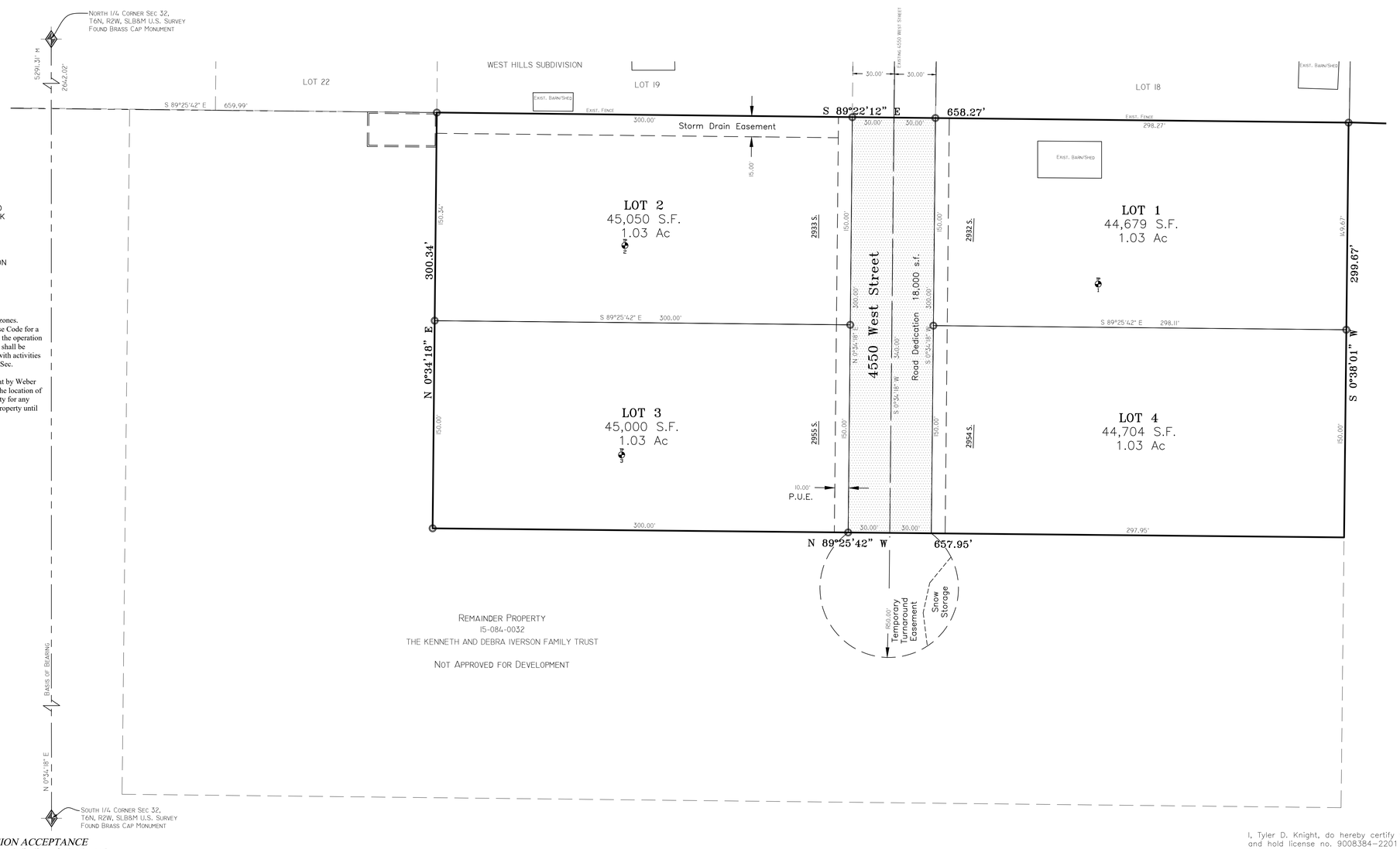
DAISY ESTATES

PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – FEBRUARY 2024

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- R — RECORD DATA
- MD — MEASURED DATA
- ROAD/STREET DEDICATION



REMAINDER PROPERTY
15-084-0032
THE KENNETH AND DEBRA IVERSON FAMILY TRUST

NOT APPROVED FOR DEVELOPMENT

NOTES:
1. 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)]
2. 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

We 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 DAISY ESTATES:
(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) 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) (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.

We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of each lot upon which **private land drains (PLDE)** are 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 also hereby reserve unto ourselves, grantee(s), successor(s) and assign(s) said land drain easement across the public street dedication as shown and noted hereon.

We hereby grant a Temporary Turnaround Easement and a Temporary Detention Pond Easement as shown hereon, said easements shall terminate at such time as 4550 West street is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further written or recorded documentation. Furthermore, the easement may be terminated at any time by the Local Entity, designee(s), successor(s), or assign(s), without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the Local Entities needs, requirements, or restrictions and for the use of owner(s) within this subdivision. No use, incidental or continual, by the general public shall constitute a statutory dedication defined in UCA 72-5-104 to the public of these Temporary Easements.

Trust Acknowledgement

IN WITNESS WHEREOF, said THE KENNETH AND DEBRA IVERSON FAMILY TRUST, dated the 2nd day of October 2012, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____, 20___.

KENNETH R. IVERSON: Trustee

DEBRA M. IVERSON: Trustee

STATE OF UTAH)
: SS
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 signer(s) 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 _____, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature:
(print name below signature):

My Commission Expires:

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

Taylor West Weber Water District

Approved as to form 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 associated therewith.
Signed this_____day of _____, 20___.

Weber County Surveyor

Record of Survey#

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

PERC TABLE

HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #15456
1	0-21"	Sandy Loam, Granular Structure
	21-40"	Sandy Loam, Blocky Structure
		Groundwater Encountered at 40"
2	0-27"	Sandy Loam, Granular Structure
	27-50"	Sandy Loam, Blocky Structure
3	0-23"	Sandy Loam, Granular Structure
	23-46"	Sandy Loam, Blocky Structure

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian; Beginning at a point on the South line of West Hills Subdivision, a subdivision in Weber County, Utah, being 2642.02 feet South 00°34'18" West and 659.99 feet South 89°25'42" East from the North Quarter of said Section 32; and running thence South 89°22'12" East 658.27 feet to the Southeast corner of said West Hills subdivision, said point being on a North-South fence line; thence along said fence line South 00°38'01" West 299.67 feet; thence North 89°25'42" West 657.95 feet; thence North 00°34'18" East 300.34 feet to the point of beginning.

Contains 3.51 acres

NARRATIVE

The purpose of this survey is to create a four (4) lot subdivision from an existing parcel.

Documents used to aide in this survey:
1. Weber County Tax Plat 15-084 & 15-113.
2. Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
3. Plats of Record: #17-016 West Hills Subdivision, #35-001 Lassen Subdivision.
4. Record of Survey's: #5575, #6008, #6694.

Record descriptions were rotated and adjusted to fit existing evidences. Existing fence lines were used as best evidence of the quarter Section line.

The basis of bearing is state plane grid from monuments 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.**

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT Review Signature Final 9008384 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: Ken Iverson — Address: 2832 S. 4550 W Taylor UT 84401	1
SW 1/4 of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Subdivision
Revisions	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 2/01/2024
	PROJ: 4346

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 is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

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.

Project Name: 4346 xDroid xvrs.dwg Save Date: December 1, 2023 11:12 AM Sheet: ###