

# Benchland Acres Subdivision

A PART OF THE N.W. 1/4 OF SECTION 7,  
T. 6 N., R. 2 W., S.L.B.&M.  
WEBER COUNTY, UTAH  
OCTOBER 10, 2004

003374

## OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **BENCHLAND ACRES SUBDIVISION** AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004

Glynn F. Wayment Chyrrl S. Wayment

## ACKNOWLEDGEMENT

STATE OF UTAH I  
COUNTY OF WEBER I  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004  
PERSONALLY APPEARED Glynn F. Wayment AND Chyrrl S. Wayment, AND  
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.  
NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## 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 \_\_\_\_\_, 2004

## 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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004

## WEBER COUNTY SURVEYOR

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 \_\_\_\_\_, 2004

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 APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

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 \_\_\_\_\_, 2004.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## 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 \_\_\_\_\_

\_\_\_\_\_  
TITLE  
CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

RECEIVED

NOV 10 04

Weber County Surveyor

COUNTY RECORDER	
ENTRY No. _____	FEE PAID _____
FILED FOR RECORD AND RECORDED:	
_____ 20__	AT _____
IN BOOK _____ PAGE _____	
OF OFFICIAL RECORDS.	
RECORDED FOR:	
COUNTY RECORDER:	
By: _____	

Street

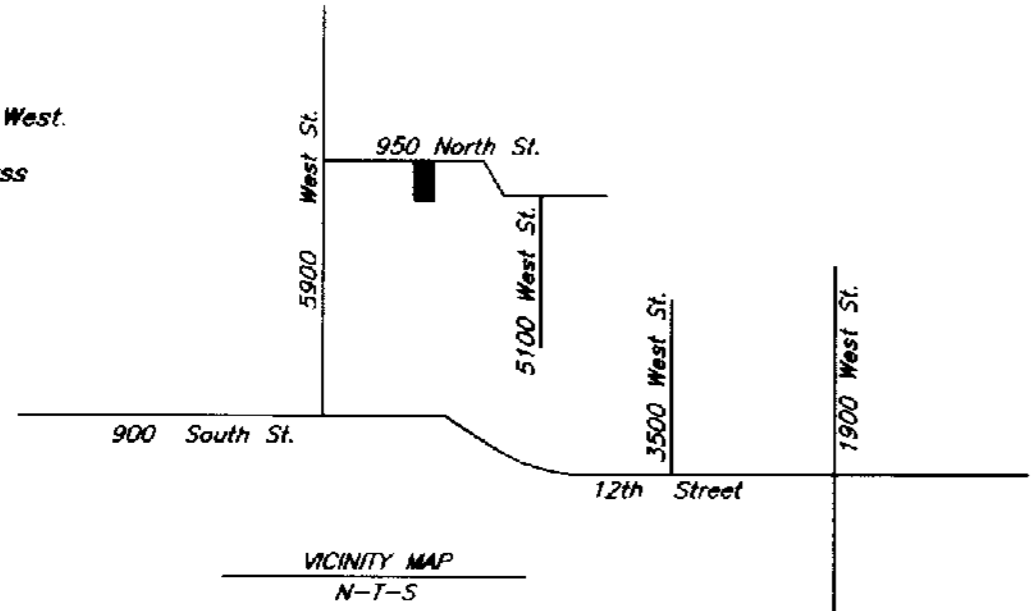
West

5900

West Quarter corner Section 7,  
Township 6 North, Range 2 West,  
Salt Lake Base & Meridian,  
Weber county Surveyor's Brass  
Cap (Dated 1963).

Chester L. Nelson  
1800 North 5900 West  
Cedar, Utah 84604  
Ph. (801) 731-1131

DEVELOPER - LON & STEPHANIE HUDMAN-362-1224



950

North

Street



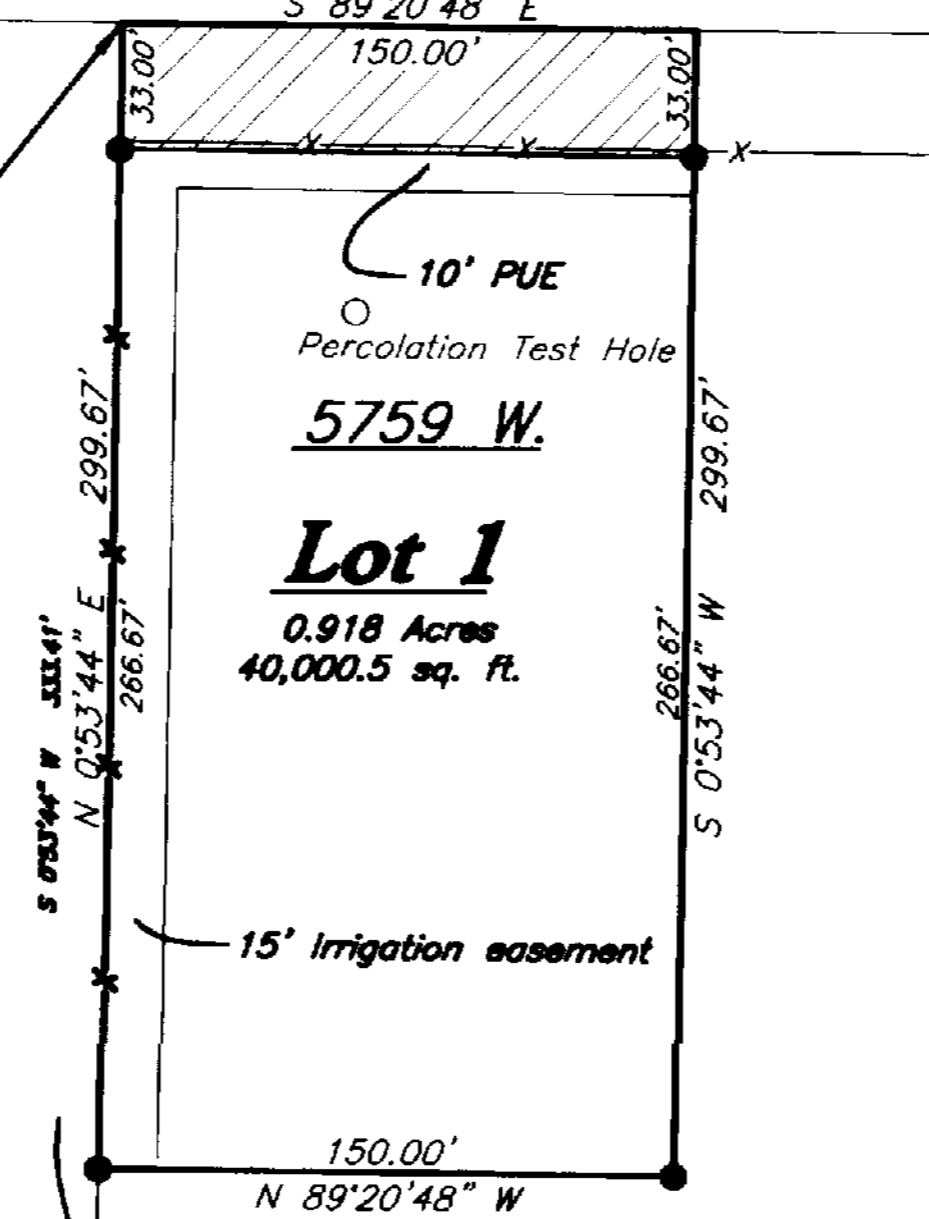
Scale : 1" = 50'

### 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.
- EXISTING FENCES.
- SET 5/8" REBAR/Nelson Surv. RLS 4263 CAP.
- ▨ STREET DEDICATION = 4,950.0 SQ. FT.
- ⊕ FOUND WEBER COUNTY SURVEYOR'S BRASS CAP.

POB

RICHARD CHARLES JUDKINS

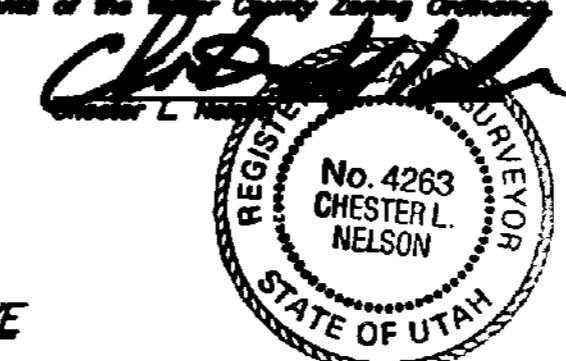


**Lot 1**  
0.918 Acres  
40,000.5 sq. ft.

### SURVEYOR'S CERTIFICATE

I, Chester L. Nelson do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 4263 (153030) 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 Records office as hereon and shown per this plat and that I further certify that all lots in Benchland Acres Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

11/10/04



### NARRATIVE

Purpose of Survey was to create a lot for client's daughter to build a house on. Fence on East Side of Richard Judkins property was found to encroach onto Benchland Investments Property. This encroachment will be taken care of by a Boundary Line Agreement between the two adjoining property owners.

Base of bearing is S. 0° 45' 12" W. Along the West line of the northeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. As MONUMENTED with Weber County Surveyors Brass Caps.

### BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian: Beginning at point that is S. 0° 45' 12" W. (South) 827.0 feet along the West line of said Quarter Section (as monumented by Weber County Surveyors Brass Caps), and S. 89° 20' 48" E. (East) 916.77 feet along center of road from the Northwest corner of said Section 7 as Monumented with a Weber County Surveyor's Brass cap and running thence S. 89° 20' 48" E. 180.00 feet along center of said road thence S. 0° 53' 44" W. 288.67 feet, thence N. 89° 20' 48" W. 180.00 feet to a fence, thence N. 0° 53' 44" E. 288.67 feet along and beyond fence to point of beginning. Containing (1.03 Acres) 44,890.5 sq. ft. more or less.

### Remainder Parcel - Not Approved for Development

Part of the northwest quarter of section 7, township 6 north, range 2 west, salt lake base meridian, s.l.b. & m. Beginning at the southeast corner of said quarter section; running thence north 827 feet thence east 242 feet to north bank of canal thence along north bank of said canal in a northerly direction to a point 91 rods, more or less, south and 88 rods east from the northeast corner of said quarter section; thence north 33 rods, more or less, to a point 88 rods south and 88 rods east of the northeast corner of said quarter section; thence east 417.12 feet thence south 87° and 440 feet thence south 89°48' east along the center of road 917.8 feet, more or less, to east line of said quarter section thence south along east line of said quarter section to the southeast corner; thence east 40 chains to beginning.

### Excepting the Following Described Property:

A part of the Northwest Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian: Beginning at point that is S. 0° 45' 12" W. (South) 827.0 feet along the West line of said Quarter Section (as monumented by Weber County Surveyors Brass Caps), and S. 89° 20' 48" E. (East) 916.77 feet along center of road from the Northwest corner of said Section 7 as Monumented with a Weber County Surveyor's Brass cap and running thence S. 89° 20' 48" E. 180.00 feet along center of said road, thence S. 0° 53' 44" W. 288.67 feet, thence N. 89° 20' 48" W. 180.00 feet to a fence, thence N. 0° 53' 44" E. 288.67 feet along and beyond fence to point of beginning. Containing (1.03 Acres) 44,890.5 sq. ft. more or less. Containing 75 Ac., more or less.

### NOTE

AGRICULTURE IS THE PREFERRED 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.

Calc'd S 89°43'11" W 2663.69' (West 40 Chains/2640')

Calc'd S 89°14'48" E 915.42' (East 55 Rods/907.5')

Calc'd N 82°38'26" E 763.49' (Northeasterly)

BENCHLAND INVESTMENTS LTD

Remainder Parcel - Agricultural Parcel - Not Approved for Development

AFTON L. WAYMENT

Proposed Boundary Line Agreement

(North 244.83')

S 0°53'44" W 288.67'

N 0°53'44" E 288.67'

S 89°20'48" E 180.00'

S 89°20'48" E 150.00'

S 89°20'48" E 150.00'

S 89°20'48" E 150.00'

S 89°20'48" E 150.00'

S 89°20'48" E 150.00'

S 89°20'48" E 150.00'