

# COTTONWOOD FLATS SUBDIVISION-FIRST AMENDMENT

A PART OF THE N.E. 1/4 OF SECTION 21,  
T. 7 N., R. 2 W., S.L.B. & M.  
WEBER COUNTY, UTAH  
30 Jan, 2006

OWNERS DEDICATION 003652

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 ON THE PLAT AND NAME SAID TRACT COTTONWOOD FLATS SUBDIVISION-FIRST AMENDMENT 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 GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

North East Corner of Sec 21,  
Township 7 North, Range 2 West, S.L.B. & M.  
Weber County Surveyors Brass Cap.  
Same O'le Cond. - Good-1963

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200

## ACKNOWLEDGEMENT

STATE OF UTAH            |  
                                  |  
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: \_\_\_\_\_

## 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 \_\_\_\_\_, 200

## 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 \_\_\_\_\_, 200

## 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 \_\_\_\_\_, 200

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 \_\_\_\_\_, 200

CHAIRMAN, WEBER COUNTY COMMISSION

## 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 \_\_\_\_\_, 200

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

003652

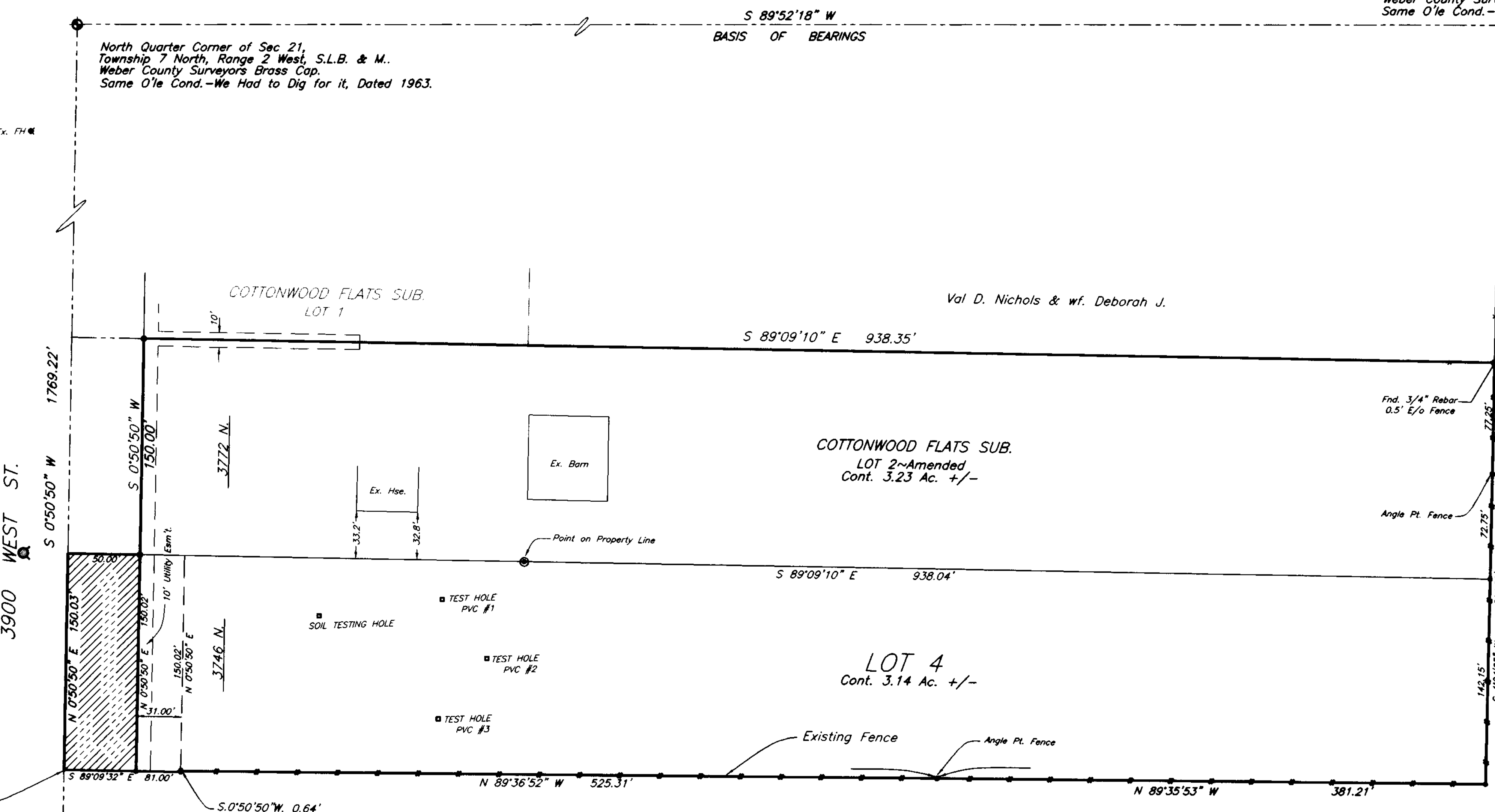
C. L. S., Inc.  
810 CANYON ROAD  
OGDEN, UTAH 84404  
(801) 399-4935

CLIENT: BRENT RHEES

SURVEY LOCATION:  
NE 1/4 SEC. 21,  
TOWNSHIP 7 NORTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN

SURVEY DATE: 5-12-06

JOB No. PS05-01



### BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S.00°50'50\"/>

### 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 \_\_\_\_\_, 200

COUNTY SURVEYOR

### SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE No. 7511 (170143) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; AND THAT 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 THAT I FURTHER CERTIFY THAT ALL LOTS IN COTTONWOOD FLATS SUBDIVISION-FIRST AMENDMENT HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRUFF P.L.S. 7511(170143)  
Fka Cynthia L. Robinett

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND COTTONWOOD FLATS SUBDIVISION FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT. A BOUNDARY LINE AGREEMENT HAS BEEN AGREED TO BY BRENT RHEES AND THE NEIGHBOR TO THE SOUTH, GARTH M. ARCHIBALD, AS SHOWN PER THIS PLAT. BASIS OF BEARINGS ARE STATE PLANE GRID AND THE BASIS OF SURVEY IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION.

### LEGAL DESCRIPTION FOR BOUNDARY LINE AGREEMENT

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S.00°50'50\"/>

### 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.
- FND. CLS REBAR & CAPS.
- ▨ STREET DEDICATION = 7,500 SQ. FT.
- SET 5/8\"/>

PREPARED BY:  
**C. L. S., Inc.**  
810 CANYON ROAD  
OGDEN, UTAH 84404  
Ph. (801) 399-4935 Fax. (801) 627-1068

DEVELOPER: BRENT RHEES

### 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.

