STEWART's ACRES

A PART OF THE N.E. 1/4 OF SECTION 1,
T. 6 N., R. 3 W., S.L.B.&M.
WEBER COUNTY, UTAH
MAY 02, 2002

002908

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A WHICH BEARS S.0°43'09"W. (SOUTH 13 RODS) 214.50 FEET AND N.88°12'23"W. (N.88°40'W.) 1965 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE N.88°12'23"W. 300.00 FEET, THENCE S.01°47'37"W. (SOUTH) 445.50 FEET, THENCE S.88°12'23"E. (SOUTH) 300.00 FEET, THENCE N.01°47'37"E. (NORTH) 445.50 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THAT PORTION LYING WITH THE BOUNDS OF THE COUNTY ROAD.
CONTAINING 3.07 ACRES.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT AND THAT I FURTHER CERTIFY THAT ALL LOTS IN STEWART ACRES HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

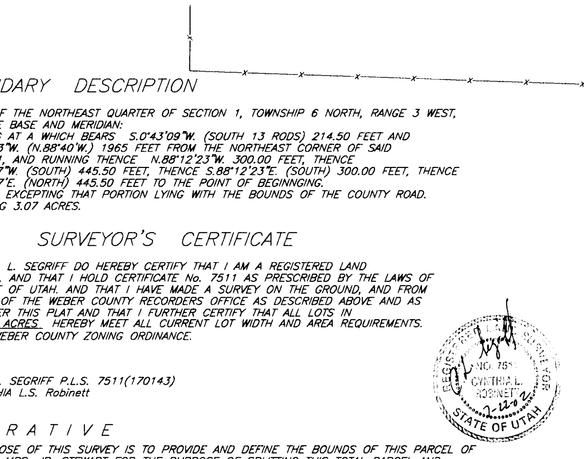
CYNTHIA L. SEGRIFF P.L.S. 7511(170143)
Fka CYNTHIA L.S. Robinett

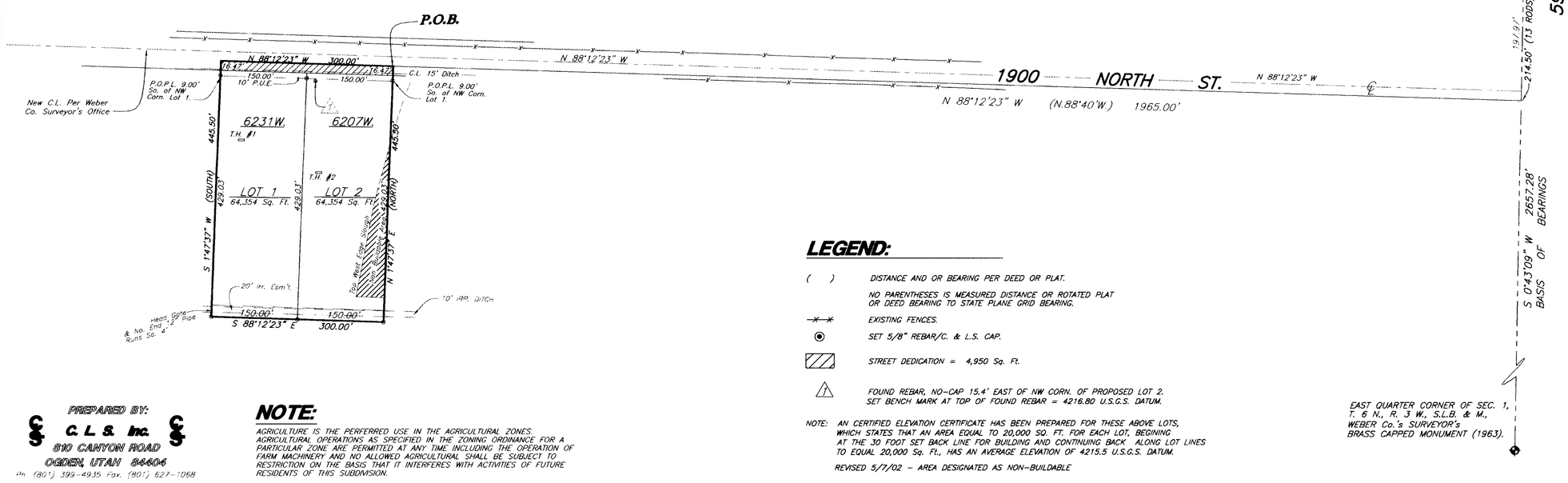
N A R R A T I V E

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AND DEFINE THE BOUNDS OF THIS PARCEL OF LAND FOR MRS. JR. STEWART FOR THE PURPOSE OF SPLITTING THIS TOTAL PARCEL AND CREATING TWO BUILDING LOTS.

THE ORIGINAL DESCRIPTION FOR THIS TOTAL PARCEL HAS DEFINED IT'S POINT OF BEGINNING AS BEING SOUTH AND WEST FROM THE NORTHEAST CORNER OF SAID SECTION 1,

THE ORIGINAL PARCEL HAS BEEN FARMED AND HAS BEEN IN THE STEWARTS FAMILY FOR MANY YEARS. BECAUSE THE TOTAL PARCEL AND THE LARGER PARCEL TO THE SOUTH HAVE BEEN BOTH AGRICULTURAL PARCELS FOR MANY YEARS THERE ARE NO FENCE LINE OCCUPATIONS BOUNDING THESE PARCELS. EXCEPT ALONG THE SOUTH SIDE OF 1950 NORTH STREET. I HAVE PERPETUATED THE BOUNDS TO BE PARALLEL WITH THE CENTER LINE OF THE STREET AND RAN PERPENDICULAR TO THIS LINE FOR THE EAST AND WEST LINES OF THIS LAND.
IN THE YEAR 1910, A WARRANTY DEED HAD BEEN GIVEN TO WEBER COUNTY FOR A 49.5 FOOT STRIP OF PROPERTY FOR ROAD PURPOSES, AFTER LOCATING THE EXISTING ROAD OCCUPATION (1950 NORTH ST.) IT APPEARS THAT THE WEST BEARING CALL COULD HAVE BEEN MEANT TO BE PARRALLAL WITH THE ROAD DEED.
THE NEW ROAD BEARS N.88°12'23"W. AND HAS BEEN DETERMINED BY USE OF THE OCCUPATIONAL LINES LINES OF SAID ROAD (1950 NORTH ST.) 1900 NORTH STREET.
BASIS OF BEARINGS IS ALONG THE AS MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, WHICH EQUALS S.00°43'09"W. (SOUTH).





LEGEND:

( )	DISTANCE AND OR BEARING PER DEED OR PLAT.
	NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
-x-x-	EXISTING FENCES.
⊙	SET 5/8" REBAR/C. & L.S. CAP.
▨	STREET DEDICATION = 4,950 Sq. Ft.
⚠	FOUND REBAR, NO-CAP 15.4' EAST OF NW CORN. OF PROPOSED LOT 2. SET BENCH MARK AT TOP OF FOUND REBAR = 4216.80 U.S.G.S. DATUM.

NOTE: AN CERTIFIED ELEVATION CERTIFICATE HAS BEEN PREPARED FOR THESE ABOVE LOTS, WHICH STATES THAT AN AREA EQUAL TO 20,000 SQ. FT. FOR EACH LOT, BEGINING AT THE 30 FOOT SET BACK LINE FOR BUILDING AND CONTINUING BACK ALONG LOT LINES TO EQUAL 20,000 Sq. Ft., HAS AN AVERAGE ELEVATION OF 4215.5 U.S.G.S. DATUM.

REVISED 5/7/02 - AREA DESIGNATED AS NON-BUILDABLE

PREPARED BY:
C.L.S. Inc.
610 CANYON ROAD
OGDEN, UTAH 84404
Ph (801) 399-4935 Fax (801) 627-1058

NOTE:

AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

002908

O W N E R S D E D I C A T I O N

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT STEWART's ACRES AND DO HEREBY 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.
AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 200

_____ _____

_____ _____

A C K N O W L E D G E M E N T

STATE OF UTAH)
: SS:
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 200

PERSONALLY APPEARED _____, AND

_____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

W E B E R C O U N T Y A T T O R N E Y

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 _____, 200

_____
SIGNATURE

W E B E R C O U N T Y E N G I N E E R

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

SIGNED THIS _____ DAY OF _____, 200

_____
SIGNATURE

W E B E R C O U N T Y P L A N N I N G C O M M I S S I O N A P P R O V A L

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 200

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

W E B E R C O U N T Y C O M M I S S I O N A C C E P T A N C E

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 _____, 200

_____ TITLE

_____ ATTEST
CHAIRMAN, WEBER COUNTY COMMISSION

W E B E R C O U N T Y S U R V E Y O R

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 200

_____
COUNTY SURVEYOR

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 ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE _____ DAY OF _____, 200

_____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

COUNTY RECORDER

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED:
_____ 19____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY:

RECEIVED
JUL 22 2002
Weber County Surveyor
002908