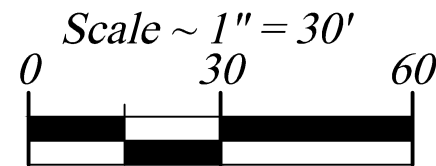
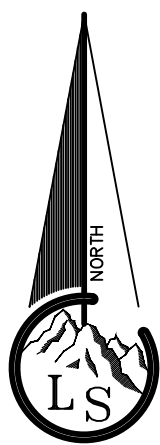


SHAWN'S SUBDIVISION

PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2023



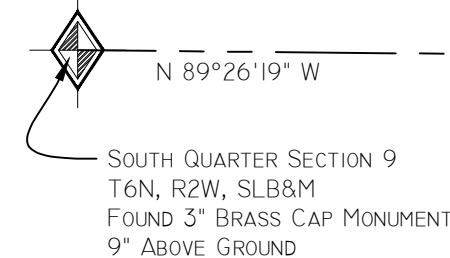
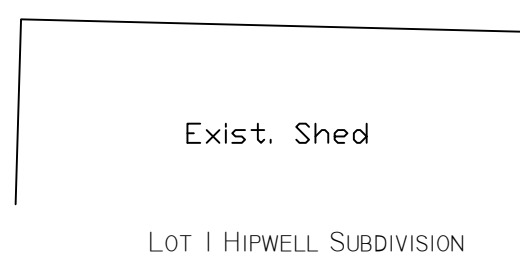
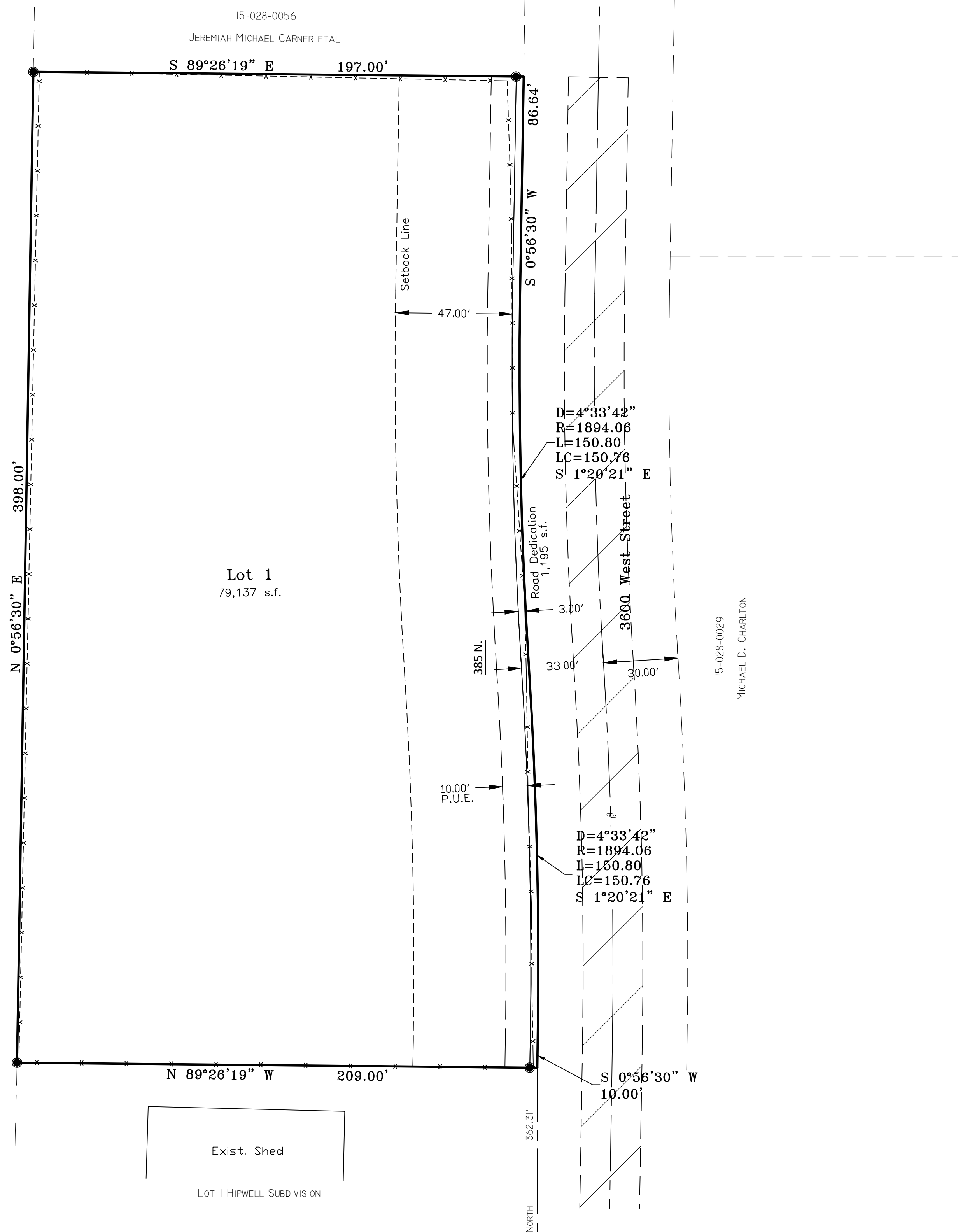
Legend

- 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

NOTES:

- 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)]
- The following is required to be included on this plat by Weber County Engineering: "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."

Owner's Dedication Certificate shall include the following Public Streets dedication as applicable:
"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."
WCO 106-7.



Taylor West Weber Water District

Approved as to form 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 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

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.

Corporate Acknowledgement

IN WITNESS WHEREOF, the named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this ___ day of _____, 20 ___.

Shawn Monson Flooring, Inc., a Utah Corporation

By: Shawn Monson

By:

STATE OF UTAH)
COUNTY OF WEBER)

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same. 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):

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 aide in this survey:

- Weber County Tax Plat 15-028.
- Deeds of record as found in the Weber County Recorders Office subject and neighboring parcels.
- Plats of record: #43-003 Hipwell Subdivision, #50-093 McFarland Subdivision
- Record of Survey's: #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.

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.



<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		<p>Weber County Recorder</p>	
<p>DEVELOPER: Shawn Monson 3949 Saunton Cir. Syracuse UT 84075</p>		<p>1</p>		<p>Entry no. _____</p>	
<p>SE 1/4 of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>		<p>Filed for record and recorded ___ day of _____, 20 ___.</p>	
<p>Revisions</p>		<p>DRAWN BY: TK CHECKED BY: TK DATE: 5/25/2021 PROJ. NUMBER</p>		<p>at _____ in book _____ of official records, on page _____</p>	
<p>Signature</p>		<p>Signature</p>		<p>County Recorder: Leann H Kilts</p>	
<p>Signature</p>		<p>Signature</p>		<p>By Deputy: _____ Fee paid: _____</p>	