

TWIN TAYLOR SUBDIVISION

PART OF THE SW 1/4 OF SECTION 19 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
PLEASANT VIEW CITY, WEBER COUNTY, UTAH - JUNE 2016 RECORD OF SURVEY

Scale ~ 1" = 20'

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION

DALE W. HURST & WF JANNENE

JEFF M JOHNSON & WF LISA A

KEITH M. BUSWELL & WF PATRICIA A.

JOSHUA RONALD NICHOLS & WF ROCHELLE

JOSETTE L. MAY & BRENT H. MAY, TRUSTEES

JOSETTE L. MAY ET AL. TR.

Lot 1
69,262 S.F.
1.590 Acres

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 hereon and name said lots TWIN TAYLOR SUBDIVISION:

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s) the same to be used for the installation, maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20__

Cayden Taylor
STATE OF UTAH)
COUNTY OF WEBER) SS
On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:
My Commission Expires:

BOUNDARY DESCRIPTION

Part of the Southwest Quarter Section 19, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 8.36 feet South 79°10'13" East and South 33°40'38" West 32.55 feet and South 79°10'13" East 126.25 feet and South 29°03'38" West 210.58 feet and South 79°10'13" East 11.34 feet and South 10°07'38" West 16.00 feet from the intersection of the centerlines of 3800 North Street and 1000 West Street; thence South 10°07'38" West 153.12 more or less, to a point on the North line of Cherrywood Manor Phase 3, a Condominium Project in Pleasant View City, Weber County, Utah, thence along said Condominium Project the following four (4) courses, South 83°08'55" West 13.84 feet, South 77°26'01" West 74.41 feet, South 88°41'55" West 50.00 feet and North 78°18'05" West 243.43 feet, more or less, to the Willow Way Subdivision Phase 3; thence along said Subdivision North 24°32'20" East 215.83 feet, thence South 79°10'13" East 200.00 feet; thence South 23°32'58" West 16.48 feet; thence South 79°10'13" East 124.64 feet, more or less, to the point of beginning.

A non-exclusive Right-of-Way in Book 1424 at Page 244, for purposes of ingress, egress and incidental purposes more particularly described as follows: together with a perpetual right of way for the benefit of the grantors, grantees herein their successors and assigns for ingress and egress and or installation of public utilities, 10 feet in width, over and across the following described real property: Beginning at the Northeast corner of the above described property as granted by the grantor to grantee and running thence North 79°10'13" West 10 feet along the South line of the Property described above, thence South 10°07'38" East 120 feet, more or less, to the North line of that certain right of way granted in Book 1424, at Page 244, thence along the North line of said right of way North 83°02' East 10 feet to a point which is South 10°07' West from the point of beginning, thence North 10°07' West to the point of beginning.

A non-exclusive Right-of-Way in Book 1700 at Page 2965 for ingress and egress and utility installation and maintenance and incidental purposes more particularly described as follows: Beginning at the Southeast corner of the tract of land above described, and running thence North 23°40'59" East 25 feet, thence South 78°25' East 100 feet, more or less, to the Northerly line of a recorded Right-of-Way, thence Southwesterly along said Right-of-Way to the place of beginning.

A non-exclusive Right-of-Way for ingress and egress and utility installation and maintenance and incidental purposes more particularly described as follows: Part of the Southwest quarter of Section 19, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point North 30°20' East 179.45 feet and 120 feet more or less, thence North 69°40' West from the intersection of the West line of 950 West Street with the North line of 3650 North Street, said point being at a corner of the property conveyed to the town of Pleasant View for a road; running thence North 33°02' East 60 feet along said property, to the North line of a Right-of-Way conveyed by deed recorded in Book 1121 of Records, Page 288; thence North 59°40' West along said Right-of-Way 66 feet, thence South 83°02' West 45.00 feet along said Right-of-Way, thence South 77°19'06" West 74.41 feet along said Right-of-Way, thence South 88°35' West 50.00 feet along said Right-of-Way, thence North 78°25' West 139 feet along said Right-of-Way to the East line of property conveyed to Orson A. Winward and wife, by Deed recorded in Book 1263 of Records, Page 849, thence South 24°32'20" West 60 feet, more or less, to the South line of said Right-of-Way; thence South 78°25' East along said Right-of-Way 175 feet, more or less; thence North 77°19'06" East 85 feet, more or less, to the West line of property of John E. Malmborg; thence North 30°20' East along said property to the Northwest corner thereof, ; thence South 59°40' East 80 feet, more or less, to the place of beginning. This Right-of-Way shall terminate, for purpose of ingress and egress, when there is a dedicated road abutting property of the grantee along the North line of said Right-of-Way.

NARRATIVE

The purpose of this survey is to create a one (1) lot subdivision as shown. Basis of Bearing is Utah State Plane Grid bearing as shown.

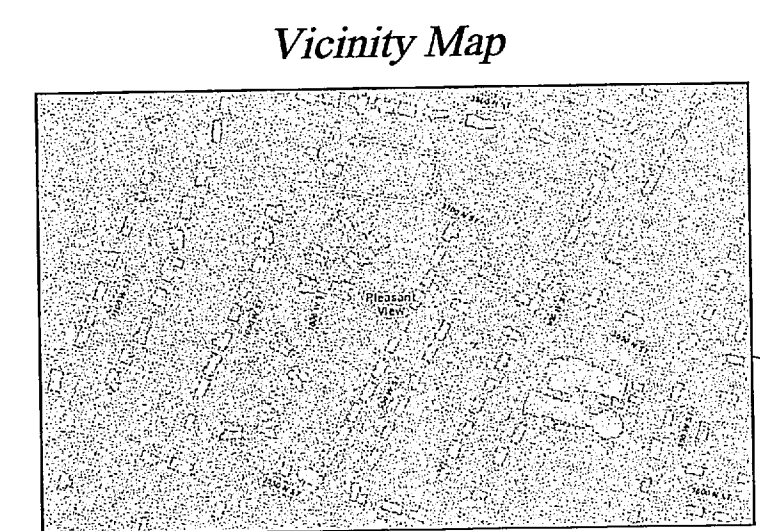
Documents used to aid in this survey: Weber County Deeds recorded as Entry No. 2727996, and recorded Book 1121 Page 288, Book 1424 Pages 2443 & 2443, and Book 1700 Page 2965. Weber County Subdivision Plots in Book 13 Page 38, Book 13 Page 46, Book 34 Page 61, and Book 53 Page 56. Record of Survey #5112 as found in the County Surveyors office.

The deed description of this parcel (E#2727996) was rotated to match the boundary of Cherrywood Manor bearings and Weber County Section line bearings. The non-exclusive right of ways in the description was held as described in current deed.

A rebar and cap was set the each property corner as identified on this plot.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 in accordance with Title 58 Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and setting monuments as represented. I further certify that this plot, to the best of my knowledge and belief, conforms to the survey regulations of Plain City and to the applicable laws of the State of Utah.



PLEASANT VIEW CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plot was duly approved by Plain City Planning Commission on the ____ day of _____, 20__.

PLEASANT VIEW CITY ATTORNEY

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the City attorney of the foregoing plot and dedications have been complied with.

Signed this ____ day of _____, 20__.

Signature _____

PLEASANT VIEW CITY ACCEPTANCE

This is to certify that this subdivision plot, the dedication of streets, and the granting of easements and other public ways shown hereon are hereby approved and accepted.

Signed this ____ day of _____, 20__.

Mayor: Toby Mieski Attest, City Recorder: Laurie Helstrom

PLEASANT VIEW CITY ENGINEER

I hereby certify that all applicable statutes and ordinances prerequisite to City Engineer approval of the foregoing plot and dedications have been complied with.

Signed this ____ day of _____, 20__.

Signature _____

RECEIVED
JUL 11 2016
BY: 5490

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Cayden Taylor
Address: 580 E. 1950 N. North Ogden UT, 84414

RECORD OF SURVEY

SW 1/4 of Section 19,
Township 7 North, Range 1 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 6/29/2016
	FILE: 3576

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded _____ day of _____, 2016.
at _____
in book _____ of Official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____