

# WESTWOOD HOMESTEAD

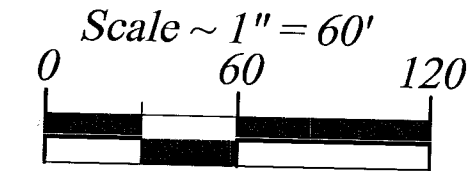
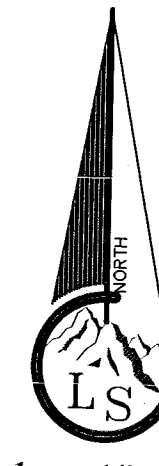
PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: November 2020

NW Cor Sec. 6, T 6 N, R 2 E, SLB&M, per WCoS tie sheet with NAD83 coordinates of record N=3630649.8 E=1564238.3 U.S.R.

N 1/4 Cor Sec. 6, T 6 N, R 2 E, SLB&M, found destroyed, also see WCoS tie sheet record, with NAD83 coordinates of record N=3630632.46 E=1566876.81 U.S.R.

Basis of bearing = N 89°37'28" W (see boundary description)  
N 89°37'24" W 2639.34' r

NE Cor Sec. 6, T 6 N, R 2 E, SLB&M, per WCoS tie sheet with NAD83 coordinates of record N=3630615.2 E=1569515.4 U.S.R.



### Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- ▭ PUBLIC ROAD/STREET DEDICATION
- ▭ PRIVATE DRIVE EASEMENT

### BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor's Office of North 89°37'31" West between the monumented location of the Northeast corner (having Weber County Surveyor State Plane Coordinates of record of N=3630615.2 E=1569515.4 U.S.R.) and the North Quarter corner (having Weber County Surveyor NAD83 State Plane Coordinates of record of N=3630632.46 E=1566876.81 U.S.R., said monument found to be destroyed by Weber County Survey May 2018, the bearing between the monumented locations of said Northeast Quarter corner and the monumented Northwest corner, said Northwest corner having Weber County Surveyor State Plane Coordinates of N=3630649.8 E=1564238.3 is North 89°37'28" West), said tract described by survey as follows:

COMMENCING at a point located 931.99 feet North 89°37'31" West along section line; FROM said Northeast corner of Section 6, said point being on the centerline of 1900 North Street; RUNNING thence South 00°22'29" West 12.91 feet;

Thence along the arc of a curve to the Right 20.34 feet (C1), having a radius of 75.00 feet with a chord bearing and distance of South 08°08'38" West 20.28 feet;

Thence South 89°37'31" East 10.33 feet, along the south right of way line of 1900 North Street;

Thence along the arc of a curve to the Right 79.19 feet (C2), having a radius of 85.00 feet with a chord bearing and distance of South 40°44'16" West 76.36 feet;

Thence along the arc of a curve to the Left 49.47 feet (C3), having a radius of 95.00 feet with a chord bearing and distance of South 52°30'43" West 48.91 feet;

Thence South 37°54'43" West 66.76 feet;

Thence along the arc of a curve to the Left 22.96 feet (C4), having a radius of 20.00 feet with a chord bearing and distance of South 04°42'09" West 21.72 feet;

Thence South 28°11'24" East 19.10 feet;

Thence along the arc of a curve to the Right 94.99 feet (C5), having a radius of 110.00 feet with a chord bearing and distance of South 03°27'07" East 92.06 feet;

Thence South 21°17'11" West 64.47 feet;

Thence along the arc of a curve to the Left 27.03 feet (C6), having a radius of 285.00 feet with a chord bearing and distance of South 24°00'13" West 27.02 feet;

Thence along the arc of a curve to the Left 30.74 feet (C7), having a radius of 15.00 feet with a chord bearing and distance of South 31°58'55" East 25.63 feet;

Thence North 89°18'56" East 394.87 feet;

Thence South 00°41'04" East 60.00 feet;

Thence South 09°04'02" East 402.86 feet;

Thence North 84°53'58" West 961.73 feet;

Thence North 05°06'02" West 324.98 feet;

Thence North 28°57'51" East 721.15 feet, to section line being the center line of 1900 North Street;

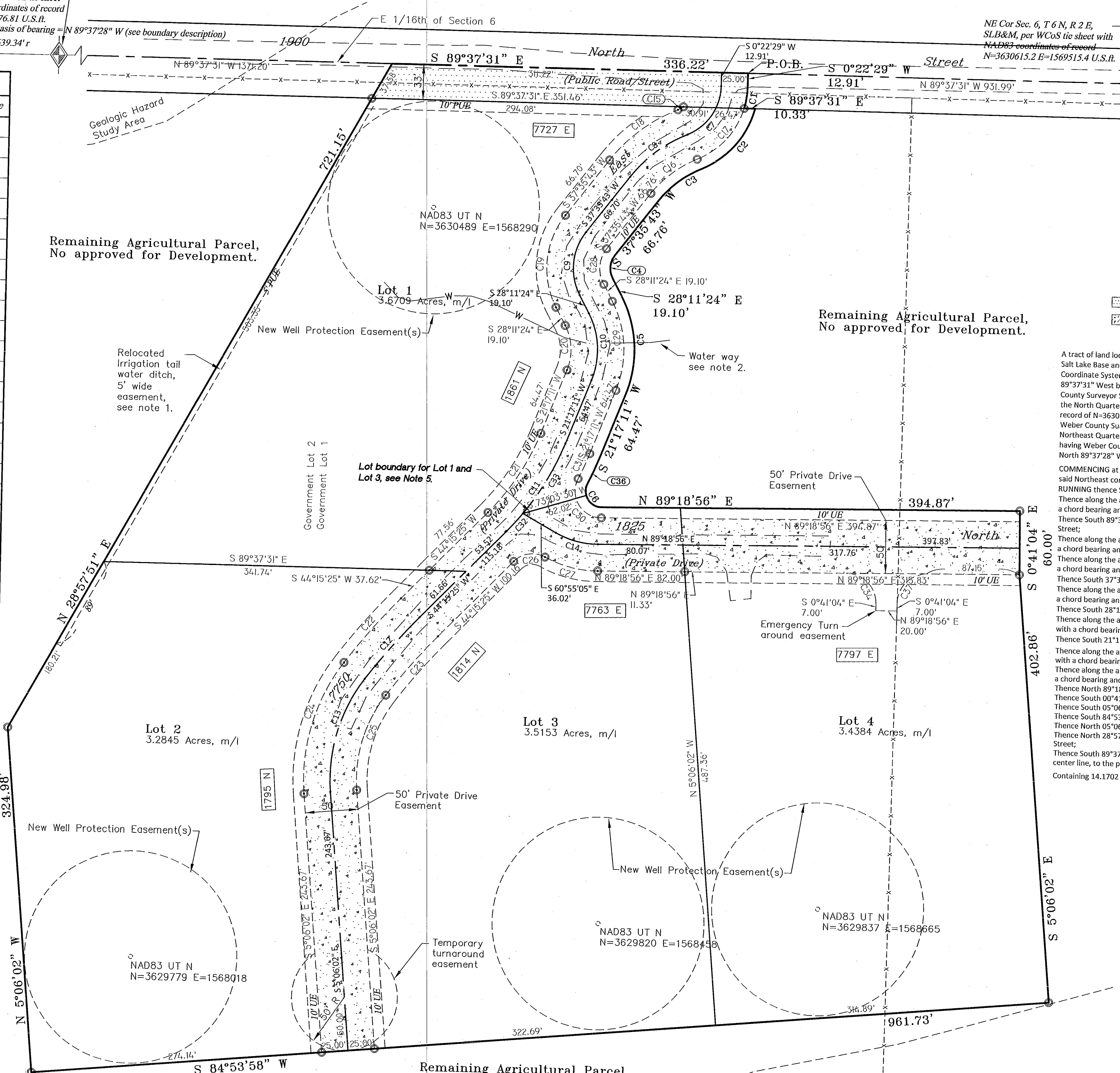
Thence South 89°37'31" East 336.22 feet, along said section line and 1900 North Street center line, to the point of beginning.

Containing 14.1702 Acres, more or less.

Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C1	15°32'17"	75.000'	10.23'	20.34'	S 08°08'38" W 20.28'
C2	53°22'56"	85.000'	42.73'	79.19'	S 40°44'16" W 76.36'
C3	29°50'01"	95.000'	25.31'	49.47'	S 52°30'43" W 48.91'
C4	65°47'07"	20.000'	12.93'	22.96'	S 4°42'09" W 21.72'
C5	49°28'36"	110.000'	50.68'	94.99'	S 3°27'07" E 92.06'
C6	117°24'18"	15.000'	24.67'	30.74'	S 31°58'55" W 25.63'
C7	67°03'15"	50.000'	33.13'	58.52'	S 33°54'06" W 55.23'
C8	29°50'01"	130.000'	34.63'	67.69'	S 52°30'43" W 66.93'
C9	65°47'07"	55.000'	35.57'	63.15'	S 4°42'09" W 59.74'
C10	49°28'36"	75.000'	34.56'	64.76'	S 3°27'07" E 62.77'
C11	22°58'14"	250.000'	50.80'	100.23'	S 32°46'18" W 99.56'
C12	7°24'49"	600.000'	38.87'	77.63'	S 40°33'01" W 77.58'
C13	41°56'38"	155.000'	59.41'	113.47'	S 15°52'17" W 110.95'
C14	29°45'58"	80.000'	21.26'	41.56'	S 75°48'04" E 41.10'
C15	13°34'32"	25.000'	2.98'	5.92'	S 60°38'28" W 5.91'
C16	29°50'01"	105.000'	27.97'	54.67'	S 52°30'43" W 54.06'
C17	51°30'58"	75.000'	36.19'	67.43'	S 41°40'15" W 65.19'
C18	29°50'01"	155.000'	41.29'	80.71'	S 52°30'43" W 79.80'
C19	65°47'07"	80.000'	51.74'	91.85'	S 4°42'09" W 86.89'
C20	49°28'36"	50.000'	23.04'	43.18'	S 3°27'07" E 41.85'
C21	22°58'14"	225.000'	45.72'	90.21'	S 32°46'18" W 89.60'
C22	7°24'49"	625.000'	40.49'	80.87'	S 40°33'01" W 80.81'
C23	7°24'49"	575.000'	37.25'	74.40'	S 40°33'01" W 74.35'
C24	41°56'38"	180.000'	68.99'	131.77'	S 15°52'17" W 128.85'
C25	41°56'38"	130.000'	49.83'	95.17'	S 15°52'17" W 93.06'
C26	73°21'30"	25.000'	18.62'	32.01'	N 80°56'10" E 29.87'
C27	28°17'58"	105.000'	26.47'	51.86'	S 76°32'04" E 51.34'
C28	68°20'20"	30.000'	20.36'	35.78'	S 3°25'33" W 33.70'
C29	49°28'36"	100.000'	46.08'	86.35'	S 3°27'07" E 83.69'
C30	117°24'18"	25.000'	41.12'	51.23'	S 31°58'55" E 42.72'
C31	5°26'03"	275.000'	13.05'	26.08'	S 24°00'13" W 26.07'
C32	5°15'18"	250.000'	11.47'	22.93'	N 41°37'46" E 22.92'
C33	17°42'56"	250.000'	38.96'	77.30'	N 30°08'39" E 76.99'
C34	90°00'00"	28.000'	28.00'	43.98'	N 45°41'04" W 39.60'
C35	90°00'00"	28.000'	28.00'	43.98'	N 44°18'56" E 39.60'
C36	5°26'03"	285.000'	13.53'	27.03'	N 24°00'13" E 27.02'
C37	90°00'00"	28.000'	28.00'	43.98'	S 44°18'56" W 39.60'

Remaining Agricultural Parcel, No approved for Development.

Remaining Agricultural Parcel, No approved for Development.



### NARRATIVE

- The purpose of this survey is to create a subdivision plot that conforms to the subdivision requirements of Weber County for the zone in which the parcels reside. The zone that is applicable to this subdivision is AV-3.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities is made herein.
- The basis of bearing is as noted and described in the Boundary Description.
- This division is part of an overall parcel which is described in Warranty Deed recorded as Entry Number 3080254 on August 27, 2020. All of the boundary lines, except the north boundary, are original lines of division.
- The north boundary is the section line, which is also the center line of 1900 North Street. The section line as monumented is being held. It should be noted that the North Quarter corner of the section was found by Weber County Survey to have been destroyed when they located the remnants of the location which were preserved by Martin B. Moore, Jr. when he was County Surveyor.
- The existing fence line that is shown hereon is not a boundary division fence. The subdivider owns the property on both sides of the line.

### NOTES

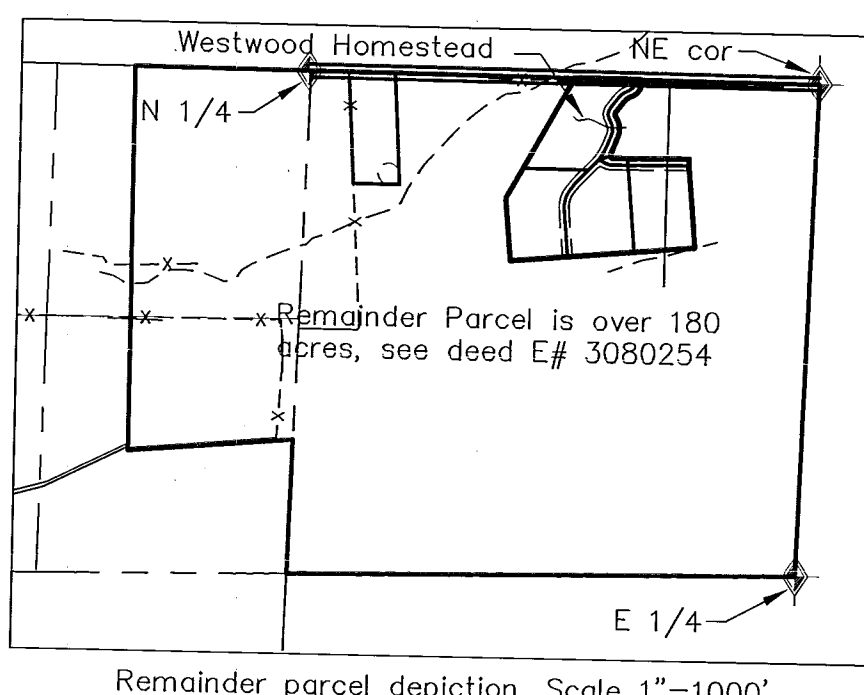
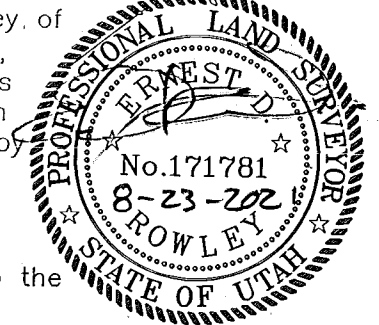
- This irrigation ditch is controlled by a diversion structure on the north side of 1900 North Street. The water services the remainder parcel as a tail water ditch which is owned by the developer.
- The waterway is shown with a culvert under 7750 East and only has water in times of heavy spring runoff. Any runoff water discharges into the irrigation tail water ditch.
- 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. [Amr. Ord. Sec. 106-1-8(c)(5)]
- All survey data shown or noted on this survey plot is measured data unless otherwise shown or noted.
- Weber County is requiring that the streets are fully included in the lots of the subdivision. Therefore, Lot 1 extends to the east boundary of the subdivision from the northeast corner southerly to the location of curve C6. At this point the division line between Lot 1 and Lot 3 runs from curve C6 to the center line of the streets at said intersection (the line with the bearing and distance of S 73°03'30" W 62.02') and continues through C32 and the additional 53.52 foot distance along the center line of the street where the boundary of Lot 1 and Lot 2 run westerly. Lot 4 extends to the north boundary of the street.

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### SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Land Surveyor and Professional Land Surveyor's Licensing Act, having made a survey of the property(s) shown hereon in accordance with the field notes and placing monuments as represented. That this plot was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, 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 as indicated by their approval hereon.



<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
<b>DEVELOPER: Mike Westwood</b> Address: 3130 West 3600 South, West Haven, Utah 84401		1 of 1 <b>Subdivision Record of Survey</b>	
NE 1/4 of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian.		Revisions: June 2, 2021, modification per county requirements to change the private streets to private drives.	
DRAWN BY: EDR CHECKED BY: ... DATE: January 27, 2021 PROJECT NUMBER: 4129		Weber County Recorder Entry no. _____ Filed for record and recorded _____ day of _____, 20____ at _____ of official records, in book _____ on page _____ County Recorder: Leann H-Kitts By Deputy: _____ Fee paid _____	

Project Name: 4129 Mike Westwood subdivision Eden-Drewery full recording Save Date: August 19, 2021 9:12 AM Sheet: ##