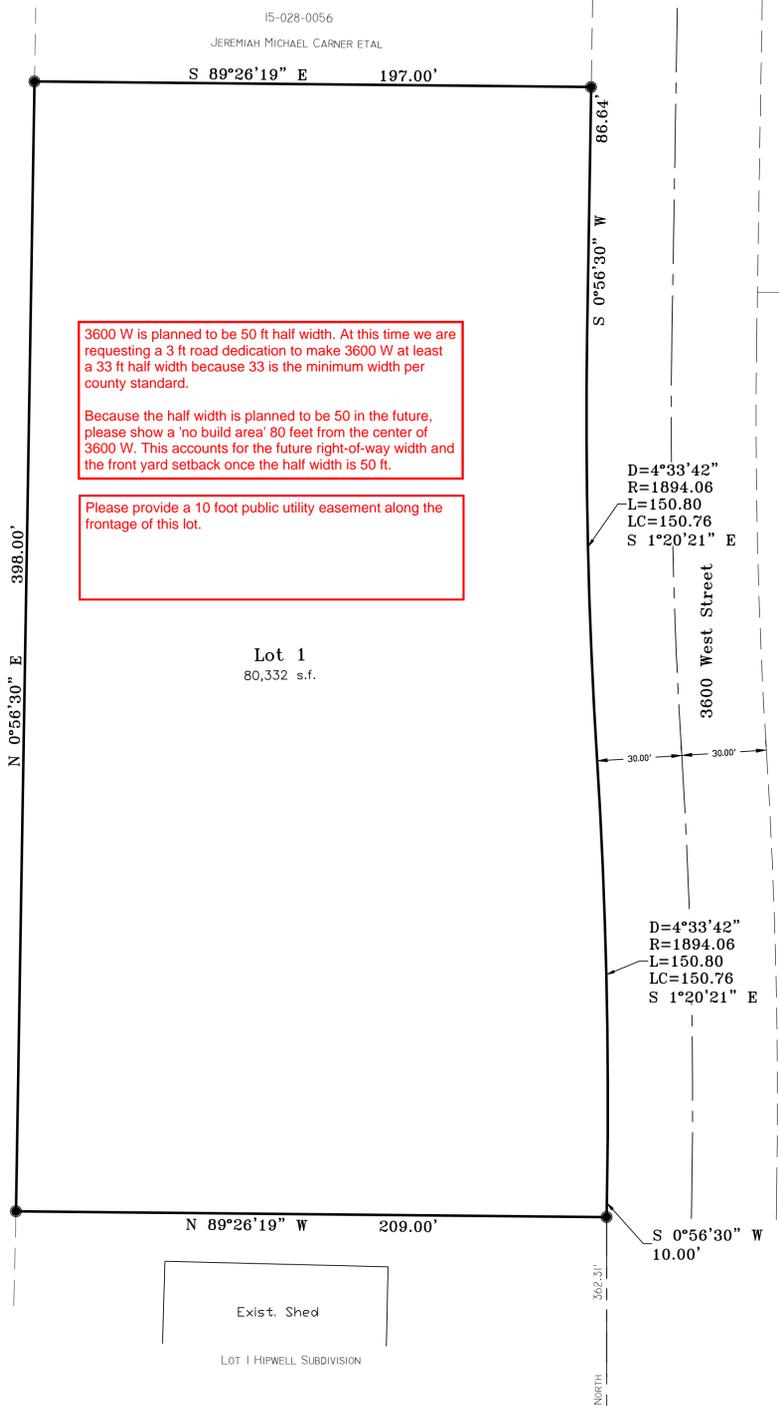
PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2021



Legend

- X---X--- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- R RECORD DATA
- MD MEASURED DATA

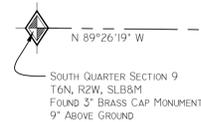
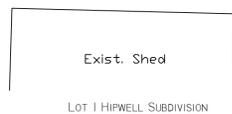
Please reach out to the Taylor West Weber Water District to find out what language they want on the subdivision plat, as they will request to sign the mylar. They have requested that the Planning Office forward this information on to the applicant.



3600 W is planned to be 50 ft half width. At this time we are requesting a 3 ft road dedication to make 3600 W at least a 33 ft half width because 33 is the minimum width per county standard.

Because the half width is planned to be 50 in the future, please show a 'no build area' 80 feet from the center of 3600 W. This accounts for the future right-of-way width and the front yard setback once the half width is 50 ft.

Please provide a 10 foot public utility easement along the frontage of this lot.



OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into as shown or noted hereon and name said tract SHAWN'S SUBDIVISION: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), 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.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Northeast corner of Lot 1 of the Hipwell Subdivision being 1756.48 feet North 89°26'19" West along the South line of said Section 9 and 362.31 feet North from the Southeast corner of said Section 9; thence running North 89°26'19" West 209.00 feet to the Northwest corner of said Lot 1, thence North 0°56'30" East 398.00 feet, thence South 89°26'19" East 197.00 feet to the Westerly right-of-way line of 3600 West Street, thence along the said Westerly right-of-way line of 3600 West Street the following four (4) courses: (1) South 0°56'30" West 86.64 feet, (2) along an arc 150.80 feet of a 1894.06 foot radius curve to the left (chord bears South 1°20'21" East 150.76 feet), (3) along an arc 150.80 feet of a 1894.06 foot radius curve to the right (chord bears South 1°20'21" East 150.76 feet), (4) South 0°56'30" West 10.00 feet to the point of beginning.

Contains 80,332 s.f. or 1.84 acres

NARRATIVE

The purpose of this survey is to create a one (1) lot subdivision as shown.

Documents used to aid in this survey:

1. Weber County Tax Plat 15-028.
2. Deeds of record as found in the Weber County Recorders Office subject and neighboring parcels,
3. Plats of record: #43-003 Hipwell Subdivision, #50-093 McFarland Subdivision
4. Record of Surveys: #2129, #2458, #2622, #6534, #6717.

Centerline of 3600 West Street was established by using McFarland Subdivision. Boundary was established by record description existing evidences.

Basis of bearing is state plane grid from monument as shown.

NARRATIVE

1. The purpose of this survey
2. 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 as noted and described in the Boundary Description.

basis on which the lines were established
found monuments
deed elements that controlled the boundaries

Documents used or reviewed in this survey are, but not limited to, the following:

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 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.



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__.

Attest:
Chairman, Weber County Commission 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 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

		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		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	
DEVELOPER: Shawn Monson Address: 3949 Saunter Cir. Syracuse UT 84075		I			
SE 1/4 of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Subdivision			
Revisions		DRAWN BY: TK CHECKED BY: TK DATE: 5/25/2021 PROJ. NUMBER			
By Deputy: _____ Fee paid: _____					