

TKR SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEST HAVEN CITY, WEBER COUNTY, UTAH,
 MARCH 2021

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 21ST STREET AND THE WEST RIGHT-OF-WAY LINE OF THE LAYTON INTAKE CHANNEL, BEING LOCATED NORTH 00D54'31" EAST 728.60 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND NORTH 90D00'00" WEST 372.05 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89D05'29" WEST 255.00 FEET, THENCE NORTH 00D54'31" EAST 198.00 FEET, THENCE SOUTH 89D05'29" EAST 265.32 FEET TO SAID WEST RIGHT-OF-WAY LINE THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 03D53'31" WEST 198.27 FEET TO THE POINT OF BEGINNING, CONTAINING 51,512 SQUARE FEET.

DAB HOLDINGS LC
 150690082

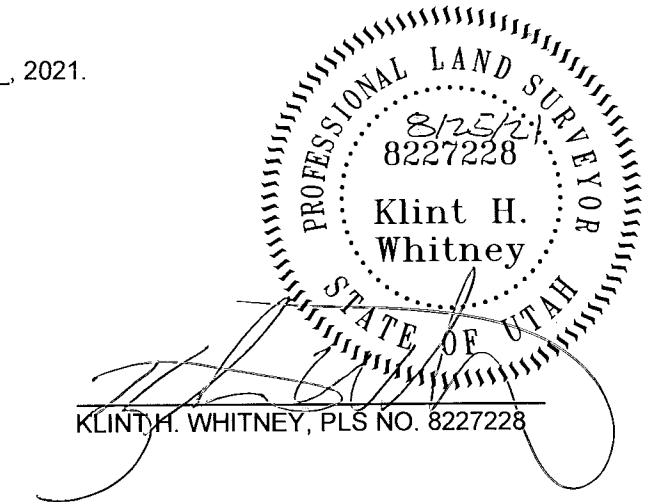
VICINITY MAP
 NOT TO SCALE



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 TKR 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 25TH DAY OF AUGUST, 2021.



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:

TKR SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN 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 WEST HAVEN CITY, UTAH, AND HEREBY DEDICATE GRANT AND CONVEY TO INDIVIDUAL LOT OWNERS WITHIN THIS DEVELOPMENT A PERPETUAL SHARED ACCESS EASEMENT AS SHOWN HEREON TO BE USED FOR INGRESS AND EGRESS.

SIGNED THIS _____ DAY OF _____, 2021.

TKN HOLDINGS, LLC

BY: TYLER M NIELSON, MEMBER/MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF WEBER)

On this _____ day of _____, 2021, personally appeared before me TYLER M NIELSON, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MEMBER/MANAGER of TKN HOLDINGS, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said TYLER M NIELSON acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

1625 WEST STREET

JIMMIE STEWART
 150690007

JEFFREY SCOTT FULLER
 150690004

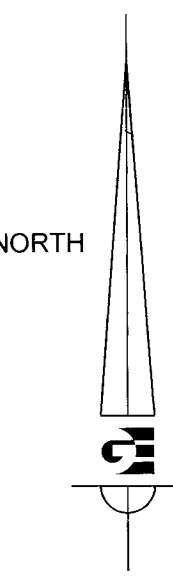
LOT 2
 CONTAINING 26,349 SQ.FT.
 1590 WEST

LOT 1
 CONTAINING 25,163 SQ.FT.
 1580 WEST

TRANSPORTATION AND UTILITY ACCESS AGREEMENT

LAYTON INTAKE CHANNEL

NORTH QUARTER CORNER SECTION 25, TOWNSHIP 6 NORTH RANGE 2 WEST, S.L.B.&M.



0' 15' 30' 60' 90'

Scale in Feet
 1" = 30'

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
- SHARED ACCESS EASEMENT

RECEIVED
 SEP 11 2021
 BY: 7001

2100 SOUTH (WILSON LANE) VARIES IN WIDTH

SOUTHEAST CORNER OF THE NORTHWEST QUARTER SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TYLER NIELSON. 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°54'31" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2100 SOUTH STREET WAS ESTABLISHED BY RIGHT-OF-WAY DRAWINGS ON FILE WITH U.D.O.T. REGION 1. THE RIGHT-OF-WAY OF THE LAYTON INTAKE CANAL WAS ESTABLISHED BY RIGHT-OF-WAY DRAWINGS ON FILE WITH THE WEBER BASIN WATER CONSERVANCY DISTRICT.

- NOTES**
- WEST HAVEN ZONE C-2 CURRENT YARD SETBACKS: MINIMUM AREA - NONE, MINIMUM WIDTH - NONE, FRONT YARD SETBACK - 15', SIDE YARD SETBACK NONE, EXCEPT 10 FEET ADJACENT TO A RESIDENTIAL ZONE BOUNDARY, REAR NONE, EXCEPT 10 FEET ADJACENT TO A RESIDENTIAL ZONE BOUNDARY.
 - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0407E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
 - LOTS WITHIN THIS DEVELOPMENT HAVE BEEN GRANTED ACCESS FOR TRANSPORTATION AND UTILITY SYSTEM FACILITIES OVER FEDERAL LANDS PER CONTRACT NUMBER 20-LM-41-1380.

WEST HAVEN ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF TKR SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2021.

CITY ATTORNEY

WEST HAVEN ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2021.

CITY ENGINEER

WEST HAVEN APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF WEST HAVEN, UTAH.

SIGNED THIS _____ DAY OF _____, 2021.

MAYOR, WEST HAVEN
 ATTEST: CITY RECORDER

WEST HAVEN PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEST HAVEN PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2021.

CHAIRMAN, WEST HAVEN PLANNING COMMISSION

DEVELOPER: TKN TYLER NIELSON 5150 SOUTH 375 EAST OGDEN, UTAH 801-476-0202	S1 1	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____	FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____		RECORDS, PAGE _____ RECORDED _____	FOR _____
CIVIL - LAND PLANNING GARDNER ENGINEERING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		COUNTY RECORDER	BY: _____