

LARKIN PLACE SUBDIVISION

A PART OF THE NORTH 1/2 OF SEC. 19, T. 6 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH

FEBRUARY 2011
RECORD OF SURVEY

NE COR SEC 19, T6N, R2W.,
S.L.B.&M.
FND WEBER CO. BRASS CAP
2006 GOOD COND.

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 LARKIN PLACE 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 5TH DAY OF OCTOBER 2012

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 LARKIN PLACE SUBDIVISION AND DO HEREBY GRANT A PERPETUAL RIGHT AND EASEMENTS OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER RETENTION 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF UTAH ss
COUNTY OF WEBER

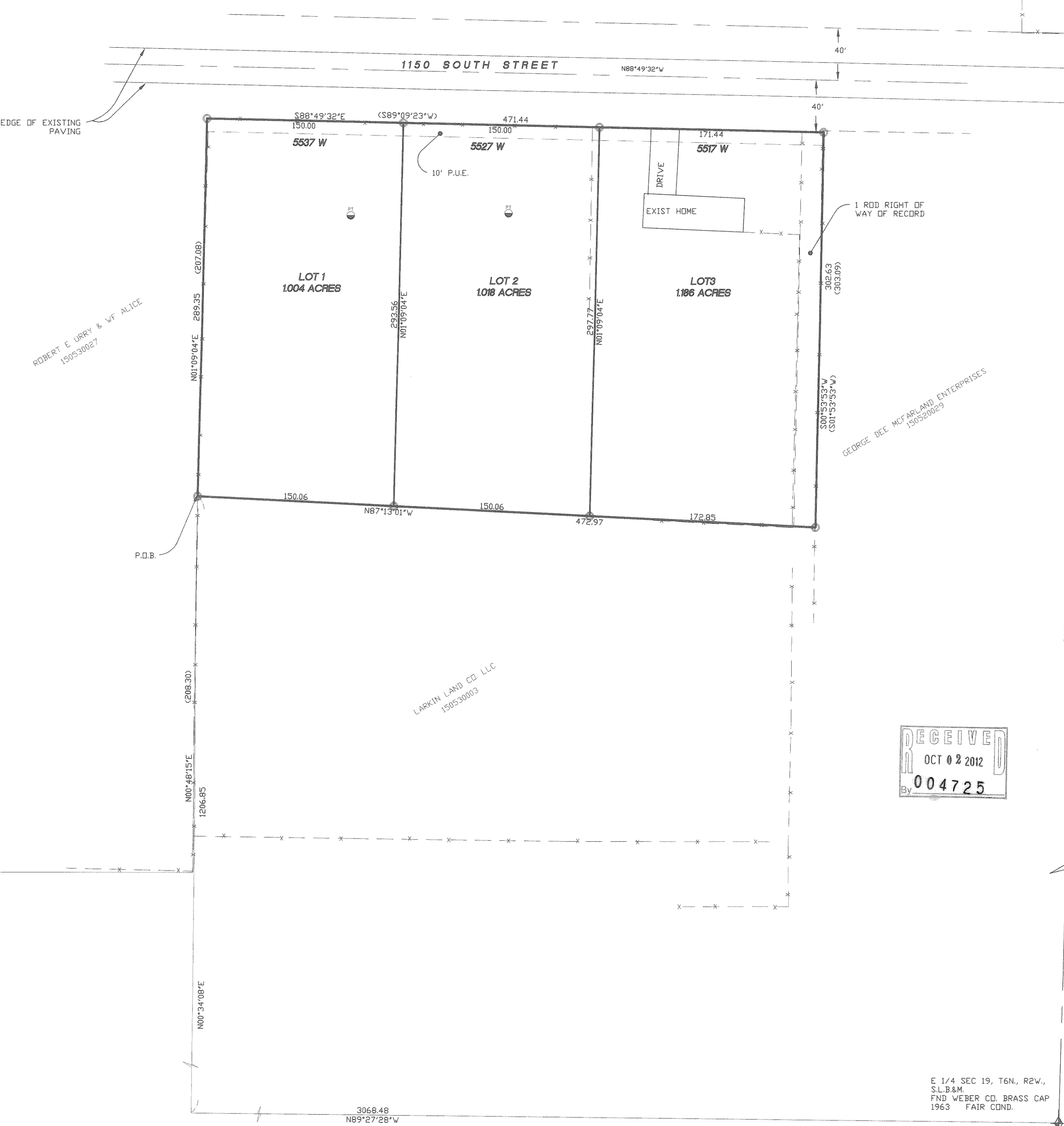
ON THIS _____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE NORTH ONE HALF OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 89°27'08" WEST 3066.48 FEET AND NORTH 00°34'08" EAST 1206.85 FEET FROM THE EAST QUARTER OF SAID SECTION 19, RUNNING THENCE NORTH 01°09'04" EAST 289.35 FEET TO THE SOUTH SIDE OF 1150 SOUTH STREET; THENCE SOUTH 88°49'32" EAST 471.44 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°53'53" WEST 302.63 FEET; THENCE NORTH 87°13'01" WEST 472.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.208 ACRES.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE (3) LOT SUBDIVISION. THE CURRENT DESCRIPTION OF THE PROPERTY CONTAINS SEVERAL OF WHAT APPEAR TO BE BLUNDERS IN THE DESCRIPTION, WHICH WHEN REINTERPRETED FOR WHAT I BELIEVE WAS THE INTENDED BEARINGS AND DISTANCES, MATCH THE EXISTING CONDITIONS VERY CLOSELY. THE DEED FOR THE ADJOINER TO THE EAST (15-052-0029) CREATES A SIGNIFICANT OVERLAP OF THE PARCELS, BUT THE TIE IS FROM THE CENTER OF THIS SECTION, WHICH LIKE MOST SECTIONS THAT ARE BISECTED BY THE RIVER HAS MAJOR ISSUES BETWEEN THE CORNER LOCATIONS ON THE EAST SIDE OF RIVER VERSUS THE WEST SIDE. CALLS TO A ALONG THE QUARTER SECTION LINE DO NOT AGREE WITH THE CURRENT CONFIGURATION OF THE SECTION AND THE EXISTING OCCUPATIONS WERE HEAVILY RELIED UPON TO DETERMINE THE BOUNDARY OF THE SUBDIVISION. NO RIGHT OF WAY MARKERS WERE NOTED ON THE UTAH DEPARTMENT OF TRANSPORTATION PLANS AND NONE WERE FOUND IN THE FIELD. THOSE PLANS DID NOT CONTAIN SUFFICIENT INFORMATION TO RECONSTRUCT THE CENTERLINE AND EXISTING IMPROVEMENTS WERE USED TO SET THE LOCATION OF THE 80 FOOT RIGHT OF WAY.

NOTE:
BEARINGS AND OR DISTANCES SHOWN IN PARENTHESES ARE DEED CALLS THAT DIFFER FROM THE SURVEYED LINES.

SCALE: 1" = 50'

○ = 5/16" x 24" REBAR WITH CAP STAMPED 172757

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION #12333, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	12"	8"	0-38" SILTY CLAY LOAM, FINE GRANULAR STRUCTURE
NO. 2	12"	8"	0-38" SILTY CLAY LOAM, FINE GRANULAR STRUCTURE

⊙ = TEST PIT LOCATIONS

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.

W 1/4 SEC 19, T6N, R2W.,
S.L.B.&M.
PDS. BY WEBER CO.
SURVEYORS RECORDS

E 1/4 SEC 19, T6N, R2W.,
S.L.B.&M.
FND WEBER CO. BRASS CAP
1963 FAIR COND.

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 _____ DAY OF _____ 20__

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 _____ 20__.

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 _____ DAY OF _____ 20__

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____ 20__

SIGNATURE

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 _____ 20__

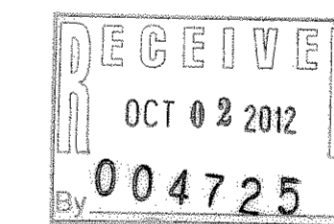
SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 _____ 20__.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____



DEVELOPER:

RODNEY HERRICK BRETT LARKIN
934 S 3500 W
OGDEN, UT 84404
Ph: 801-726-6741

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W., BA-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-6506

CLIENT: BRETT LARKIN
LOCATION: PART OF THE NORTH 1/2 OF SEC. 19, T.6N, R.2W., S.L.B.&M.
SURVEYED: FEB 2012

REVISIONS:	DRAWN BY:
08-22-12	CHECKED BY:
10-01-12	DATE: 12-26-11
	FILE: 3193SUB

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER
BY _____ DEPUTY