

Vue de Valhalla Subdivision

PART OF THE SE 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: April 2016

SE cor Sec 29, T 7 N, R 1 E,
SLB&M, 1981 WCU brass cap
good condition. Found as per
county tie sheet record.

Basis of bearing = N 00°26'21" E between monumented SE and NE corner of Section 29, Utah North Zone NAD83

NARRATIVE

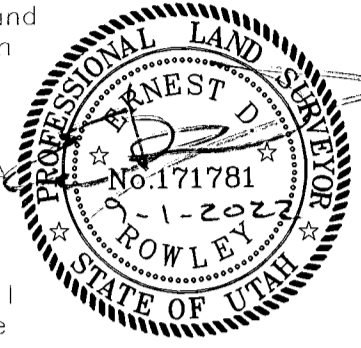
The purpose of this survey is to create the subdivision lot as shown hereon. The basis of bearing for this survey is a noted on the plat derived from GPS observations on the shown monuments utilizing NAD83 Utah North Zone coordinates.

This plat is intended to tie to and border the two prior subdivisions shown, Wade Pilcher Sub recorded June 21, 2011 and Pinecreek Sub recorded November 6, 2000. Platting these two subdivisions shows that there is a 2.61 foot overlap between the two subdivisions, however, this does not actually exist. In the original drawing file of Dallas' he found a rebar and cap at the NE corner of the Pinecreek Sub and held it for the east right of way of Carol Street. In my field work I also found a "Star Nail" at the intersection of Carol and 3300 North as well as a T-post at the SW corner of Lot 2, Wade Pilcher Sub. The Wade Pilcher Sub has been adjusted to coincide with this ground evidence. The monument ties noted in the Wade Pilcher Sub should also be adjusted to coincide with the location of the Pinecreek Sub plat which I have done.

This positioning establishes the east line of Carol Street (3825 E) and the north line of Nordic Meadows Drive (3100 N) being part of the boundary of this subdivision. The south boundary of the property is held to be along or near an existing fence line that marks the north boundary of Abbeyon Estates No.2. Evidence of this subdivision was found as noted and held. The west boundary is being held along an old and long standing fence line that has divided the Pilcher property from the Storey property. As a side note the location of the fence line closely coincides with the deed location of Pine Creek. The location of this line is my interpretation of the creek and the bearings and distances shown may change depending on where the centerline is interpreted by others. However, the intent should remain the same, along the centerline of the creek.

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 Engineers and Professional Land Surveyors Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. 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.



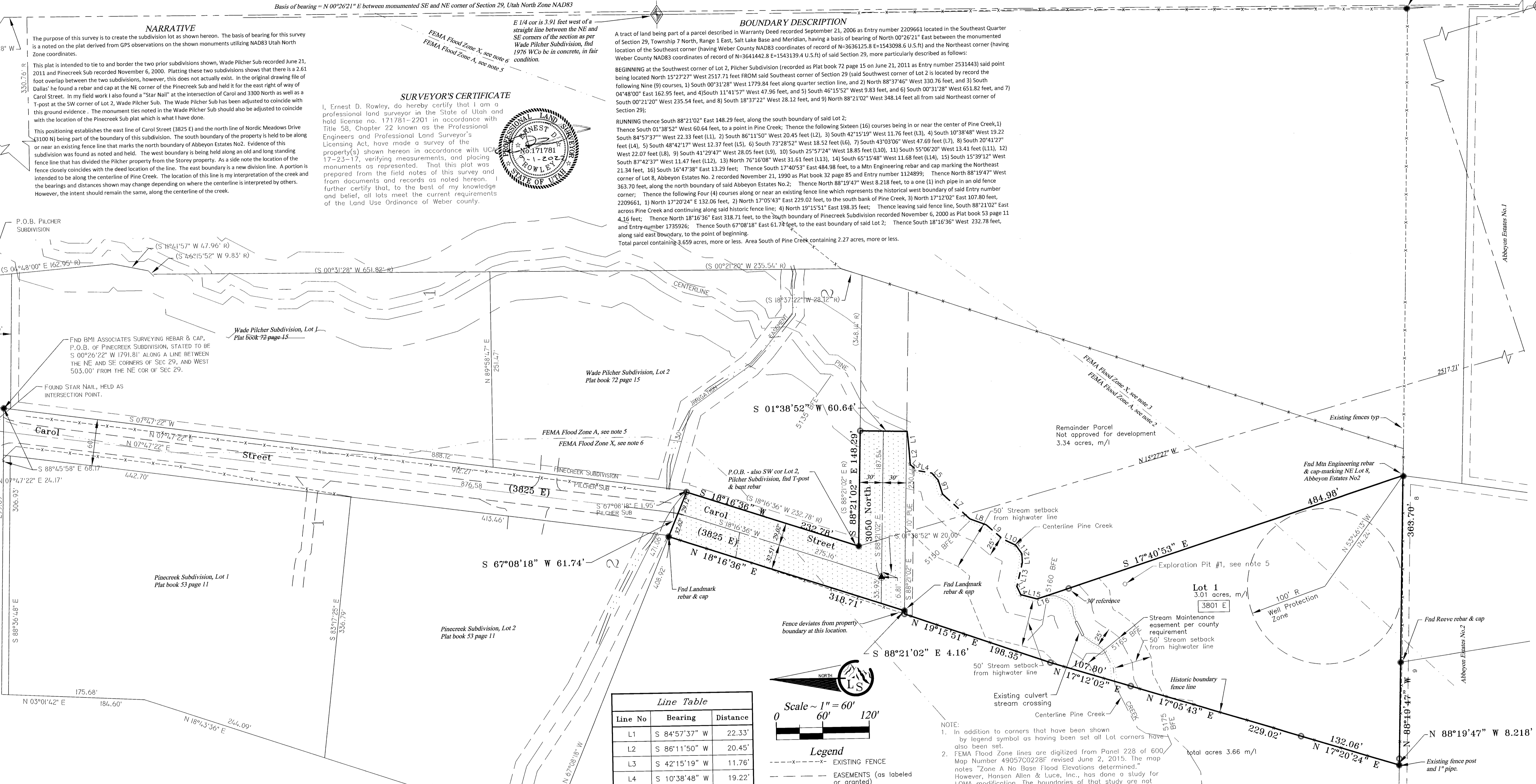
BOUNDARY DESCRIPTION

A tract of land being part of a parcel described in Warranty Deed recorded September 21, 2006 as Entry number 2209661 located in the Southeast Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 00°26'21" East between the monumented location of the Southeast corner (having Weber County NAD83 coordinates of record of N=3636125.8 E=1543098.6 U.S.Ft) and the Northeast corner (having Weber County NAD83 coordinates of record of N=3641442.8 E=1543139.4 U.S.Ft) of said Section 29, more particularly described as follows:

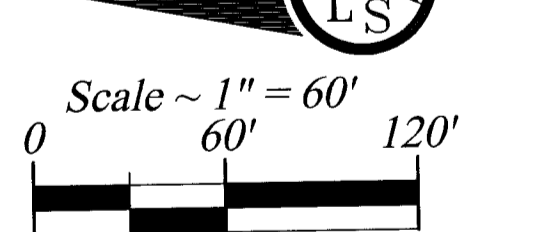
BEGINNING at the Southwest corner of Lot 2, Pilcher Subdivision (recorded as Plat book 72 page 15 on June 21, 2011 as Entry number 2531443) said point being located North 15°27'27" West 2517.71 feet FROM said Southeast corner of Section 29 (said Southwest corner of Lot 2 is located by record the following Nine (9) courses, 1) South 00°31'28" West 1779.84 feet along quarter section line, and 2) North 88°37'45" West 330.76 feet, and 3) South 04°48'00" East 162.95 feet, and 4) South 11°41'57" West 47.96 feet, and 5) South 46°15'52" West 9.83 feet, and 6) South 00°31'28" West 651.82 feet, and 7) South 00°21'20" West 235.54 feet, and 8) South 18°37'22" West 28.12 feet, and 9) North 88°21'02" West 348.14 feet all from said Northeast corner of Section 29);

RUNNING thence South 88°21'02" East 148.29 feet, along the south boundary of said Lot 2;
Thence South 01°38'52" West 60.64 feet, to a point in Pine Creek; Thence the following Sixteen (16) courses being in or near the center of Pine Creek, 1) Thence South 84°57'37" West 22.33 feet (L1), 2) South 86°11'50" West 20.45 feet (L2), 3) South 42°15'19" West 11.76 feet (L3), 4) South 10°38'48" West 19.22 feet (L4), 5) South 48°42'17" West 12.37 feet (L5), 6) South 73°28'52" West 18.52 feet (L6), 7) South 43°03'06" West 47.69 feet (L7), 8) South 20°41'27" West 22.07 feet (L8), 9) South 41°29'47" West 28.05 feet (L9), 10) South 25°57'24" West 18.85 feet (L10), 11) South 55°06'20" West 13.41 feet (L11), 12) South 87°42'37" West 11.47 feet (L12), 13) North 76°16'08" West 31.61 feet (L13), 14) South 65°15'48" West 11.68 feet (L14), 15) South 15°39'12" West 21.34 feet, 16) South 16°47'38" East 13.29 feet; Thence North 76°16'08" West 31.61 feet (L13), 14) South 65°15'48" West 11.68 feet (L14), 15) South 15°39'12" West 21.34 feet, along the north boundary of said Abbeyon Estates No.2; Thence North 88°19'47" West 8.218 feet, to a one (1) inch pipe in an old fence corner; Thence the following Four (4) courses along or near an existing fence line which represents the historical west boundary of said Entry number 2209661, 1) North 17°20'24" E 132.06 feet, 2) North 17°05'43" East 229.02 feet, to the south bank of Pine Creek, 3) North 17°12'02" East 107.80 feet, across Pine Creek and continuing along said historic fence line; 4) North 19°15'51" East 198.35 feet; Thence leaving said fence line, South 88°21'02" East 4.16 feet; Thence North 18°16'36" East 318.71 feet, to the south boundary of Pinecreek Subdivision recorded November 6, 2000 as Plat book 53 page 11 and Entry number 1735926; Thence South 67°08'18" East 61.74 feet, to the east boundary of said Lot 2; Thence South 18°16'36" West 232.78 feet, along said east boundary, to the point of beginning.
Total parcel containing 3.659 acres, more or less. Area South of Pine Creek containing 2.27 acres, more or less.

Project Name: 3498 Marcus-Gwen Zabokrtsky FEMA-Submittal.dwg Save Date: August 24, 2022 1:15 PM Sheet: ###



Line No	Bearing	Distance
L1	S 84°57'37" W	22.33'
L2	S 86°11'50" W	20.45'
L3	S 42°15'19" W	11.76'
L4	S 10°38'48" W	19.22'
L5	S 48°42'17" W	12.37'
L6	S 73°28'52" W	18.52'
L7	S 43°03'06" W	47.69'
L8	S 20°41'27" W	22.07'
L9	S 41°29'47" W	28.05'
L10	S 25°57'24" W	18.85'
L11	S 55°06'20" W	13.41'
L12	S 87°42'37" W	11.47'
L13	N 76°16'08" W	31.61'
L14	S 65°15'48" W	11.68'
L15	S 15°39'12" W	21.34'
L16	S 16°47'38" E	13.29'



Symbol	Description
---x---	EXISTING FENCE
- - - - -	EASEMENTS (as labeled or granted)
---	STREET CENTERLINE
◆	FND SECTION CORNER
▲	STREET MONUMENT TO BE SET
○	FND CURB NAIL
●	FND REBAR AND CAP
○	SET #5x24" REBAR AND CAP STAMPED LANDMARK
●	ELEVATION BENCHMARK
⊙	RIGHT OF WAY MONUMENT
▬▬▬▬▬	ROAD/STREET DEDICATION
▬▬▬▬▬	Estimated 1% AC Floodplain
R	RECORD DATA
MD	MEASURED DATA

- NOTE:
- In addition to corners that have been shown by legend symbol as having been set all lot corners have also been set.
 - FEMA Flood Zone lines are digitized from Panel 228 of 600 Map Number 4905/C0228F revised June 2, 2015. The map notes "Zone A No Base Flood Elevations determined." However, Hansen Allen & Luce, Inc., has done a study for LOMA modification. The boundaries of that study are not shown on this plat as the FEMA panel 228 of 600 as "Areas Floodplain."
 - Zone X is noted on FEMA panel 228 of 600 as "Areas Floodplain."
 - 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.
 - Exploration Pit #1 is UTM Zone 12 NAD83 coordinates: N=457393.3 E=428276.1; 0-34" Gravelly Loom, Granular Structure, 25% Gravel; 34-80" Course Loamy Sand with Clay Loom Lens, Single Grain Structure, 70% Gravel; Ground water encountered at 80 inches.
 - This property is in the FV-3 Zone of Weber County.
 - The title report lists E#2531444 which is an agreement to extend and build Carol Street to the south of Pinecreek Sub. The easement description is completely within the right of way of Carol Street as it is being dedicated on this plat. This subdivision and the associated construction of the road will fulfill the agreement. Therefore, it is not shown.
 - The Weber Basin Water allotment allows for the irrigation of 0.25 of an acre or 10,890 sq.ft. to be irrigated with well water.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Marcus Zabokrtsky
Address: 3835 E 3300 N, Liberty, Utah 84310

1 of 1

SE 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian.	Subdivision
Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: August 24, 2022
	FILE: 3498

SEP 02 2022
BY: 9344
7344

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.