

Midland Plaza Subdivision First Amendment

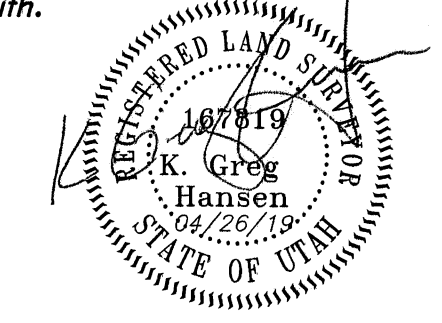
Amending Lots 5 and 6R
 West Haven City, Weber County, Utah
 A Part of the Southwest Quarter of Section 10,
 Township 5 North, Range 2 West, Salt Lake Base & Meridian
 December 2018

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby Amended and Subdivided said tract into two (2) lots, known hereafter as Midland Plaza Subdivision First Amendment in West Haven City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County Concerning Zoning Requirements regarding lot measurements have been complied with.

Signed this 26th day of April, 2019.

K. Greg Hansen P.L.S.
 Utah Land Surveyor License No. 167819



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 5 AND 6R, MIDLAND PLAZA SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 LOCATED 1711.10 FEET NORTH 00°42'44" EAST ALONG THE WEST LINE OF SAID SECTION AND 699.83 FEET SOUTH 89°36'24" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 10;

RUNNING THENCE SOUTH 89°36'24" EAST 473.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 6R BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MIDLAND DRIVE; THENCE SOUTH 43°49'14" WEST 333.60 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 88°49'14" WEST 35.36 FEET; (2) NORTH 46°10'46" WEST 5.10 FEET; (3) WESTERLY TO THE LEFT ALONG THE ARC OF A 218.34 FOOT RADIUS CURVE, A DISTANCE OF 165.49 FEET, CHORD BEARS NORTH 67°53'35" WEST 161.56 FEET, HAVING A CENTRAL ANGLE OF 43°25'38"; AND (4) NORTH 89°36'24" WEST 54.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°23'36" EAST 179.97 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING. CONTAINING 1.766 ACRES.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be amended and subdivided into lots as shown on this plat and name said tract Midland Plaza Subdivision First Amendment and hereby dedicate, grant and convey to West Haven City, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by West Haven City.

This _____ day of _____, 2019.

Sharon Puffer "Registered Agent" of Leshale Properties, LLC

CORPORATE ACKNOWLEDGMENT

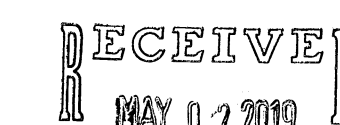
State of Utah
 County of _____

On the _____ day of _____, 2019, Sharon Puffer personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that she is the registered agent of Leshale Properties, LLC and that she signed the above owner's dedication, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

NARRATIVE

The purpose of this survey was to amend and to establish and set the property corners of the Two Lot Subdivision as shown and described hereon. This survey was ordered by Sharon Puffer, Registered Agent for Leshale Properties, LLC. The control used to establish the property corners was the official plat of Midland Plaza Subdivision recorded as Entry No. 1984777 in the Weber County Recorder's Office and found rebar, curbs and fence lines which fall in harmony with said Midland Plaza Subdivision along with the existing Weber County Surveyor Monumentation surrounding Section 10, Township 5 North, Range 2 West, S.L.B.&M. The basis of bearing is the West line of said Section which bears North 00°42'44" East, as shown on the official plat of Midland Plaza Subdivision.



BY: 6231

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____
 DEPUTY

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	165.49'	218.34'	43°25'38"	161.56'	N67°53'35"W
C2	42.84'	218.34'	11°14'31"	42.77'	N83°59'08"W
C3	122.65'	218.34'	32°11'07"	121.04'	N62°16'19"W

NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all back lot corners and mag nails with flash set in asphalt.
- "R" designation on Lots denotes No Access to State Highway.
- Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.

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 West Haven City Ordinances Applicable Thereto and now in Force and Effect

Signed this _____ Day of _____, 2019.

West Haven City Attorney

WEST HAVEN CITY ENGINEER

I Hereby Certify that the required public improvement standards and drawings for this subdivision conform with City standards and the amount of the financial guarantee is sufficient for the installation of these Improvements.

Signed this _____ Day of _____, 2019.

West Haven City Engineer

WEST HAVEN CITY COUNCIL 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 City Council of West Haven City, Utah

Signed this _____ Day of _____, 2019.

Mayor

Attest

WEST HAVEN CITY PLANNING COMMISSION APPROVAL

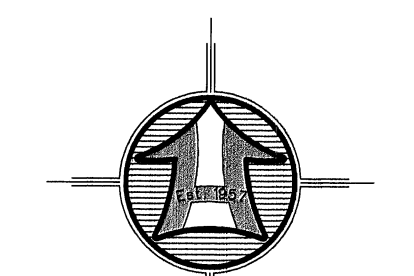
This is to Certify that this Subdivision Plat was Duly Approved by the West Haven City Planning Commission.

Signed this _____ Day of _____, 2019.

Chairman

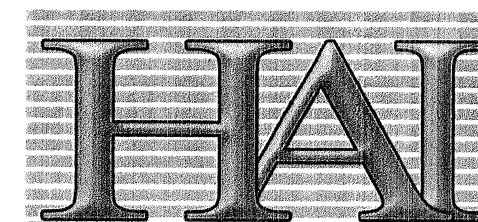
LEGEND

- Subject Property Line
- - - Interior Lot Lines
- - - Adjoining Property Line
- - - Previous Property Line
- - - Centerline
- - - Public Utility Easement (PUE)
- - - Fence Line
- - - Existing Concrete
- - - Street Monument
- Found survey marker set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



Scale: 1" = 30'
 Scale in Feet
 (Data in Parentheses is Record)

Developer:
 Sharon Puffer
 1413 North 1350 West
 Clinton, Utah 84015
 (801) 540-1137



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