

CREAGER SUBDIVISION No.2

PART OF THE NW 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: May 2016

ERICH AND SHELLEY SONTAG SUB.

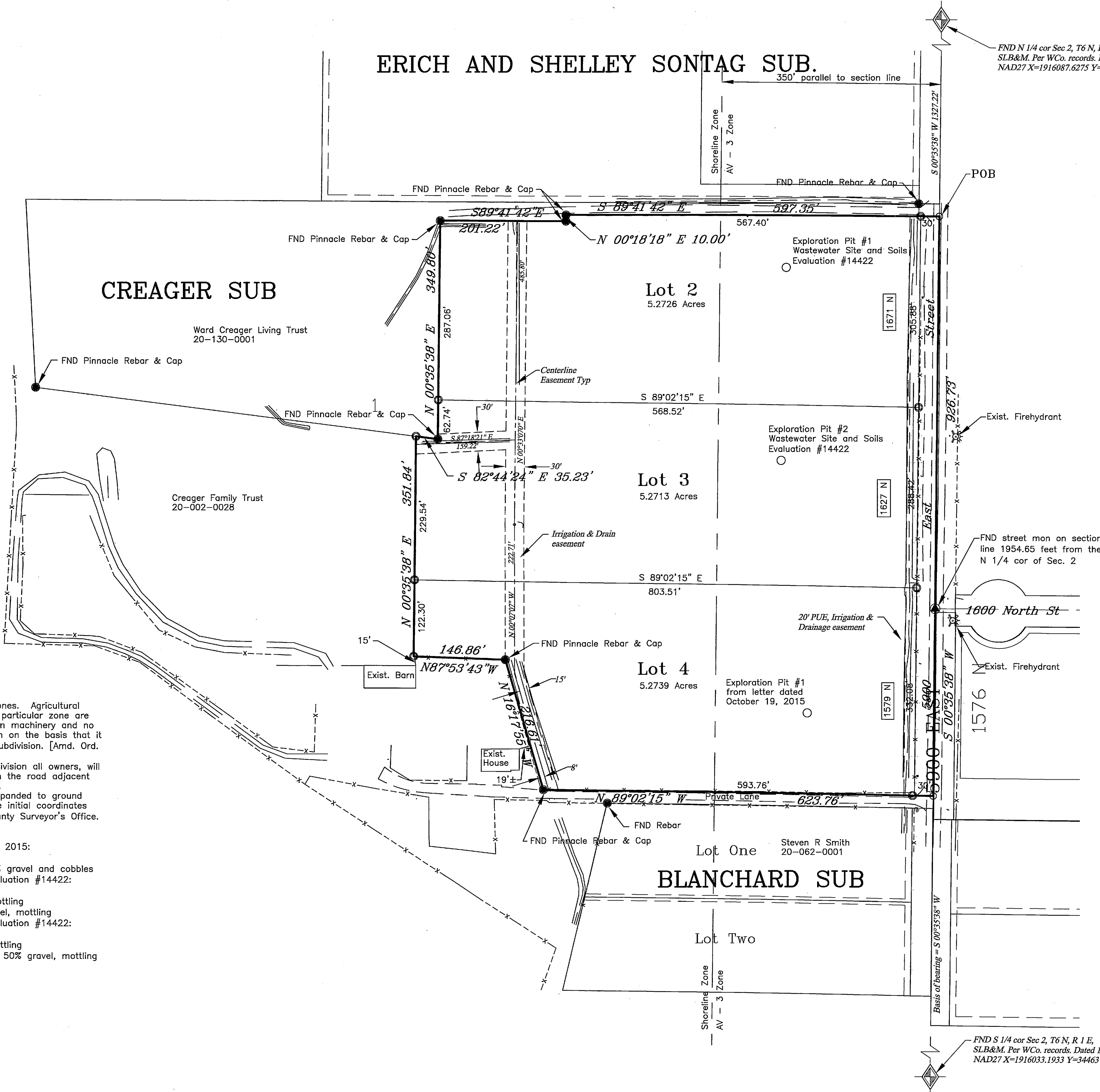
Scale ~ 1" = 100'

0 100' 200'

Legend

- x---x--- EXISTING FENCE
- - - - - EASEMENTS
- STREET CENTERLINE
- r RECORD DATA
- md MEASURED DATA
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- SET MAG NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▨ ROAD/STREET DEDICATION

- NOTE:**
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. [Amr. Ord. Sec. 106-1-8(c)(5)]
 - Due to the topography and the location of this subdivision all owners, will accept responsibility for any storm water runoff from the road adjacent to this property until curbs and gutters are installed.
 - Upper Valley Coordinate system is NAD1927 U.S. ft expanded to ground using a combined factor of 1.0002923772456. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
 - All survey data is measured unless otherwise noted.
 - Percolation Test Pits:
 - Exploration Pit #1 from Letter dated October 19, 2015:
 - 0-44" sandy loam, granular structure, 10% gravel
 - 44-89" coarse sandy loam, granular structure, 50% gravel and cobbles
 - Exploration Pit #1, Wastewater Site and Soils Evaluation #14422:
 - 0-21" silt loam, granular structure, <1% gravel
 - 21-57" silt loam, massive structure, 5% gravel, mottling
 - 57-120" silt loam, single grain structure, 50% gravel, mottling
 - Exploration Pit #2, Wastewater Site and Soils Evaluation #14422:
 - 0-18" silt loam, granular structure, <1% gravel
 - 18-34" silt loam, massive structure, 5% gravel, mottling
 - 24-105" loamy sand-gravel, single grain structure, 50% gravel, mottling



BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°35'38" West between the monumented North Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=1916087.6275 Y=349888.9444) and the South Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=1916033.1933 Y=344637.9453) of said Section 2; BEGINNING at the Southeast corner of Creager Subdivision, said point being on the Quarter Section line and the centerline of 5900 East street as recorded Plat book 70 page 58, said point being 1327.22 feet South 00°35'38" West FROM said North Quarter corner of Section 2; RUNNING thence South 00°35'38" West 926.73 feet along said quarter section line being the center line of 5900 East Street, said point being 20 feet North 00°35'38" East of the northeast corner of Blanchard Subdivision recorded Plat book 43 page 42 and the north line of a 20 foot Wide Private Lane; Thence North 89°02'15" West 623.76 feet; Thence North 16°17'55" West 216.61 feet; Thence North 87°53'43" West 146.86 feet; Thence North 00°35'38" East 351.84 feet, to the south boundary of said Creager Subdivision; Thence the following five (5) courses along said boundary of the Creager Subdivision, 1) South 82°44'24" East 35.23 feet, 2) North 00°35'38" East 349.80 feet, 3) South 89°41'42" East 201.22 feet, 4) North 00°18'18" East 10.00 feet, 5) South 89°41'42" East 597.35 feet to the point of beginning. Containing 16.4559 acres, more or less.

NARRATIVE

The purpose of the survey is to create a 3 lot agricultural subdivision. The basis of bearing of bearing is as described in the boundary description. This subdivision is bounded on the north by the Creager Subdivision which is an existing subdivision recorded in 2009. Found rebar and caps of that subdivision are noted hereon. The south boundary is established at a point 20 feet north of the north boundary of Blanchard Subdivision recorded 1996 and is intended to be parallel to said Blanchard north boundary. The east boundary is the quarter section line, which is also the center line of 5900 East Street, locally known as String Town Road. The west boundary is established as shown to coincide with the described line of document recorded as Entry #2812757 which was recorded to effect a boundary line adjustment for purposes of this subdivision.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 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 placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



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<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder	
DEVELOPER: Verl N. & K. Gaye Creager Address: 1539 N 5900 E, Eden, UT 84310		1 of 1		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: _____	
NW 1/4 of Section 2, Township 6 North, Range 1 West, Salt Lake Base and Meridian.		Record of Survey		DRAWN BY: EDR CHECKED BY: ... DATE: February 13, 2017 FILE: 3619	