D. VANDERKOOI ACRES FIRST AMENDMENT

AMENDING LOTS 1 & 2, D. VANDERKOOI ACRES, WEBER COUNTY, UTAH

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

NORTH QUARTER CORNER OF SEC. 32. DECEMBER 2020 NORTHEAST CORNER OF SEC. 32, — T. 6 N., R. 2 W., SLB&M T. 6 N., R. 2 W., SLB&M FOUND WEBER CO. BRASS CAP MONUMENT FOUND WEBER CO. BRASS CAP MONUMENT N 89°17'54" W — SECTION LINE - BASIS OF BEARING 2550 SOUTH **STREET** 2642.13' *327.90'* N 89°17'54" W *328.50*° _____<u>__164.25'</u>_____ <u> 164.25'</u> 10' P.U.E. DEE & MARIAN SCHENCK FAMILY TRUST (Data in Parentheses is Record) 15-083-0011 FAVERO FARMS LC (PREVIOUS LOT 1) (PREVIOUS LOT 2) LOT 3 15-083-0019 LOT 4 LEGEND CONT. 1.678 ACRES CONT. 1.678 ACRES SUBJECT PROPERTY LINE 4387 WEST 4363 WEST ADJOINING PROPERTY LINE 1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 PREVIOUS PROPERTY LINE PREVIOUS LOT LINE (TYP.) FOOT WIDE UNLESS OTHERWISE NOTED. PUBLIC UTILITY EASEMENT (PUE) — x---x-- FENCE LINE 2 - REBAR AND CAP SET OR FOUND ON ALL LOT PERC. TEST LOCATION CORNERS AS SHOWN HEREON. FOUND REBAR SET BY PINNACLE SET 5/8"X24" REBAR WITH CAP SECTION CORNER AGRICULTURAL NOTE AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. 164.95' -PROJECT LOCATION S 89°17'54" E 329.91' WEBER COUNTY PLANNING MARIE AESCHLIMANN REVOCABLE LIVING TRUST COMMISSION APPROVAL 15-083-0001 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS______, DAY OF__________, 20____. CHAIRMAN, WEBER COUNTY PLANNING COMMISSION VICINITY MAP DEVELOPER:

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22. PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS D. VANDERKOOI ACRES FIRST AMENDMENT IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS DAY OF		2020. Manning,
ROGER C. SLADE, P.L.S. UTAH LAND SURVEYOR LICENCE NO.	11386802	HAW MAN THE STATE OF THE STATE

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 1 & 2, D. VANDERKOOI ACRES, WEBER COUNTY, UTAH, RECORDED AS ENTRY NO. 2420281 IN THE WEBER COUNTY RECORDER'S OFFICE.

CONTAINING TWO LOTS AND 3.356 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND. DO HEREBY SET APART AND AMEND THE SAME INTO LOTS AS SHOWN HERON AND NAME SAID TRACT D. VANDERKOOI ACRES FIRST AMENDMENT, AND DO HEREBY: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS	_ DAY OF	, 20
HOWARD L. MCARTHUR		DATE
DANIELLE J. MCARTHUR	 ?	

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) 8

_20____, HOWARD L. MCARTHUR AND DANIELLE J. MCARTHUR, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

	NOTAR	Y PUBLIC
--	-------	----------

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND D. VANDERKOOI ACRES AND TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY HOWARD MCARTHUR. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF SAID D. VANDERKOOI ACRES, ENTRY NO. 2420281 ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°17'54" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

HOWARD MCARTHUR 4348 WEST 5850 SOUTH HOOPER, UTAH 84315 (801) 430-6162

Celebrating over 60 Years of Business

Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.haies.net righam City Ogden (435) 723–3491 (801) 399–4905 (435) 752–8272

20-3-329 20-3-329v19.dwg 12/17/2020 RS

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 SIGNED THIS______, DAY OF_________, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

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.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESES IMPROVEMENTS.

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_____

WEBER-MORGAN HEALTH DEPARTMENT

ENTRY NOFEE FFILED FOR RECORD RECORD RECORDEDIN BOOKOF OFFICE RECORDS, PAGE RECORDED	WEBE	ER COUN	VIY RE	CORDI	_ 4
RECORDEDIN BOOKOF OFFICE RECORDS, PAGE RECORDS	ENTRY NO			FEE	F
IN BOOKOF OFFICE RECORDS, PAGE RECOR		FILED	FOR F	RECORD	,
RECORDS, PAGE RECOR	RECORDED				
	//	V <i>BOOK</i>		OF OFF	70
FOR	RECORDS, PA	4 <i>GE</i>		. RECOI	₽.
	FOR				
		COUNTY	RECORD)FR	
COUNTY RECORDER		2001111	, LOUND		
COUNTY RECORDER	BY:				
		DEPU	TY		

WEBER COUNTY SURVEYOR

WEBER COUNTY ENGINEER

SIGNED THIS_____, DAY OF___