

# SECOND CHANCE SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER, SECTION 6,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
FEBRUARY 2008

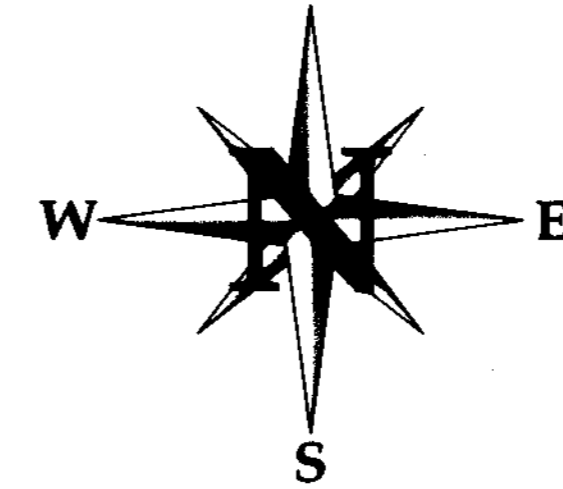
## SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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 THIS PLAT OF SECOND CHANCE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 5<sup>th</sup> DAY OF March, 2008

TRAVIS R. GOWER, PLS #6439364

DATE



0' 10' 20' 40' 80'  
SCALE: 1" = 40'

### LEGEND

- Section Monument
- Property Corner Set 3/4" REBAR 24" LONG WITH CAP STAMPED "UTAH LAND SURVEYING" UNLESS OTHERWISE NOTED
- Center Line
- Property Line
- Easement Line
- Section Line
- Edge of Asphalt
- Fence Line
- TO BE DEDICATED TO WEBER COUNTY

RECORD DESCRIPTION: WARRANTY DEED ENTRY NO: 2280649  
PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 70 RODS NORTH AND 480 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 480 FEET, MORE OR LESS, TO A POINT 59 2/11 RODS EAST FROM THE WEST LINE OF SAID QUARTER SECTION; RUNNING THENCE NORTH 20 RODS, MORE OR LESS, TO THE CENTER OF THE PUBLIC ROAD; THENCE WEST ALONG THE CENTER LINE OF SAID ROAD 480 FEET, MORE OR LESS, TO A POINT IMMEDIATELY NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING.

AS SURVEYED DESCRIPTION:  
PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 00°42'55" EAST 1159.94 FEET AND EAST 492.69 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH 00°57'09" EAST ALONG AN EXISTING WIRE FENCE 423.00 FEET TO THE CENTERLINE OF 1400 NORTH STREET; THENCE SOUTH 88°09'52" EAST ALONG SAID CENTERLINE 484.17 FEET; THENCE SOUTH 00°43'04" WEST ALONG AN EXISTING WIRE FENCE 412.71 FEET TO A WOOD POST; THENCE NORTH 89°22'52" WEST ALONG AN EXISTING WIRE FENCE 485.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 3 LOTS AND 202,639 SQ. FEET OR 4.65 ACRES

### WEBER COUNTY ENGINEER

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

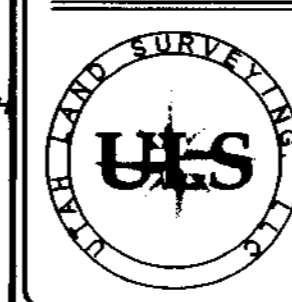
SIGNATURE

### 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 \_\_\_\_\_, 2008.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## UTAH LAND SURVEYING, LLC



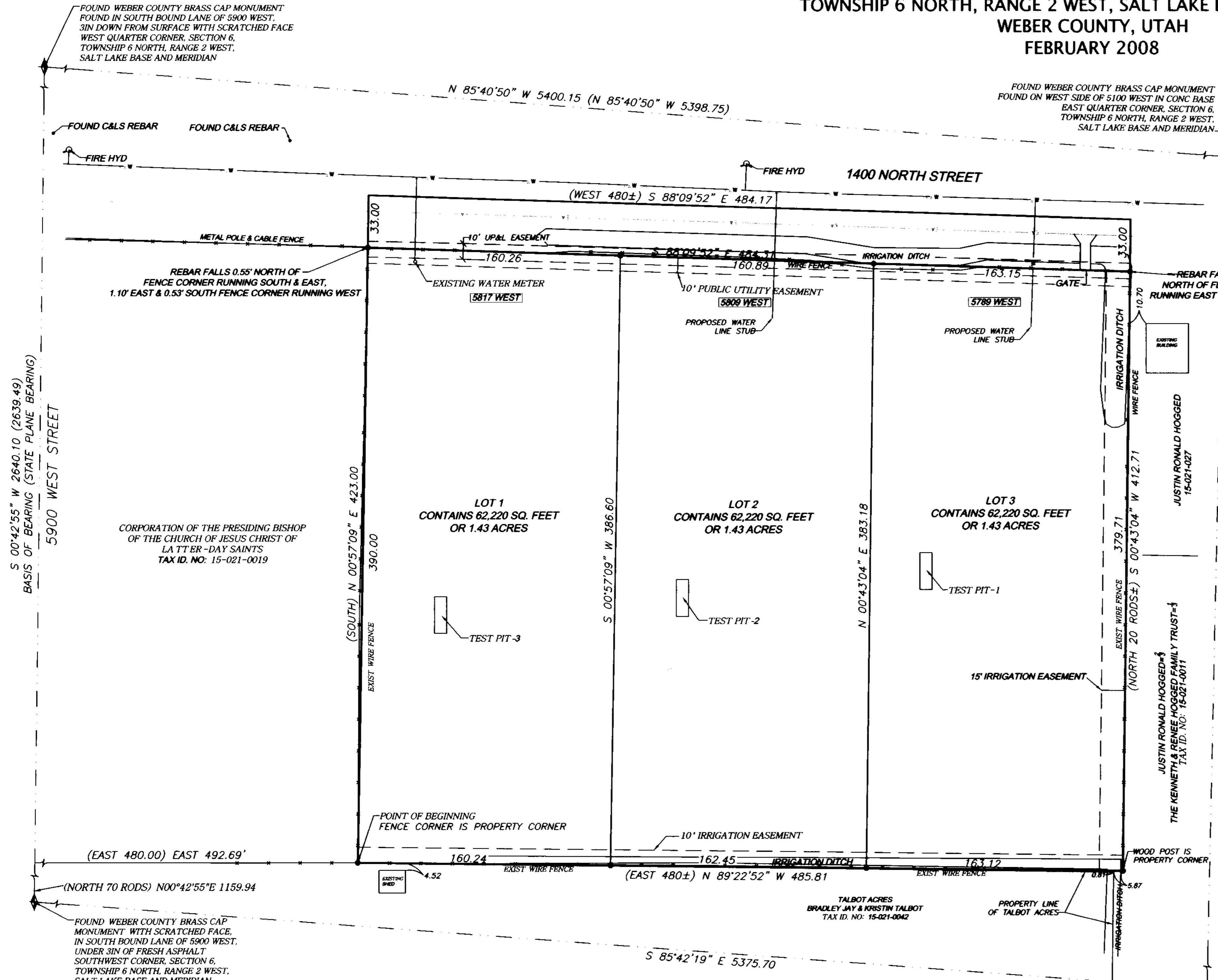
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY  
2302 West 2100 South  
Syracuse, UT 84075  
Phone 801-725-8458 or 801-725-8395  
Fax 801-728-0818  
www.utahlandsurveying.com

JOB NO: 0163-07  
DATE: 10/22/2007  
SCALE: 1" = 40'  
DRAWN: MLW  
CHECKED: TRC  
REVISION:

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR \_\_\_\_\_  
FEE PAID \_\_\_\_\_ RECORD AND RECORDED \_\_\_\_\_  
2008, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR  
WEBER COUNTY RECORDER  
\_\_\_\_\_. DEPUTY.



**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO BREAK UP THE NELLIE M. NELSON REVOCABLE TRUST PROPERTY, INTO THREE EQUAL PARCELS, AT THE REQUEST OF SUSAN ENGLAND.

**GENERAL NOTES**

- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND BRASS CAP MONUMENTS OF THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT. (S 00°42'55" W)
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- THE SURVEYED PROPERTY IS LOCATED IN AGRICULTURAL ZONE A-1 OF THE WEBER COUNTY ZONING CODE. THE FOLLOWING APPLY:  
MINIMUM LOT SIZE = 40,000 SQ. FT.; MINIMUM LOT WIDTH = 150 FEET; FRONT YARD SET BACK = 30 FEET; SIDE YARD SETBACK = 10 FEET; REAR YARD = 30 FEET; MAXIMUM BUILDING HEIGHT = 35 FEET
- THE CENTERLINE OF 1400 NORTH STREET WAS ESTABLISHED BY A PREVIOUS SURVEY FILED BY CONSTRUCTION AND LAND SURVEYING FOR EDWARD J. PAYMENT. THIS SURVEY EXPLAINED THAT THEY HAD SPLIT THE EXISTING ASPHALT ROAD AND EXISTING FENCES TO ESTABLISH THE CENTERLINE. THIS ALSO FITS THE EXISTING FENCE LINES THAT LINE 1400 NORTH
- AGRICULTURE IS THE PREFERRED USE IN 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**\*\*LOTS 1, 2, & 3 ARE ALL ABOVE THE 4215.00 ELEVATION MORATORIUM\*\***  
**WEBER COUNTY BENCHMARK 6-2 NE 7 ELEVATION=4221.125 WAS USED**

(SEAL) 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 THE 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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CHAIRMAN, WEBER COUNTY COMMISSION.