

# DALE GRANT SUBDIVISION 1ST AMENDMENT

## PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY & THE N 1/2 OF SECTION 13, T6N, R1E, SLB&M

### HUNTSVILLE TOWNSITE, WEBER COUNTY, UTAH

JUNE 2015

**SURVEYOR'S CERTIFICATE**

I, TYLER D. KNIGHT, HOLDING PROFESSIONAL LAND SURVEYOR'S LICENSE NO. 9008384-2201, IN ACCORDANCE WITH TITLE 88, 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 DALE GRANT SUBDIVISION 1ST AMENDMENT IN HUNTSVILLE TOWNSITE, 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 SURVEYOR'S 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.



**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT DALE GRANT SUBDIVISION 1ST AMENDMENT AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION POND, 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\_\_\_\_  
 DALE E. GRANT, TRUSTEE

**OWNER'S ACKNOWLEDGMENT**

STATE OF UTAH \_\_\_\_\_  
 COUNTY OF WEBER \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**BOUNDARY DESCRIPTION**

ALL OF LOTS 1 AND 2, DALE GRANT SUBDIVISION, A PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY AND NORTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY, SAID POINT BEING SOUTH 771.79 FEET TO THE SOUTH RIGHT OF WAY OF 100 SOUTH STREET AND ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 177.95 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 01°09'45" EAST 291.62 FEET ALONG THE EAST BOUNDARY LINE OF SAID BLOCK 29 TO THE NORTH LINE OF THE PROPERTY CONDEMNED IN BOOK 671 PAGE 547 OF THE WEBER COUNTY RECORDER'S OFFICE, THENCE ALONG SAID CONDEMNED PROPERTY THE FOLLOWING TWO COURSES, (1) SOUTH 65°04'00" WEST 412.90 FEET, (2) NORTH 87°38'00" WEST 362.94 FEET TO THE EAST RIGHT OF WAY LINE OF THE VACATED 6600 EAST STREET OF THE OFFICIAL MAP OF HUNTSVILLE TOWNSITE UPDATED IN 1924, THENCE NORTH 00°43'49" WEST 435.83 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID DALE GRANT SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 736.83 FEET TO THE POINT OF BEGINNING. CONTAINS 302,734. SQFT = 6.95 ACRES.

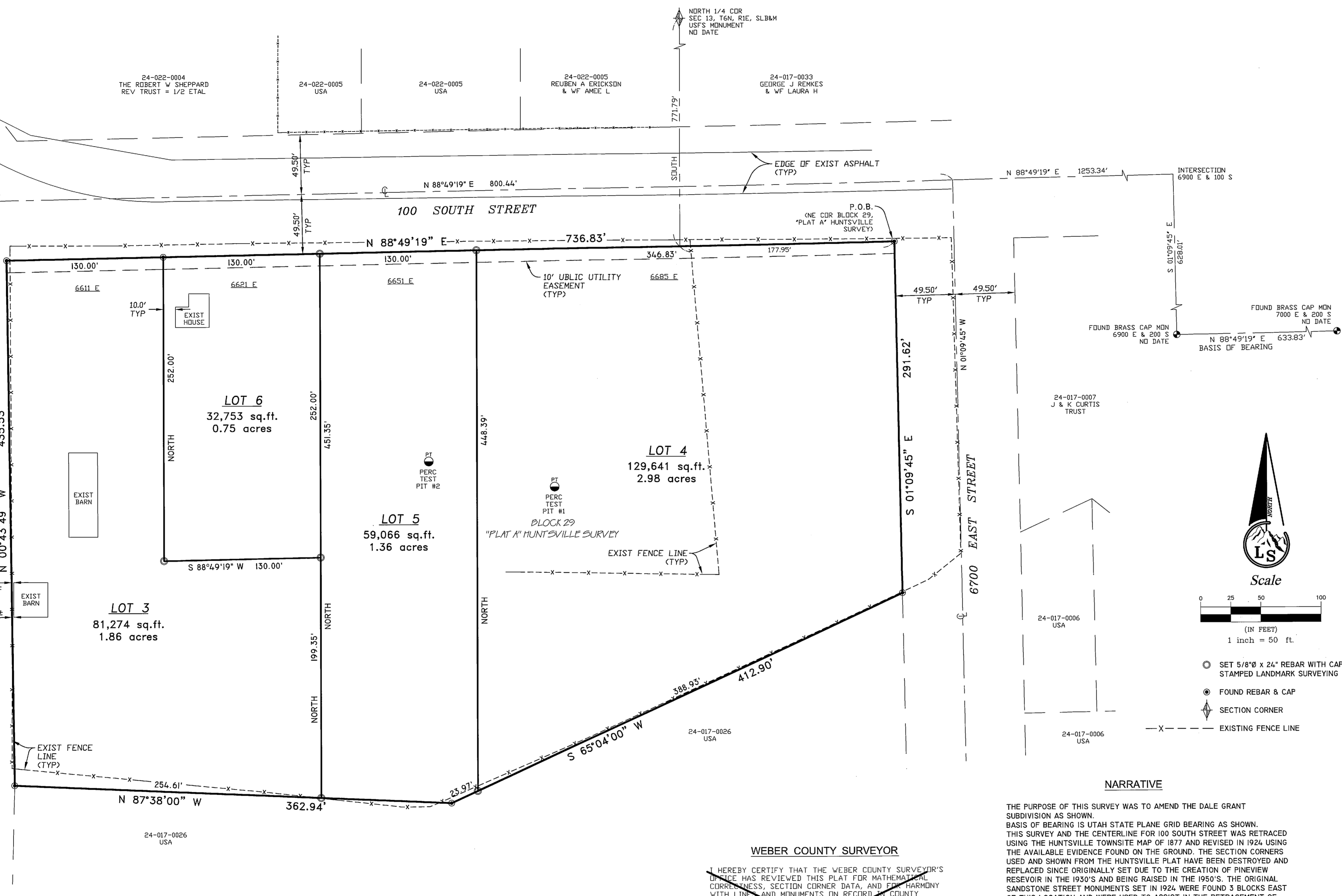
**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE DALE GRANT SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN. THIS SURVEY AND THE CENTERLINE FOR 100 SOUTH STREET WAS RETRACED USING THE HUNTSVILLE TOWNSITE MAP OF 1877 AND REVISED IN 1924, USING THE AVAILABLE EVIDENCE FOUND ON THE GROUND. THE SECTION CORNERS USED AND SHOWN FROM THE HUNTSVILLE PLAT HAVE BEEN DESTROYED AND REPLACED SINCE ORIGINALLY SET DUE TO THE CREATION OF PINEVIEW RESERVOIR IN THE 1930'S AND BEING RAISED IN THE 1950'S. THE ORIGINAL SANDSTONE STREET MONUMENTS SET IN 1924 WERE FOUND 3 BLOCKS EAST OF THIS LOCATION AND WERE USED TO ASSIST IN THE RETRACEMENT OF THIS SURVEY. THE ANGLES SHOWN ON THE HUNTSVILLE PLAT REFERENCE TO THE SECTION CORNERS TO THE STREETS WAS NOT USED EXACTLY BECAUSE THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER AND CENTER OF SECTION 13 COULD NOT BE RE-ESTABLISHED AND NO EVIDENCE WAS FOUND BECAUSE OF THE PINEVIEW RESERVOIR. THE LEGAL DESCRIPTIONS FOR THE PINEVIEW RESERVOIR DO NOT MATCH THE EXISTING PERIMETER FENCE BUILT ON THE GROUND AROUND THE RESERVOIR. THE WEST BOUNDARY LINE OF THIS SUBDIVISION IS DERIVED FROM THE HUNTSVILLE TOWN VARIANCE ORDINANCE NO. 2014-03-19. THE BEARINGS SHOWN ON THIS SURVEY ARE USING THE STATE PLANE GRID BEARINGS OBTAINED FROM THE WEBER COUNTY SURVEYOR'S OFFICE.

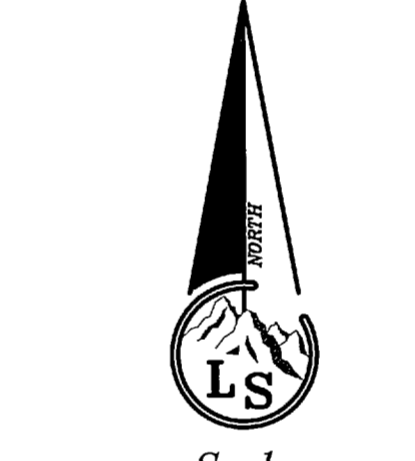
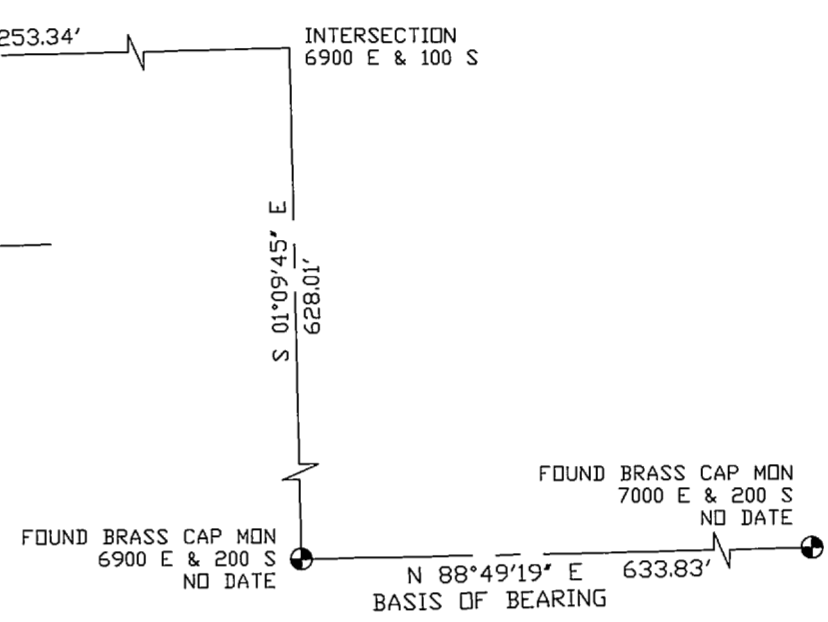
**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND 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 PREPARED THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 \_\_\_\_\_  
 SIGNATURE



24-022-0004 THE ROBERT W. SHEPPARD REV TRUST = 1/2 ETAL  
 24-022-0005 USA  
 24-022-0005 USA  
 24-022-0005 REUBEN A ERICKSSON & WF AMEE L  
 24-017-0033 GEORGE J REMKES & WF LAURA H



Scale  
 (IN FEET)  
 1 inch = 50 ft.

- SET 5/8"Ø x 24" REBAR WITH CAP STAMPED LANDMARK SURVEYING
- FOUND REBAR & CAP
- ◆ SECTION CORNER
- - - - - EXISTING FENCE LINE

**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.

**PERC TABLE**

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION #14193, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	55"	0-14" LOAM, GRANULAR STRUCTURE, 10% FINE GRAVEL
		14-55" SANDY CLAY LOAM, GRANULAR STRUCTURE
NO. 2	61"	0-16" LOAM, GRANULAR STRUCTURE
		16-61" SANDY LOAM, MASSIVE STRUCTURE

**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 \_\_\_\_\_ 20\_\_\_\_  
 \_\_\_\_\_  
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**HUNTSVILLE TOWNSITE PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HUNTSVILLE TOWNSITE PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 SIGNATURE

**HUNTSVILLE TOWNSITE ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF HUNTSVILLE TOWNSITE, WEBER COUNTY, UTAH, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

TITLE: MAYOR  
 ATTEST:  
 \_\_\_\_\_  
 SIGNATURE

**HUNTSVILLE TOWNSITE ENGINEER**

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRE-EXISTING TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 \_\_\_\_\_  
 SIGNATURE

**HUNTSVILLE TOWNSITE ATTORNEY**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HUNTSVILLE TOWNSITE ATTORNEY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 SIGNATURE

**Landmark Surveying, Inc.**  
 A Complete Land Surveying Service  
 www.LandmarkSurveyingUtah.com

4646 South 3500 West - #A-3  
 West Haven, UT 84401  
 801-731-4075

**DEVELOPER: Dale E Grant Jr**  
 Address: 6621 E 1005 Huntsville UT

Surveyed: 2013

Part of Block 29, "Plat A" Huntsville Survey & N Half of Section 13, T 6 N, R 1 E, SLB&M, Weber County, UT

**Weber County Recorder**

Entry no. \_\_\_\_\_

Fee paid \_\_\_\_\_

Filed for record and recorded \_\_\_\_\_ day of \_\_\_\_\_ 2015.

in book \_\_\_\_\_ of official records,

on page \_\_\_\_\_

County Recorder: Leann H Kitts

By Deputy: \_\_\_\_\_

Revisions \_\_\_\_\_

DRAWN BY: DB & LA

CHECKED BY: TK

DATE: Jun 26, 2015

FILE: 3396-15PIN04-JUN

**RECEIVED**

JUL 08 2015

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