FREEDOM KNOLL SUBDIVISION

PART OF THE NW 1/4 OF SECTION 1 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

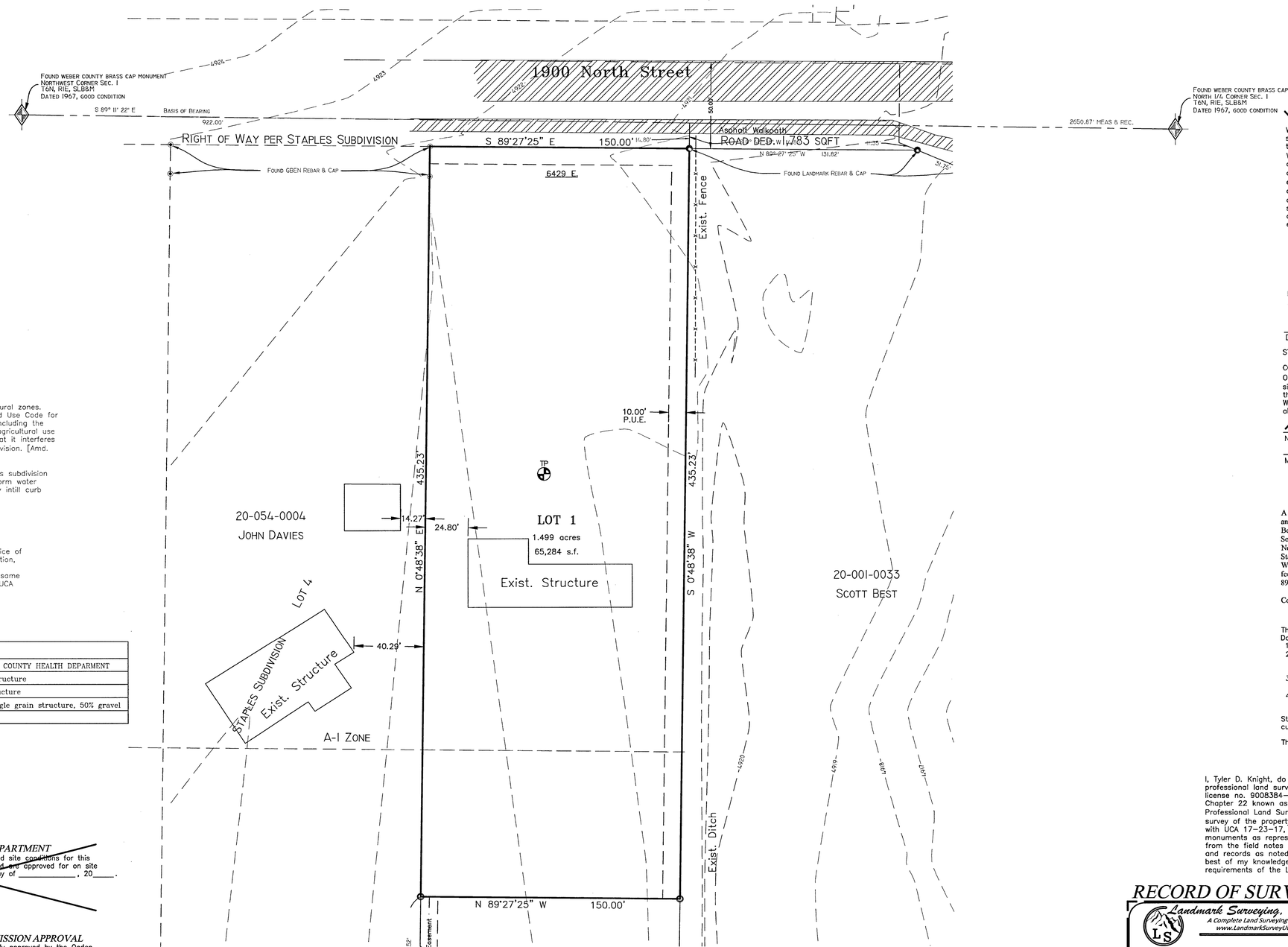
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: MARCH 2017 RECORD OF SURVEY

RECEIVED
OCT 05 2017
BY: 5834

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



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(c)(5)]
2. 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 intill curb and gutter is installed.

NOTE:
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision is a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

PERC TABLE

HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPARMENT
1 (#14106)	0-26"	Sandy loam, granular structure
	26-41"	Silty loam, granular structure
	41-82"	Gravelly loamy sand, single grain structure, 50% gravel
		fine-medium gravel

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 tract FREEDOM KNOLL 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 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.

Individual Acknowledgement

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

DEREK PONTIUS SARAH RENEE PONTIUS

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 Northwest Quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian, being more particularly described as:
Beginning at a point on the South right of way line of 1900 North Street which is 922.00 feet South 89°11'22" East along the Section line and South 0°48'38" West 14.80 feet, from the Northwest corner of said Section 1, said point also being the Northeast corner of Lot 5 of Staples Subdivision, a subdivision in Weber County, Utah; and running thence South 0°48'38" West along the East line of said Subdivision 435.23 feet; thence North 89°27'25" West 150.00 feet; thence North 0°48'38" East 435.23 feet to the South line of said Street; thence South 89°27'25" East 150.00 feet to the point of beginning.

Contains 65,284 s.f. or 1.499 acres

NARRATIVE

The purpose of this survey is to create a one (1) Lot Subdivision as shown. Documents used to aide in this survey:
1. Weber County Tax Plat 20-001
2. Deeds of record as found in the Weber County Recorder's Office for parcels: 20-001-0030, 20-001-0032, 20-001-0033, 22-052-0017, 22-052-0020.
3. Record of Survey #'s 612, 1465, 5491 as found in the Weber County Surveyor's Office
4. Subdivision plats of record for Staples Subdivision, Mary's Acre Subdivision and Eden Ranchetts.

Staples Subdivision bearings and dimensions have been rotated to match current County Data for the Section line information.

The basis of bearing of bearing is State Plane Grid Bearings as shown.

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 Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
8/25/17
9008384
STATE OF UTAH

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

OGDEN VALLEY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Ogden Valley Planning Commission on the_____day of _____, 20____.

Chairman, Ogden Valley 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 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 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 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

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

RECORD OF SURVEY

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: DEREK PONTIUS
Address: 6429 E. 1900 N. Eden UT, 84310

1 of 1

NW 1/4 of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: ...
	CHECKED BY: ...
	DATE:
	FILE: 3615

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: _____