

RECORD OF SURVEY FOR YEARSLEY SUBDIVISION
AMENDING LOT 1 OF THE BLAIR SIMPSON SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, AND THE NORTHWEST QUARTER OF SECTION 33,
 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 PLAIN CITY, WEBER COUNTY, UTAH
 MARCH 2019

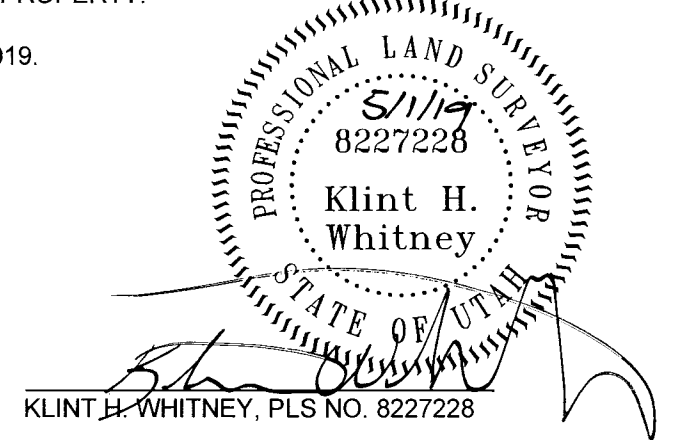
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE BLAIR SIMPSON SUBDIVISION SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 4275 WEST STREET BEING LOCATED SOUTH 00°41'59" WEST 1892.80 FEET ALONG THE EAST LINE OF SAID SECTION 32 AND SOUTH 88°25'26" EAST 181.94 FEET AND SOUTH 01°14'37" WEST 214.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°14'37" WEST 107.25 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID BLAIR SIMPSON SUBDIVISION; RUNNING THENCE ALONG THE NORTH AND WEST LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°25'26" WEST 107.00 FEET; (2) SOUTH 01°14'37" WEST 107.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2350 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°25'26" WEST 106.97 FEET; THENCE NORTH 01°14'37" EAST 214.50 FEET; THENCE SOUTH 88°25'26" EAST 213.97 FEET TO THE POINT OF BEGINNING. CONTAINING 34,420 SQ.FT.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS YEARSLEY SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

YEARSLEY SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY.

SIGNED THIS _____ DAY OF _____, 2019.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2019, before me _____, A Notary Public, personally appeared BRYCE KENT YEARSLEY, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2019, before me _____, A Notary Public, personally appeared PAIGE YEARSLEY, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

4350 WEST STREET

4275 WEST STREET

SUZANNE WHITELOCK
240310006

ELK HORN
PROPERTIES LLC
240310008

FRANK VAN
MEETEREN
240310009

PLAIN CITY
CONFECTIONARY LLC
240310007

WINEGAR RNETALS
240310005

WINEGAR RNETALS
240310003

ERIN MOYES
240310010

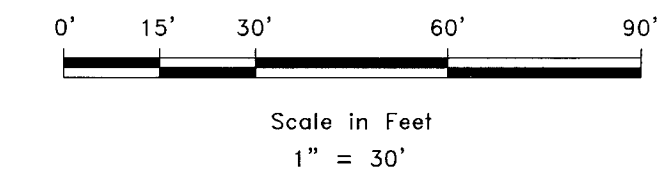
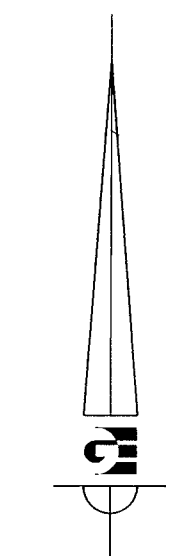
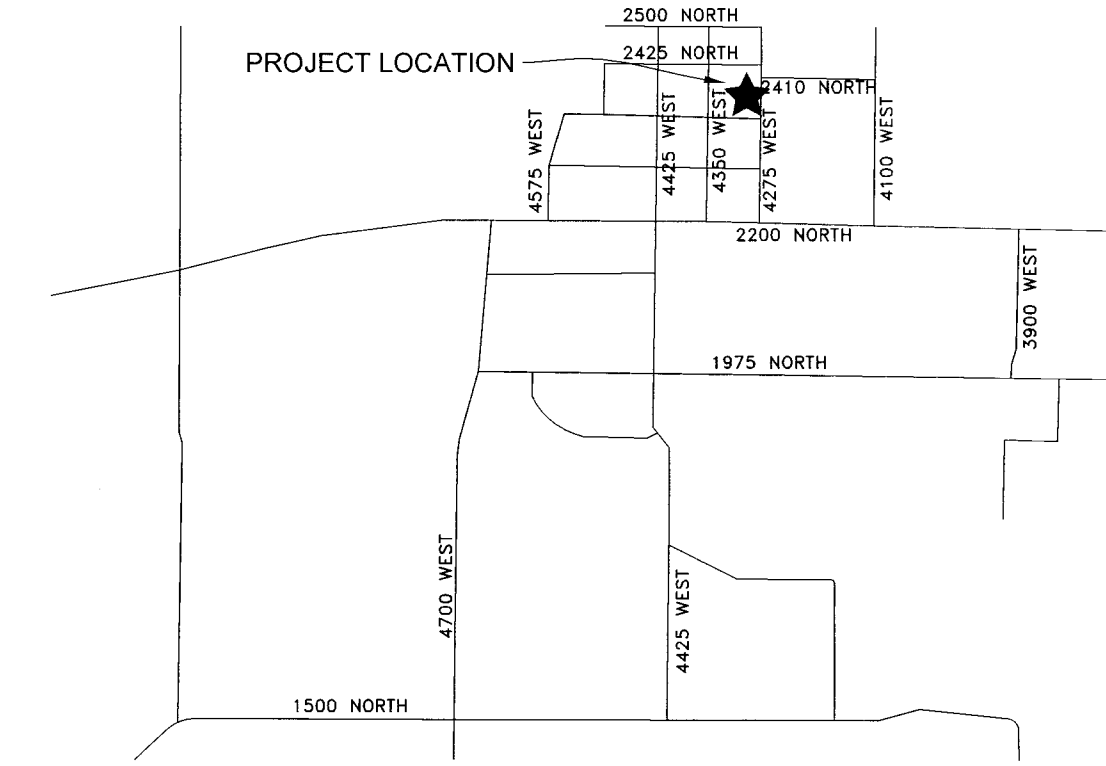
MARK ALBRIGHT
240310004

LOT 1
22,948 SQ.FT.
2395 NORTH

LOT 2
11,472 SQ.FT.
4302 WEST

NICOLE CAMPBELL
241050002

VICINITY MAP (N.T.S.)



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING FENCE LINE

NOTES

1. ZONE R-1-11 CURRENT YARD SETBACKS: FRONT 30', SIDE 10 FEET WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0187E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 1 OF THE BLAIR SIMPSON SUBDIVISION AND CREATE A TWO LOT SUBDIVISION AMENDMENT ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRYCE YEARSLEY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°41'59" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

RECEIVED
 MAY 29 2019
 BY: 6261

DEVELOPER: BRYCE YEARSLEY 2395 NORTH 4275 WEST PLAIN CITY, UTAH 84404 801-781-0156	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		