

19-67

003672

PELICAN BLUFF SUBDIVISION

A PART OF THE S. E. 1/4 OF SEC. 34, T. 7 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
SEPTEMBER 2006

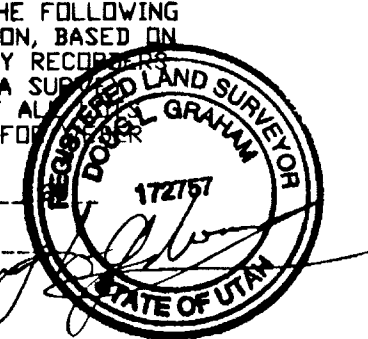
SURVEYORS CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF PELICAN BLUFF SUBDIVISION IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL MEASUREMENTS CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR COUNTY ZONING.

SIGNED THIS 5th DAY OF Sept, 2006

R.L.S. # 172757 SIGNATURE *[Signature]*



OWNERS DEDICATION

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 PELICAN BLUFF SUBDIVISION.

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 PERPETUALLY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER 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 13 DAY OF Sept, 2006

[Signature]

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS 13 DAY OF Sept, 2006 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHOSE NAMES AND NUMBER WHO DULY ACKNOWLEDGED THE SAME, THAT THEY SIGNED IN NUMBER WHO DULY AND FOR THE PURPOSES THEREIN MENTIONED.

[Signature]
COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT AT AN EXISTING FENCE CORNER NORTH 00°18'55" EAST 1603.35 FEET AND NORTH 87°11'58" WEST 281.44 FEET FROM THE MONUMENTED SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 88°11'05" WEST 497.36 FEET THENCE NORTH 01°49'28" EAST 374.69 FEET TO THE SOUTH LINE OF 2200 NORTH STREET; THENCE SOUTH 88°01'45" EAST 225.00 FEET THENCE SOUTH 01°49'28" WEST ALONG AN EXISTING FENCE 199.42 FEET; THENCE SOUTH 87°42'57" EAST ALONG AN EXISTING FENCE 267.82 FEET, TO A FENCE CORNER; THENCE SOUTH 00°18'55" WEST 172.52 FEET TO THE POINT OF BEGINNING. CONTAINS 3.00 ACRES.

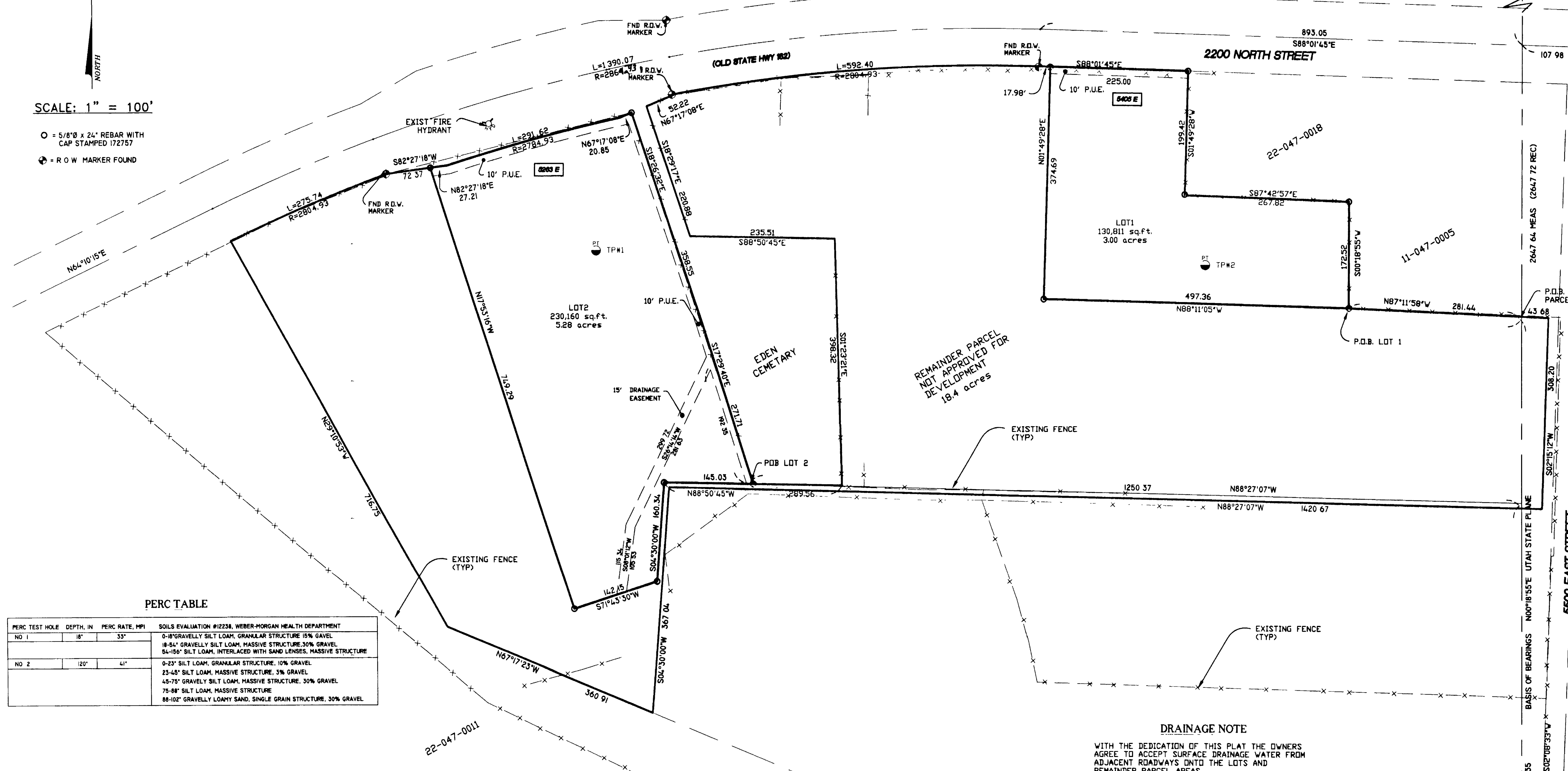
ALSO BEGINNING AT A POINT NORTH 00°18'55" EAST 1302.45 FEET AND NORTH 88°27'07" WEST 1250.37 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 88°50'45" WEST 145.03 FEET; THENCE SOUTH 04°30'00" WEST 160.34 FEET; THENCE SOUTH 71°43'30" WEST 142.15 FEET; THENCE NORTH 88°27'07" WEST ALONG THE CENTER OF AN EXISTING LANE 1420.67 FEET; THENCE SOUTH 04°30'00" WEST 27.21 FEET; THENCE 291.62 FEET THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 2784.93 FEET (LONG CHORD BEARS N74°52'13"E 291.49'); THENCE NORTH 67°17'08" EAST 20.85 FEET TO THE NORTHWEST CORNER OF THE EDEN CEMETARY PROPERTY; THENCE ALONG THE EDEN CEMETARY PROPERTY AND AN EXISTING FENCE THE FOLLOWING TWO COURSES (1) SOUTH 18°26'32" EAST 358.55 FEET (2) SOUTH 17°29'40" EAST 271.71 FEET TO THE POINT OF BEGINNING. CONTAINS 5.28 ACRES.

SURVEYED DESCRIPTION - REMAINDER PARCEL

A part of the Southeast quarter of Section 34 and the Southwest quarter of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point 1603.35 feet North 00°18'55" East along the Section line from the Southeast corner of said Section 34; running thence South 87°11'58" East 43.68 feet to a point 49.50 feet perpendicular to the centerline of 5500 East Street; thence South 02°15'12" West 308.20 feet; thence North 88°27'07" West along the center of an existing lane 1420.67 feet; thence South 04°30'00" West 367.04 feet; thence North 67°17'23" West 360.91 feet; thence North 29°10'53" West 716.75 feet to the South line of 2200 North Street (old State highway U-162); thence along said South line the following two courses (1) 275.74 feet through a curve to the right having a radius of 2804.93 feet and a central angle of 12°06'03" (L.C. bears N67°03'15"E 275.63'); (2) North 82°27'18" East 72.37 feet; thence South 17°53'16" East 749.29 feet; thence North 71°43'30" East 142.15 feet; thence North 04°30'00" East 160.34 feet; thence South 88°50'45" East 289.56 feet to the Southeast corner of the Eden cemetery property; thence along the Eden cemetery property and an existing fence North 01°23'21" West 398.32 feet; thence North 88°50'45" West 235.51 feet; thence North 18°29'17" West 220.88 feet to the South line of 2200 North Street; thence along said South line North 67°17'08" East 52.22 feet; thence 592.40 feet through a curve to the right having a radius of 2804.93 feet and a central angle of 12°06'03" (L.C. bears N85°55'13"E 591.30'); thence South 88°01'45" East 17.98 feet; thence South 01°49'28" West 374.69 feet; thence South 88°11'05" East 497.36 feet; thence South 87°11'58" West 281.44 feet to the East line of the Southeast quarter of Section 34 and the point of beginning. CONTAINS 18.4 acres

SCALE: 1" = 100'

- 5/8" x 24" REBAR WITH CAP STAMPED 172757
- ⊕ R.O.W. MARKER FOUND



PERC TABLE

PERC TEST HOLE NO	DEPTH, IN	PERC RATE, MFI	SOILS EVALUATION #1238, WEBER-MORGAN HEALTH DEPARTMENT
NO 1	18"	33"	0-6" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 10% GRAVEL
			8-6" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
			54-15" SILT LOAM, INTERLACED WITH SAND LENSES, MASSIVE STRUCTURE
NO 2	120"	41"	0-23" SILT LOAM, GRANULAR STRUCTURE, 10% GRAVEL
			23-45" SILT LOAM, MASSIVE STRUCTURE, 5% GRAVEL
			45-75" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
			75-98" SILT LOAM, MASSIVE STRUCTURE
			88-102" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 30% GRAVEL

DRAINAGE NOTE

WITH THE DEDICATION OF THIS PLAT THE OWNERS AGREE TO ACCEPT SURFACE DRAINAGE WATER FROM ADJACENT ROADWAYS ONTO THE LOTS AND REMAINDER PARCEL AREAS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2 LOT SUBDIVISION AND ESTABLISH THE BOUNDARY OF THE REMAINING PARCEL BY SURVEY. THE WEBER COUNTY SURVEYORS OFFICE ESTABLISHED THE RIGHT OF WAY FOR 2200 NORTH (OLD STATE HWY 162) AND 5500 EAST STREET AND SOME OF THE EXISTING RIGHT OF WAY MARKERS ARE NOT IN AGREEMENT WITH THE STATE HIGHWAY MAPS. A QUESTION REMAINS ON THE WIDTH OF 5500 EAST WHICH WAS SET A 66 FEET BY STATE HIGHWAY MAPS BUT MAY HAVE BEEN PREVIOUSLY RESERVED AT 99'. THE EASTERLY BOUNDARY OF THE REMAINDER PARCEL WAS HELD AT THE 99 FOOT LOCATION BUT MAY HAVE ADDITIONAL AREA TO THE EAST. OLD FENCING ALONG THE EASTERLY LINE OF LOT 1 WAS HELD AS THE LOCATION OF THAT BOUNDARY AND AGREEMENTS ARE BEING PREPARED TO CLEAR THE TITLE LINES. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING.

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 THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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 20 DAY OF Sept, 2006.

[Signature]
CHAIRMAN, WEBER COUNTY COMMISSION

[Signature]
ADMIN. ASSISTANT

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 THEREON AND NOW IN FORCE AND AFFECT.

SIGNED THIS 20 DAY OF Sept, 2006

SIGNATURE

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 7 DAY OF September, 2006

[Signature]
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 30 DAY OF September, 2006.

[Signature]

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 6th DAY OF Sept, 2006

[Signature]

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 APPROVED PLAT BY THE WEBER COUNTY SURVEYOR, WEBER COUNTY, UTAH, IS THE LICENSED LAND SURVEYOR AND EXECUTED THIS PLAT FROM THE RESPONSIBILITY AND OROUQUETTE ASSOCIATED THEREWITH.

SIGNED THIS 5th DAY OF Sept, 2006

[Signature]

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506

CLIENT: SANDRA JENKINS
LOCATION: PART OF SE 1/4 SEC 34, T.7N, R.1E., S.L.B.&M.
SURVEYED: MARCH 2006

REVISIONS:	DRAWN BY: DLG
04-05-06	
06-30-06 alg	CHECKED BY:
08-17-06 alg	DATE: 03-12-06
08-28-06 alg	FILE: 2767SUB
09-05-06 alg	

WEBER COUNTY RECORDER
ENTRY #220748 FEE \$32.92
FILED FOR RECORD & RECORDED
THIS 13 DAY OF SEP, 2006
AT 9:48AM IN BOOK 1A OF ---
PAGE 111

[Signature]
DOUG CREETS
WEBER COUNTY RECORDER
BY *[Signature]*
DEPUTY
RECORDED BY: SANDRA JENKINS

SEE RECORD OF SURVEY # 003672

SOUTHEAST CORNER OF SEC 34, T.7N, R.1E., S.L.B.&M.
BLM MON. 1967, GOOD COND.

64-61

003672