

WESTWOOD HOMESTEAD NO.2

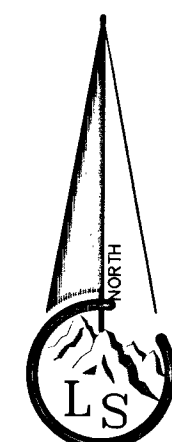
PART OF Government Lot 2 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: November 2020

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.ft.

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.ft., see
note 5.

Reference Monument for the N 1/4 Cor
Sec. 6, T 6 N, R 2 E, SLB&M, see WCoS
tie sheet record, with NAD83 coordinates
of record N=3630609.8 E=1566876.7
U.S.ft., see note 5.

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.ft.



Scale ~ 1" = 60'
0 60 120

Legend

- x---x---x--- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ⊕ CALC 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°37'28" West between the monumented location of the Northeast corner (having Weber County Surveyor State Plane Coordinates of record N=3630615.2 E=1569515.4 U.S.ft.) and the Northwest corner (having Weber County Surveyor NAD83 State Plane Coordinates of record N=3630649.8 E=1564238.3 U.S.ft.), said tract described by survey as follows:

COMMENCING at a point located 2443.50 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 03°24'30" East 33.07 feet, along an extension of an existing fence line, to a point being 33 feet perpendicularly distant from the section line which line represents the future south right of way of 1900 North Street; Thence South 03°24'30" East 545.00 feet, along said fence line; Thence South 89°37'31" East 240.30 feet; Thence North 03°24'30" West 545.00 feet, to said future south right of way of 1900 North Street; Thence North 03°24'30" West 33.07 feet, to section line; Thence North 89°37'31" West 240.30 feet, along section line, to the point of beginning.

Containing 3.1820 acres, in total with 0.1820 acres in the future road.

NARRATIVE

- The purpose of this survey is to create a subdivision plat 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 monument May 23, 2018. The location noted hereon is based on records of the location which were preserved by Martin B. Moore, Jr. when he was County Surveyor.
- Because the North Quarter corner has been destroyed it is not being used as the basis of bearing for this survey. The basis is between existing monumentation of the Northeast and Northwest corners of the section.
- 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.

New Well 100 foot radius
Protection Easement(s)

Well Heqd. N=3630283.236
E=1567222.75 NAD83 Utah
North Zone, U.S.ft.

Remaining Agricultural Parcel,
No approved for Development.

Geologic Hazard
Study Area

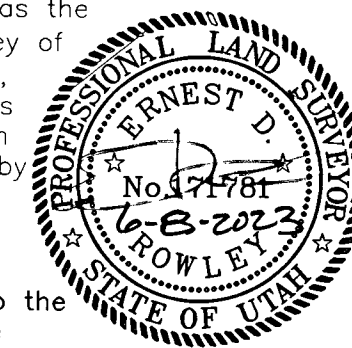
NOTE:

- In addition to corners that have been shown by legend symbol as having been set all Lot corner have been set.
- Upper Valley Coordinate system is NAD1983 Utah North Zone U.S.ft. expanded to ground using a combined factor of 1.00029237772456. The initial coordinates are based on independent GPS observations using Leica Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted.
- 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. [Armd. Ord. Sec. 106-1-8(c)(5)]
- 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.

RECEIVED
JUN 15 2023
BY: [Signature]
JUNE 16 2023

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 Surveyor's 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 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.



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: Mike Westwood Address: 3130 West 3600 South, West Haven, Utah 84401		1 of 1	
Part of Government Lot 2 of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian.		Subdivision	
DRAWN BY: EDR		CHECKED BY: ...	
DATE: May 4, 2023		PROJECT NUMBER: 4337	

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.