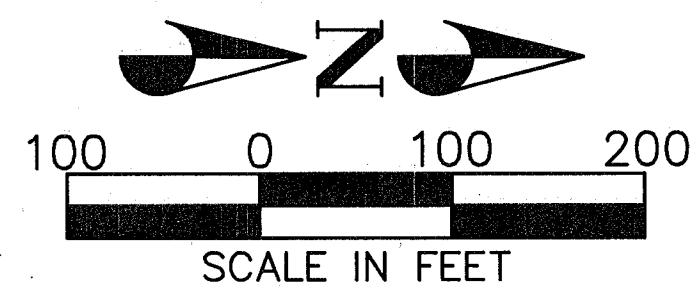


# CHARLY'S ACRES SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R2E, SLB&M, WEBER COUNTY, UTAH  
JULY 2021



CURVE TABLE (LOTS)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	17°36'00"	16.90'	N 44°19'45" W	18.83'
C2	55.00'	253°44'23"	243.57'	S 88°39'30" E	88.00'
C3	55.00'	14°59'07"	14.32'	S 45°40'15" W	14.28'

### LEGEND

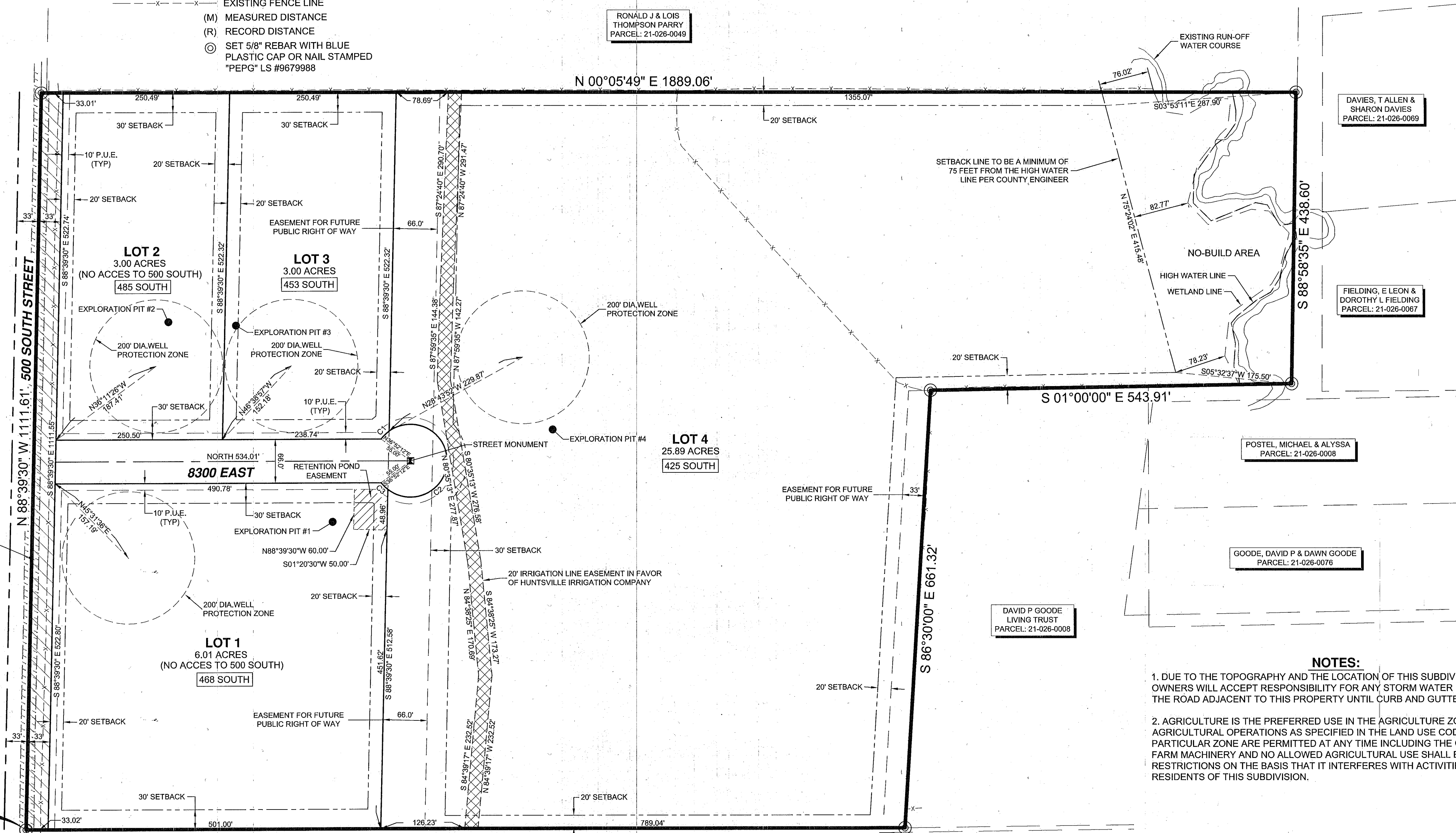
- SUBJECT PROPERTY LINE
- - - ADJACENT PARCEL LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - EXISTING EDGE OF ASPHALT
- - - EXISTING FENCE LINE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

### DEVELOPER

KRAUSE DEVELOPMENT  
2166 EAST WILD PINE DRIVE  
OGDEN, UTAH, 84403  
JEREMY KRAUSE  
PHONE: (801) 866-4809

### REFERENCE DOCUMENT

JACK & LA RAE CHATELAIN TRUST  
BOUNDARY SURVEY  
RECORD OF SURVEY #5932

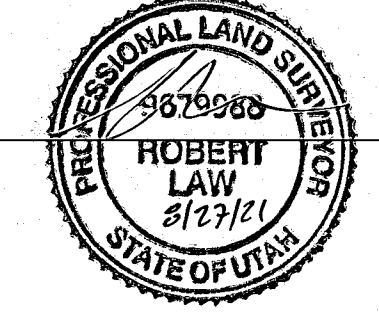


**SURVEYOR'S CERTIFICATE**  
I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREAFTER KNOWN AS CHARLY'S ACRES SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF THE WEBER COUNTY LAND USE CODE HAVE BEEN COMPLIED WITH.

**BOUNDARY DESCRIPTION**  
PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 30.25 CHAINS WEST OF SOUTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 17, RUNNING THENCE NORTH 9.09 CHAINS; THENCE NORTH 86°30' WEST 10.02 CHAINS; THENCE NORTH 8.67 CHAINS; THENCE NORTH 89° WEST 7.35 CHAINS; THENCE SOUTH 28.72 CHAINS; THENCE SOUTH 88°54' EAST 16.6 CHAINS; THENCE NORTH 9° WEST 10.88 CHAINS TO BEGINNING.

MORE CORRECTLY DESCRIBED BY SURVEY RECORDED #5932 AS FOLLOWS; BEGINNING AT A POINT LOCATED 692.50' SOUTH 00°04'49" EAST ALONG THE SECTION LINE AND 1992.16' WEST FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°39'30" WEST 1111.61' ALONG THE CENTERLINE OF 500 SOUTH STREET TO THE EXTENDED EASTERLY LINE OF THE RONALD AND LOIS PARRY PROPERTY (WARRANTY DEED AS ENTRY NO. 2129192, RECORDED SEPTEMBER 15, 2005); THENCE NORTH 00°05'49" EAST 1889.06' ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE AS LOCATED BY SURVEY OF THE ERIC FIELDS PROPERTY (QUIT CLAIM DEED AS ENTRY NO. 2783940, RECORDED NOVEMBER 3, 2015); THENCE SOUTH 88°58'33" EAST 438.60' ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE AS LOCATED BY SURVEY OF THE JEREMY AND TAMMY MCKAY PROPERTY (WARRANTY DEED AS ENTRY NO. 2819800, RECORDED OCTOBER 11, 2016); THENCE SOUTH 1°00'00" EAST 543.91' ALONG SAID WESTERLY LINE AND TO AND ALONG THE WESTERLY LINE AS DETERMINED BY SURVEY OF THE DAVID P. GOODE LIVING TRUST PROPERTY (SPECIAL WARRANTY DEED AS ENTRY NO. 2285189, RECORDED AUGUST 16, 2007) TO THE SOUTHWEST CORNER OF SAID DAVID P. GOODE LIVING TRUST PROPERTY; THENCE SOUTH 86°30'00" EAST 661.32' ALONG THE SOUTHERLY LINE OF SAID DAVID P. GOODE LIVING TRUST PROPERTY TO THE EASTERLY LINE AS DETERMINED BY SURVEY OF THE CHATELAIN REVOCABLE INTER VIVOS TRUST PROPERTY (SPECIAL WARRANTY DEED AS ENTRY NO. 1618890, RECORDED MARCH 9, 1999); THENCE SOUTH 1323.06' ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINS: 39.69 ACRES



Robert Law

Date 8/27/21

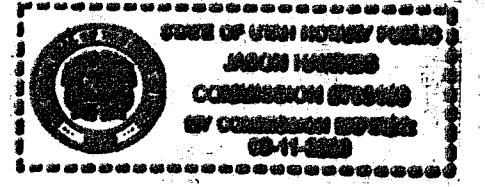
**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER(S) OF TRACT OF LAND DESCRIBED ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND A STREET TO BE HEREAFTER KNOWN AS CHARLY'S ACRES SUBDIVISION DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED FOR PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENT FOR FUTURE PUBLIC RIGHT-OF-WAY, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

Wade A. Tolman  
Wade A. Tolman

**NOTARY ACKNOWLEDGEMENT**  
STATE OF UTAH }  
COUNTY OF WEBER } S.S.

ON THIS 30 DAY OF August, IN THE YEAR 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER 708136  
MY COMMISSION EXPIRES 9/11/23  
NOTARY PUBLIC

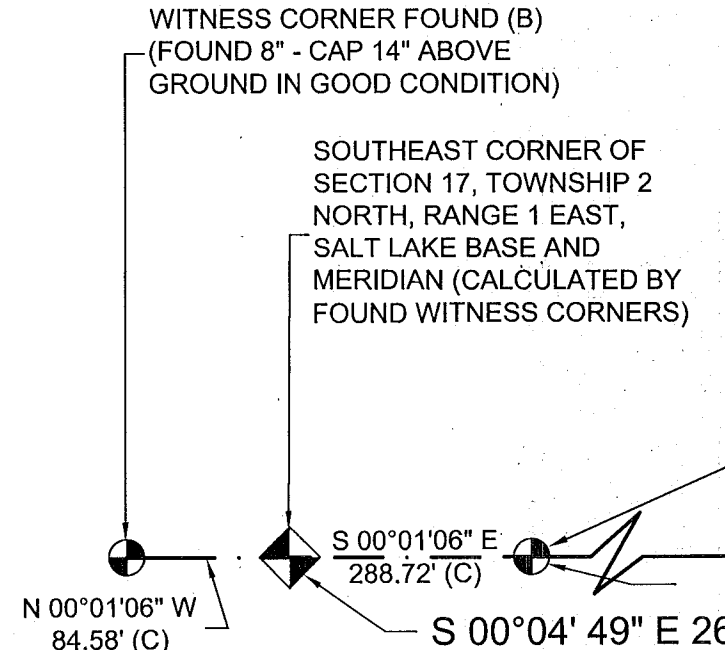
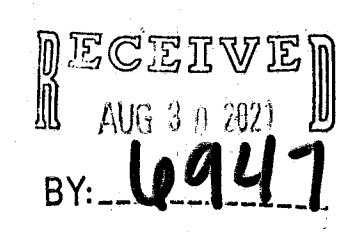


**NOTES:**  
1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.  
2. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS 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 RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**NOTICE TO PURCHASERS**  
NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS. LOTS WITH DESIGNATED "BUILDING AREAS" HAVE BEEN APPROVED SUBJECT TO THE CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATED AREAS.

Exploration Pit #	UTM Zone	Nad	UTM Easting	UTM Northing	Structure
Exploration Pit #1	12 N	83 437278	E 4567489	N	0-34" Loam, Granular/Blocky Structure
					34-71" Sandy Loam, Massive Structure
					71-80" Extremely Gravelly Loamy Coarse Sand, Single Grain Structure, 65% Gravel
Exploration Pit #2	12 N	83 437188	E 4567413	N	0-32" Loam, Granular/Blocky Structure
					32-66" Sandy Loam, Massive Structure
					66-74" Extremely Gravelly Loamy Coarse Sand, Single Grain Structure, 65% Gravel
Exploration Pit #3	12 N	83 437190	E 4567444	N	0-36" Loam, Granular/Blocky Structure
					36-70" Sandy Loam, Massive Structure
					70-78" Loamy Sand, Weakly Massive Structure
Exploration Pit #4	12 N	83 437245	E 4567587	N	0-35" Loam, Granular/Blocky Structure
					35-61" Sandy Loam, Massive Structure
					61-78" Loamy Sand, Weakly Massive Structure

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE PROPERTY LINE WAS ESTABLISHED AS PER RECORD OF SURVEY NUMBER 5932.  
BASIS OF BEARING IS S 00°05'16" E BETWEEN THE EAST QUARTER CORNER AND THE WITNESS CORNER (A) AS SHOWN HEREON.



WEBER COUNTY SURVEYOR:  
I HEREBY 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 THE PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WEBER COUNTY SURVEYOR

**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-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\_\_\_\_  
WEBER-MORGAN HEALTH DEPARTMENT

**WEBER COUNTY ENGINEER**  
I HEREBY 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 THE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WEBER COUNTY ENGINEER

**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 \_\_\_\_\_, 20\_\_\_\_  
WEBER COUNTY ATTORNEY

**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

PREPARED BY:  
**PEPG CONSULTING LLC**  
9270 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX: (801) 562-2551  
DATE: AUGUST 20, 2021 FILE: p11450.2010/dwpl/01

**CHARLY'S ACRES SUBDIVISION**  
LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R2E, SLB&M, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD & RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_  
TIME \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_  
WEBER COUNTY RECORDER