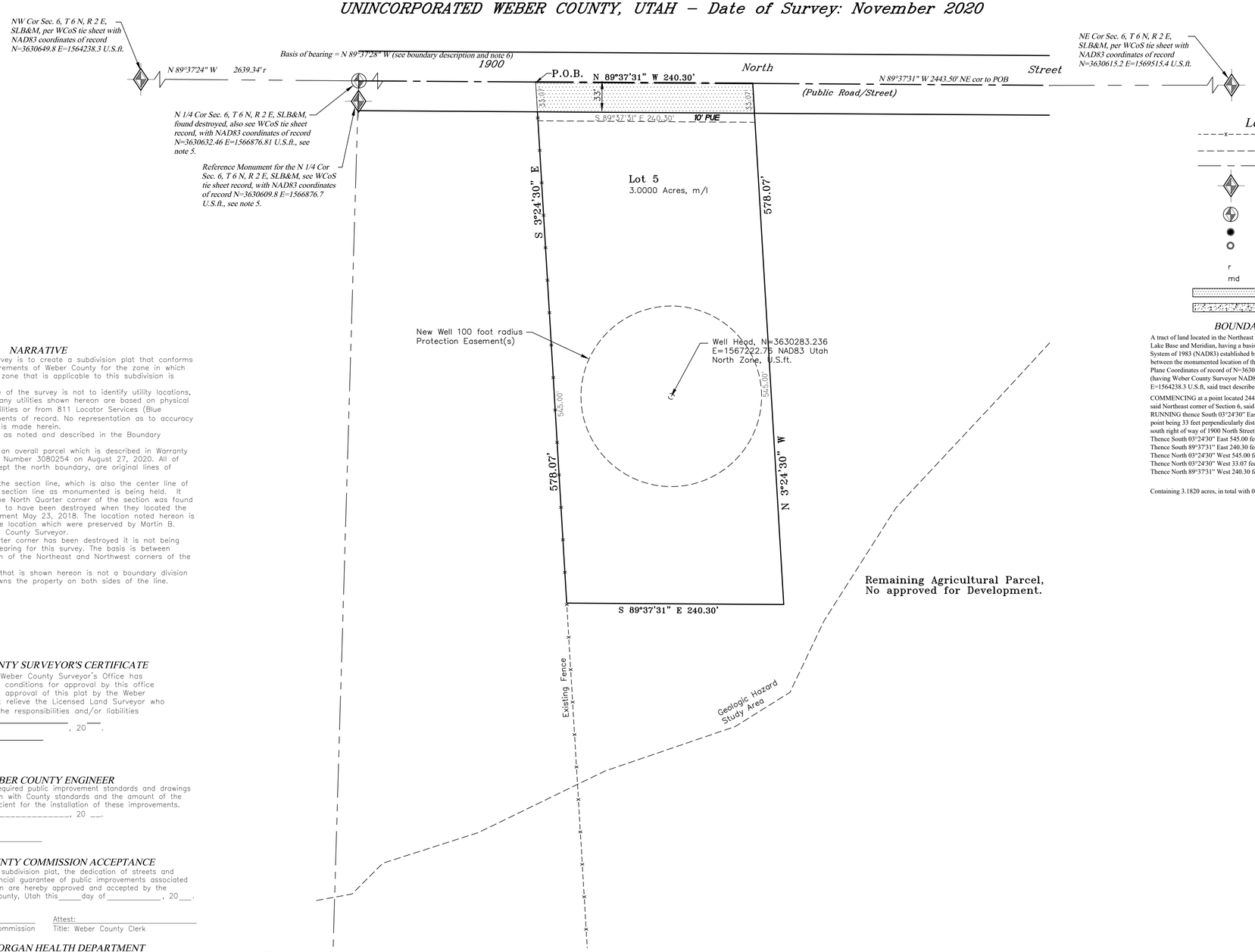
WESTWOOD HOMESTEAD NO.2

PART OF Government Lot 2 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: November 2020



NARRATIVE

1. The purpose of this survey is to create a subdivision plat that conforms to the subdivision requirements of Weber County for the zone in which the parcels reside. The zone that is applicable to this subdivision is AV–3.
2. Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities 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 is made herein.
3. The basis of bearing is as noted and described in the Boundary Description.
4. This division is part of an overall parcel which is described in Warranty Deed recorded as Entry Number 3080254 on August 27, 2020. All of the boundary lines, except the north boundary, are original lines of division.
5. The north boundary is the section line, which is also the center line of 1900 North Street. The section line as monumented is being held. It should be noted that the North Quarter corner of the section was found by Weber County Survey to have been destroyed when they located the remenants of the monument May 23, 2018. The location noted hereon is based on records of the location which were preserved by Martin B. Moore, Jr. when he was County Surveyor.
6. Because the North Quarter corner has been destroyed it is not being used as the basis of bearing for this survey. The basis is between existing monumentatioion of the Northeast and Northwest corners of the section.
7. The existing fence line that is shown hereon is not a boundary division fence. The subdivider owns the property on both sides of the line.

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

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 applicable thereto and now in force and effect. Signed this_____ day of _____, 20___.

_____
Signature

NOTE:
1. In addition to corners that have been shown by legend symbol as having been set all Lot corner have been set.
2. Upper Valley Coordinate system is NAD1983 Utah North Zone U.S.ft expanded to ground using a combined factor of 1.00029237772456. The initial coordinates are based on independent GPS observations using Leica Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted.
3. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. [Amd. Ord. Sec. 106–1–8(c)(5)]

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor's Office of North 89°37'28" West between the monumented location of the Northeast corner (having Weber County Surveyor State Plane Coordinates of record of N=3630615.2 E=1569515.4 U.S.ft) and the Northwest corner (having Weber County Surveyor NAD83 State Plane Coordinates of record of N=3630649.8 E=1564238.3 U.S.ft, said tract described by survey as follows:

COMMENCING at a point located 2443.50 feet North 89°37'31" West along section line; FROM said Northeast corner of Section 6, said point being on the centerline of 1900 North Street;
RUNNING thence South 03°24'30" East 33.07 feet, along an extension of an existing fence line, to a point being 33 feet perpendicularly distant from the section line which line represents the future south right of way of 1900 North Street;
Thence South 03°24'30" East 545.00 feet, along said fence line;
Thence South 89°37'31" East 240.30 feet;
Thence North 03°24'30" West 545.00 feet, to said future south right of way of 1900 North Street;
Thence North 03°24'30" West 33.07 feet, to section line;
Thence North 89°37'31" West 240.30 feet, along section line, to the point of beginning.

Containing 3.1820 acres, in total with 0.1820 acres in the future road.

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, Public Road/Street and Private Drive as shown or noted hereon and name said tract WESTWOOD HOMESTEAD NO.2: (As used herein the term Local Entity is the same as defined in UCA 67–1a–6.5)
We hereby dedicate a Public easement and 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), Drainage Easement(s), storm water detention/retention ponds, and Private Irrigation channels (collectively PUE), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation channel(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, the herein signers, grantor(s), hereby grant a well protection easement(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as New Well Protection Easement(s) having a 100 foot radius. The center of which shall be the physical location of the well as constructed.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20____.

WESTWOOD EDEN, LLC, a Utah Limited Liability Company

By: _____ By: _____

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

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

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.

PROFESSIONAL LAND SURVEYOR ★ ERNEST D. ROWLEY ★ No.171781 ★ STATE OF UTAH ★

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: Mike Westwood
Address:3130 West 3600 South, West Haven, Utah 84401

1 of 1

Part of Government Lot 2 of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

Subdivision

DRAWN BY: EDR
CHECKED BY: ...
DATE: September 30, 2022
PROJECT NUMBER: 4337

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: 4337 Westwood Homestead No2.dwg Save Date: March 17, 2023 1:59 PM Sheet: ###