

Story Farm Subdivision Second Amendment

Weber County, Utah
A Part of the Northwest Quarter of Section 28,
Township 7 North, Range 1 East, S.L.B.&M.

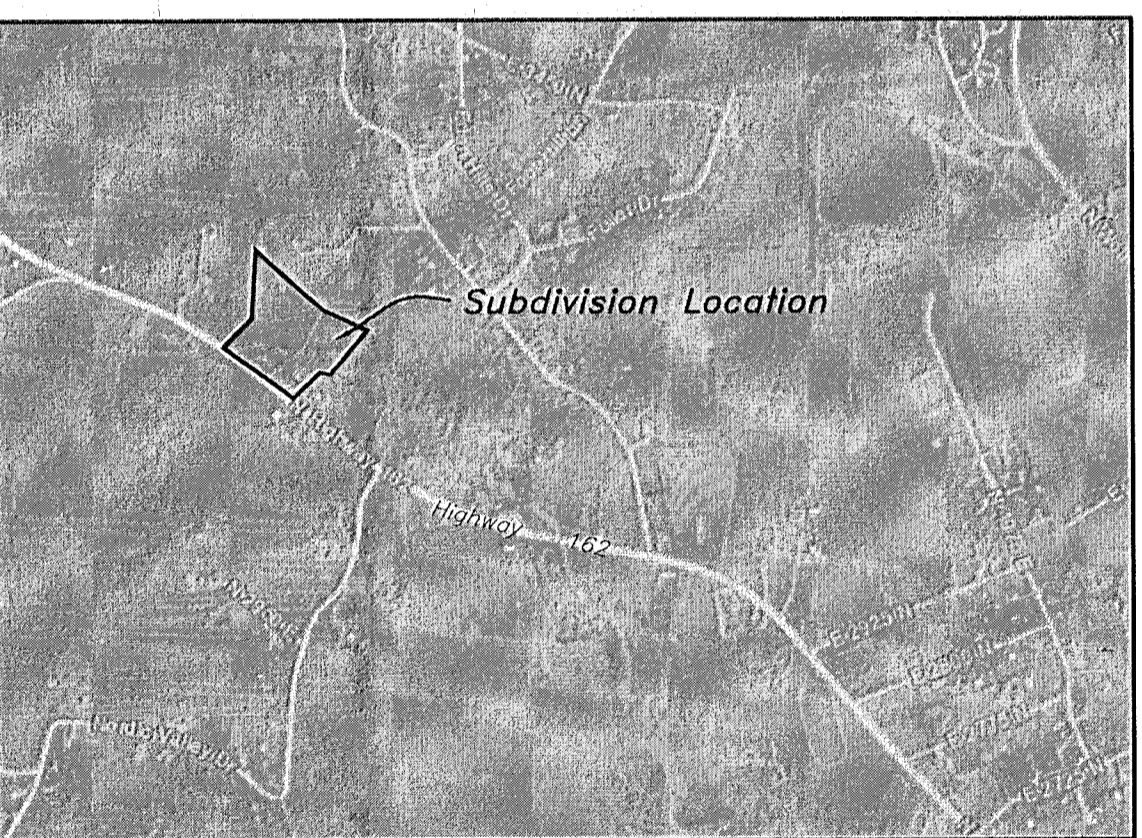
North Quarter Corner of Sec. 28,
T. 7 N., R. 1 E., SLB&M Fnd
Weber Co. Brass Cap Mon.
1976 Good Condition.

Northwest Corner of Sec. 28,
T. 7 N., R. 1 E., SLB&M Fnd
Weber Co. Brass Cap Mon.
1981 Good Condition.

PARCEL CURVE DATA					PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING
C34	30.01'	437.92'	3°55'34"	N32°08'08"W	C51	33.18'	33.27'	57°08'28"	N74°01'08"E
C35	35.87'	33.34'	61°38'30"	S70°38'53"E	C52	31.28'	197.48'	9°04'32"	S72°52'24"E
C36	59.21'	181.77'	18°39'55"	S83°34'54"W	C53	32.28'	32.91'	58°09'52"	S83°34'54"W
C37	38.18'	28.49'	76°48'59"	S31°52'28"E	C54	41.78'	25.02'	85°40'35"	S78°39'42"E
C38	35.31'	319.00'	6°20'29"	S75°39'15"E	C55	24.62'	35.32'	38°56'24"	N48°47'42"W
C39	22.99'	62.84'	20°57'32"	N68°20'44"W	C56	22.61'	47.18'	27°24'40"	S55°02'04"E
C40	18.04'	188.85'	5°28'36"	S80°35'16"E	C57	16.08'	18.54'	48°54'37"	S16°50'35"E
C41	10.55'	14.49'	41°43'46"	S84°10'28"E	C58	43.62'	28.54'	87°33'41"	N36°10'22"W
C42	21.60'	70.15'	17°38'31"	S18°38'22"E	C59	24.64'	28.62'	47°39'36"	S76°12'45"W
C43	13.51'	276.23'	2°48'12"	N11°11'12"W	C60	16.81'	33.13'	29°03'42"	N68°54'40"E
C44	7.14'	8.81'	46°25'29"	N35°48'02"W	C61	20.89'	39.72'	29°50'24"	S68°31'21"W
C45	24.13'	20.43'	67°40'14"	S25°10'40"E	C62	42.63'	75.38'	32°24'12"	N67°48'15"E
C46	28.52'	181.44'	9°24'45"	N03°57'04"E	C63	19.36'	17.57'	63°07'38"	S64°25'30"E
C47	16.41'	16.90'	55°38'28"	N28°34'33"W	C64	33.39'	59.14'	32°20'49"	N49°02'29"W
C48	24.95'	104.34'	13°42'04"	N83°14'49"W	C65	45.96'	138.48'	1°55'23"	S64°15'08"E
C49	68.22'	261.64'	14°30'04"	N77°20'53"W	C66	24.40'	81.43'	17°10'04"	S54°42'23"E
C50	26.37'	30.24'	49°57'13"	S70°25'29"W					

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L6	N30°10'20"W	31.47'
L5	S78°31'52"W	9.50'
L7	N70°16'58"W	33.63'
L8	S74°57'40"W	3.96'

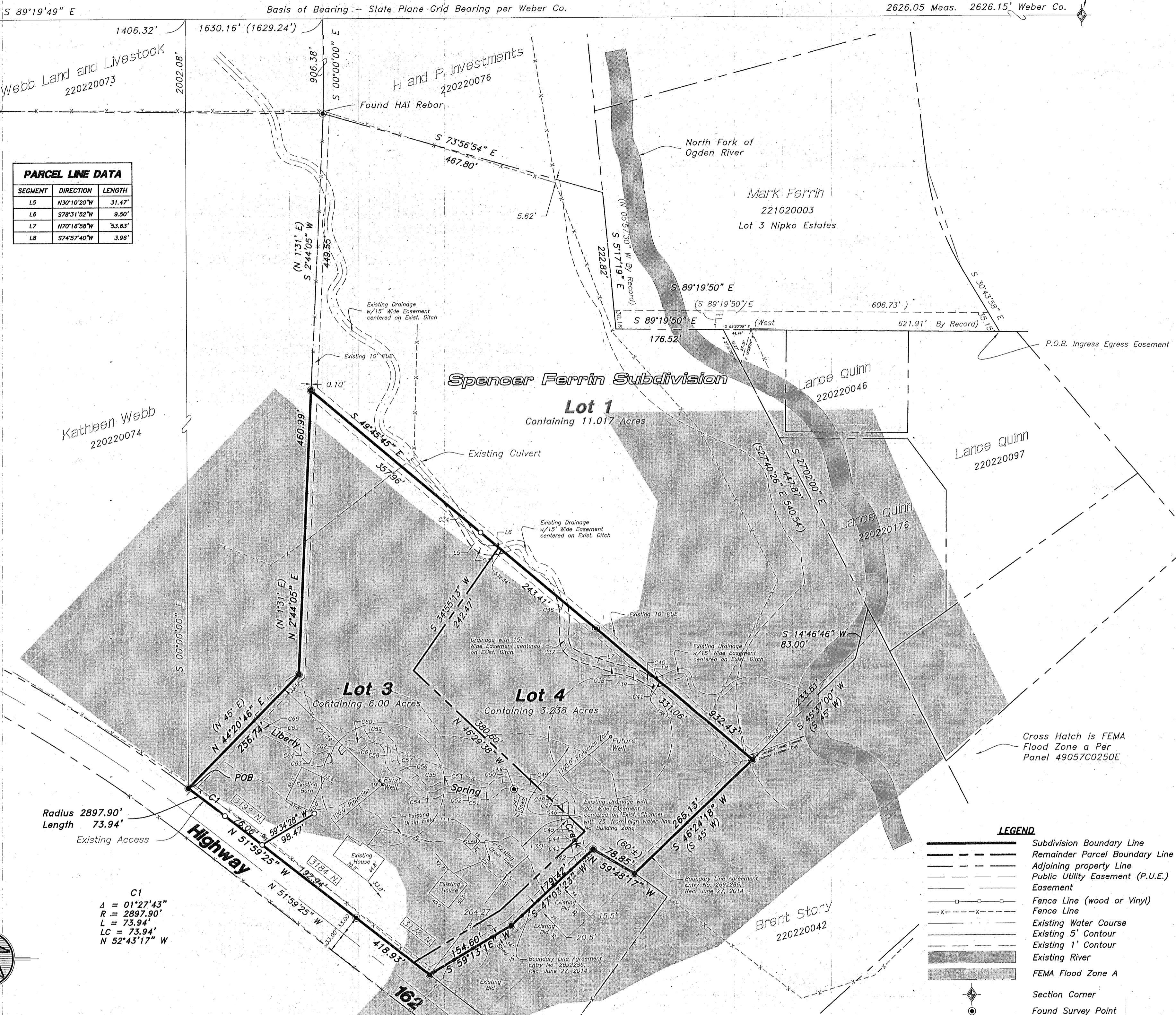
NARRATIVE
The purpose of this subdivision amendment was to add an additional lot containing 3.00 acres on the west side of the Story Farm Subdivision and set the new property corners of Lot 3 as shown and described hereon creating a three (3) lot subdivision. The survey was ordered by Chuck and Brad Story. The R-O-W Lines for Highway 162 were established using the UDOT R-O-W drawings, existing R-O-W fence lines and the Marcum Subd. to the east and the Liberty Meadows Subd. to the west. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 28, T7N, R1E, SLB&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears South 89°19'49" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.



WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2020.

WEBER COUNTY ENGINEER
I Herby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.
Signed this _____ Day of _____, 2020.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business



AGRICULTURAL NOTE
Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

Notes:
1- The Vertical Datum is NGVD29
2- The Sewer System will be septic
3- 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 curb and gutter is installed.
4- All Public Utility Easements are 10.0 feet wide.

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 Herby Approved and Accepted by the Commissioners of Weber County Utah
Signed this _____ Day of _____, 2020.

WEBER COUNTY SURVEYOR
I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat and all conditions for approval by this office have been satisfied. 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 _____, 2020.

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 Affect
Signed this _____ Day of _____, 2020.

WEBER-MORGAN HEALTH DEPARTMENT
I Herby 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 _____, 2020.

SURVEYOR'S CERTIFICATE
I, K. Greg Hansen, do Herby 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 herby Subdivided and amended said tract into three (3) lots, known hereafter as Story Farm Subdivision Second Amendment in 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 herby 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 21st day of APRIL, 2020.

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

BOUNDARY DESCRIPTION
ALL OF LOT 1 AND LOT 2, STORY FARM SUBDIVISION FILED AS ENTRY NO. 2879531 IN THE FILES OF THE WEBER COUNTY RECORDER BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE SOUTHWEST CORNER OF SAID STORY FARM SUBDIVISION, BEING A POINT IN AN EXISTING FENCE CORNER ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162 LOCATED SOUTH 89°19'49" EAST 1406.32 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 2002.08 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;
RUNNING THENCE AROUND THE PERIMETER OF SAID STORY FARM SUBDIVISION THE FOLLOWING NINE (9) COURSES; (1) NORTH 44°20'46" EAST 256.74 FEET ALONG SAID FENCE LINE; (2) NORTH 02°44'05" EAST 460.99 FEET ALONG SAID FENCE LINE TO THE SOUTHWEST CORNER OF THE SPENCER FERRIN SUBDIVISION; (3) SOUTH 49°45'45" EAST 932.43 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SPENCER FERRIN SUBDIVISION TO THE EXISTING FENCE LINE ACCEPTED AS THE EXISTING PROPERTY LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT, ENTRY NO. 2692286, RECORDED JUNE 24, 2014 IN THE FILES OF THE WEBER COUNTY RECORDER; (4) SOUTH 46°24'18" WEST 265.13 FEET ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE LINE; (5) NORTH 59°48'17" WEST 78.85 FEET ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE LINE; (6) SOUTH 47°03'23" WEST 179.42 FEET ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE LINE; (7) SOUTH 59°13'16" WEST 154.60 FEET ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE LINE TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162; (8) NORTH 51°59'25" WEST 418.93 FEET ALONG SAID RIGHT-OF-WAY LINE; AND (9) ALONG THE ARC OF A 2897.90 FOOT RADIUS CURVE TO THE LEFT 73.94 FEET, HAVING A CENTRAL ANGLE OF 01°27'43", CHORD BEARS NORTH 52°43'17" WEST 73.94 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 9.24 ACRES.

SUBJECT A 30.00 FOOT WIDE INGRESS AND EGRESS EASEMENT ALONG THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND RECORDED AS ENTRY NO. 2657083 IN THE FILE OF WEBER COUNTY RECORDERS OFFICE.

OWNER'S DEDICATION AND CERTIFICATION
Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided and amended into lots as shown on this plat and name said tract Story Farm Subdivision Second Amendment do herby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
Signed this _____ Day of _____, 2020

Dixie R. Story Charles Brad Story
Notary Public

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2020, William C. Story and Dixie R. Story, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2020, Charles Brad Story, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

RECEIVED
APR 27 2021
BY: 6841

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND
RECORDED _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY