SELMAN ACRES SUBDIVISION

PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: JANUARY 2017

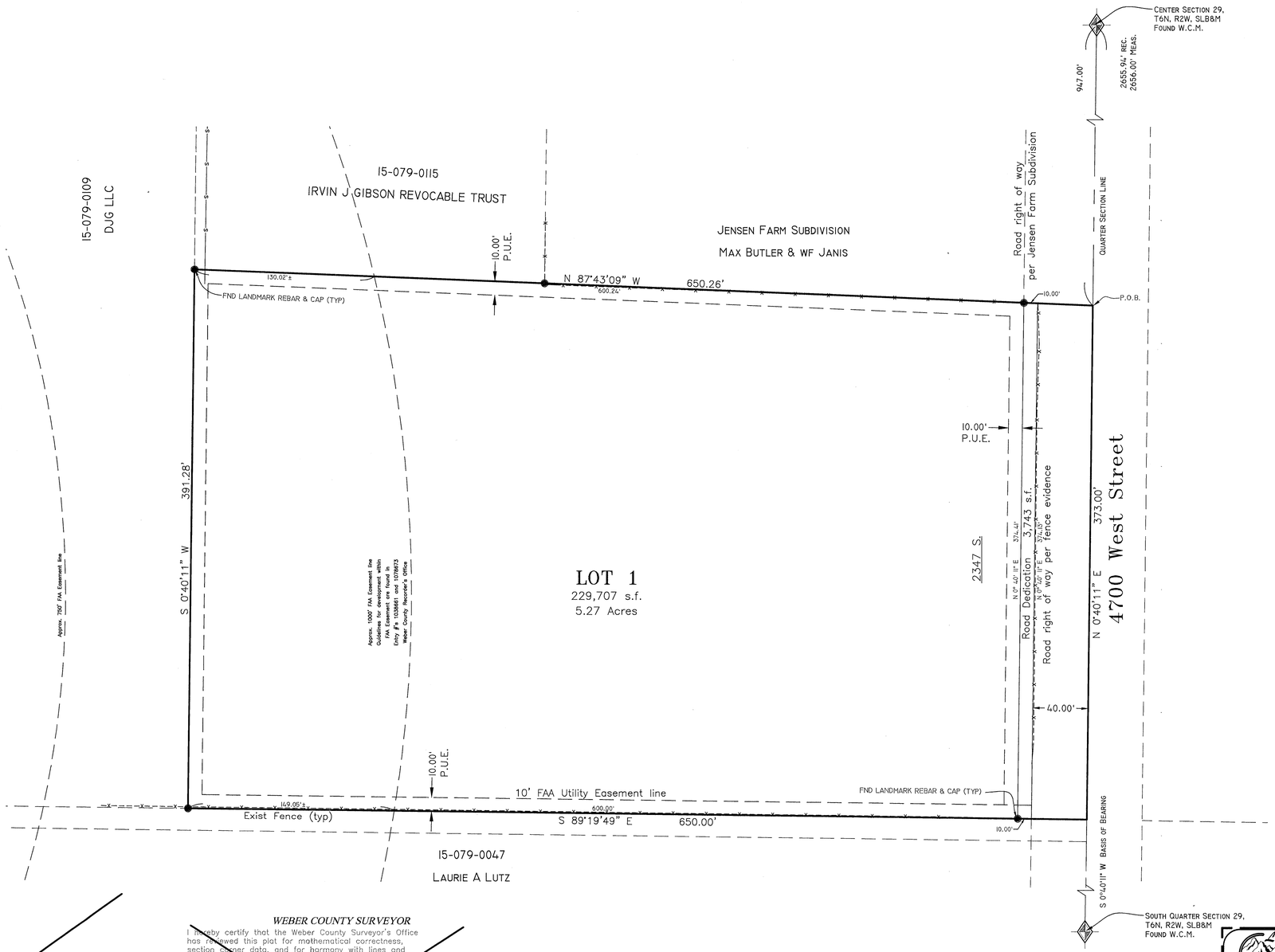
RECORD OF SURVEY

Scale ~ 1" = 30'

0 30 60

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



NOTE:
1. 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. [Amd. Ord. Sec. 106-1-8(b)(5)]

OWNER'S 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 SELMAN ACRES SUBDIVISION:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

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 is applicable to the governing entity, and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Individual Acknowledgement

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

JUSTEN C. SELMAN LAURA ANNE SELMAN

STATE OF UTAH)
: SS
COUNTY OF WEBER)

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

A part of the North half of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey, described as follows: Beginning at a point 947.00 feet South 0°40'11" West from the Northeast corner of said Quarter Section: running thence South 0°40'11" West 373.00 feet; thence North 89°19'49" West 650.00 feet; thence North 0°40'11" East 391.28 feet; to the South line extended of Jensen Farm Subdivision, a subdivision in Weber County; thence along said South line extended and South line South 87°43'09" East 650.26 feet to the point of beginning.

Excepting that portion lying within county road.

Contains 233,449 s.f. or 5.359 Acres.

NARRATIVE

This survey was performed at the request of Justen Sleman for the purpose of creating a one (1) lot subdivision.

Documents used to aide in this survey are:
1. Deeds of record as found in the Weber County Recorders Office for parcels 15-079-0016, 15-079-0047, 15-079-0057, 15-079-0072, 15-079-0099 and 15-079-0109.
2. Weber County Tax Plats 15-079-2, 15-079-1.
3. Subdivision Plats for Jensen Farm Subdivision (Book 42, Page 83), and Steve West Subdivision (Book 70, Page 62).
4. Easements for FHA were found in documents E#1038661 and E#1078673 of Weber County Records.

Basis of bearing is State Plane Grid Bearing as shown.

RECEIVED
APR 21 2017
BY: 5117

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___.

Chairman, Weber County Planning Commission

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 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 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 _____, 20___.

Signature

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 this_____day of _____, 20___.

Chairman, Weber County Commission Attest: Title: Weber County Clerk

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards. The amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of _____, 20 ___.

Signature

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license 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 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 Zoning Ordinance of the county.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 9008384 STATE OF UTAH
4-20-17

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: Justen Selman
Address: 2666 S. 4050 W.
Taylor UT, 84401

SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision Plat

Revisions

DRAWN BY: TDK
CHECKED BY: EDR
DATE: 1-27-2017
FILE: 3703V1

RECORD OF SURVEY

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: _____

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.

File: None