

BLANCH ACRES SUBDIVISION

PART OF THE SW 1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2025

RECORD OF SURVEY

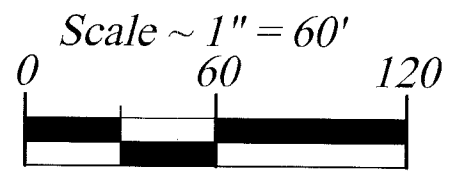
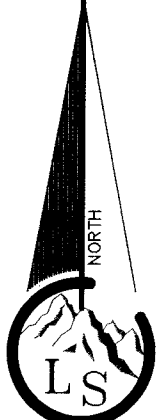
REFERENCE MONUMENT
SEC 17, T6N, R2W, SLB8M
FOUND WEBER COUNTY MON. DATED 1963
(USED AS SECTION CORNER IN
PRIOR SURVEYS IN THIS AREA)

S 16°12'18" W 35.10' R.
S 16°28'39" W 35.24' M.

S 00°55'20" W 30.06' CALC'D

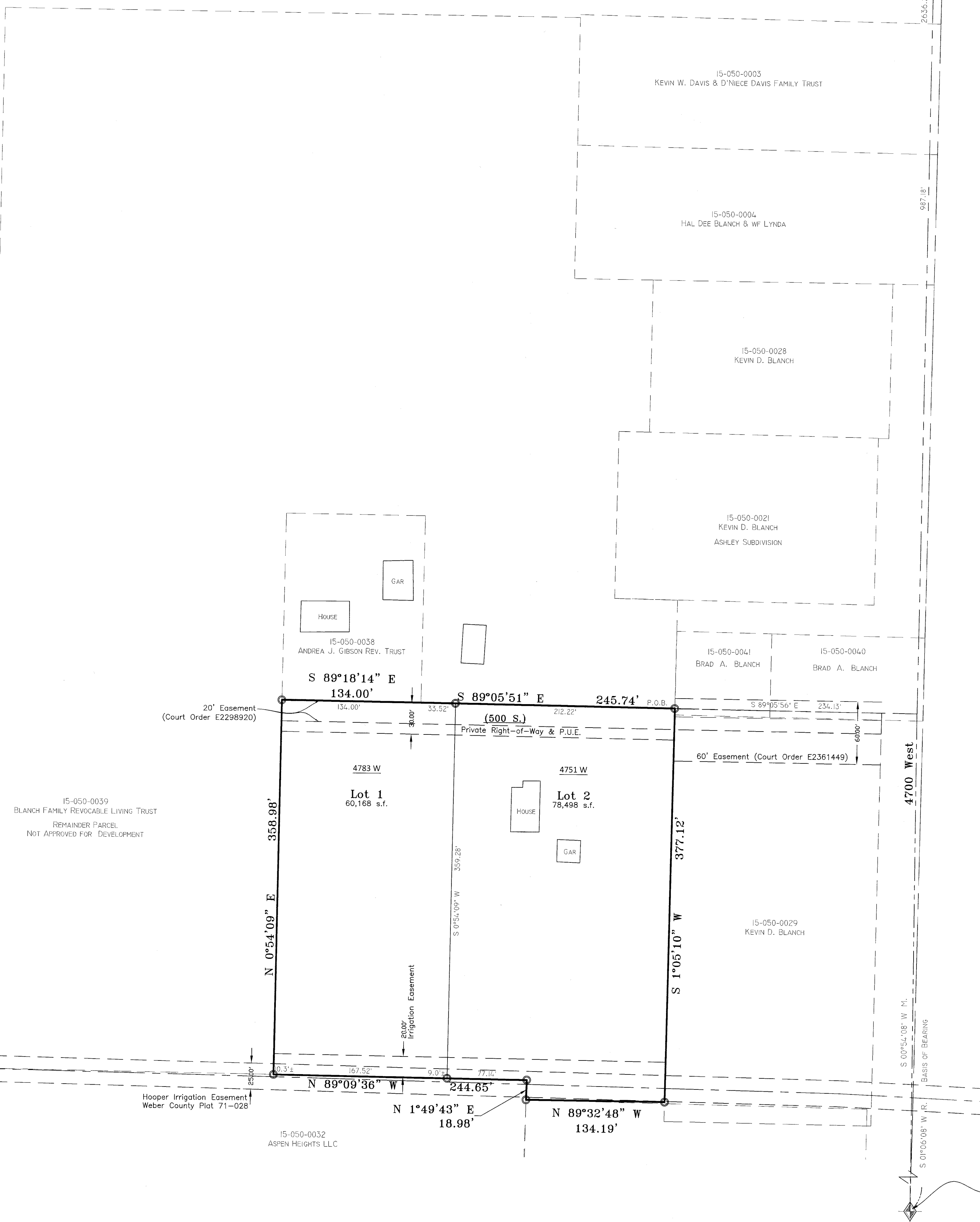
CALCULATED POSITION
OF CENTER OF SECTION 17,
T6N, R2W, SLB8M.
(SEE NARRATIVE)

CENTER QUARTER CORNER
SEC 17, T6N, R2W, SLB8M
FOUND WEBER COUNTY MON.
DATED 2023, GOOD CONDITION



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - ADJACENT PROPERTY
 - ◆ FND SECTION CORNER
 - R RECORD DATA
 - M MEASURED DATA
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

- NOTES:**
- 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. [Amd. Ord. Sec. 106-1-8(c)(5)]
 - The following is required to be included on this plat by Weber County Engineering: "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."



NARRATIVE

The purpose of this survey is to create a two (2) lots subdivision as shown.

Documents used to aid in this survey:

- Weber County Tax Plat 15-050 (current and prior years).
- Deeds of record as found in the Weber County Recorder's Office for subject and adjacent parcels.
- Plats of Record: #30-084 Ashley's Subdivision.
- Record of Survey's: #604, #4011, #6778.

Center of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian was re-located in 2023 by the Weber County Surveyor's office, and its history can be found in their Section Corner Tie Sheet 6N2W17C documents. This new location "2023 Monument", the previously held Center monument "1963 Monument", and a historical calculated position are shown on this plat. Boundary was established by record descriptions. The most recent deeds that contain the descriptions of subject and many of the adjacent properties have been perpetuated from the properties described in a Court Ordered Decree, Entry No. 2361449 recorded August 26, 2008 in the Weber County Recorder's office. When placing these descriptions it was found that using both the new "2023 monument" and the "1963 monument" locations, the property lines did not fit the existing occupational evidences. These properties were adjusted to fit existing evidences and neighboring properties that had ties to other Section Corners. The historical calculated position of the Center of said Section 17 shown on this drawing, is the tie location from the property descriptions of this Court Order.

Record descriptions were rotated and adjusted to fit existing evidences.

Basis of bearing is state plane grid from monuments as shown.

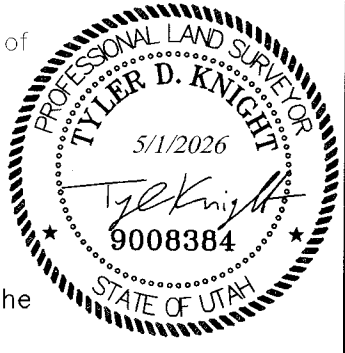
BOUNDARY DESCRIPTION

A tract of land located in the Southwest Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, described as follows: Beginning at a point which is 987.18 feet South 00°54'08" West and North 89°05'56" West 234.13 feet from the Northeast corner of said Southwest Quarter as monumented by a Weber County Brass Cap monument dated 2023; and running thence South 01°05'10" West 377.12 feet; thence North 89°32'48" West 134.19 feet more or less to the East line of that property described in Warranty Deed Entry No. 3252383 of Weber County Records; thence along said property the following two (2) courses: (1) North 01°49'43" East 18.98 feet and (2) North 89°09'36" West 244.65 feet; thence North 00°54'09" East 358.98 feet; thence South 89°18'14" East 134.00 feet; thence South 89°05'51" East 245.74 feet to the point of beginning.

Contains 138,666 s.f.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008364-2201 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 herein in accordance with UCA 17-73-504, 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.



MAY 05 2025
#8340

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p> <p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>	
<p>DEVELOPER: Brent Blanch Address: 183 S. 4600 W. Ogden UT 84404</p>	<p>1</p>
<p>SW 1/4 of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian.</p>	<p>Subdivision</p>
<p>Revisions</p>	<p>DRAWN BY: TK CHECKED BY: TK DATE: 5/1/2026 PROF: 4246</p>

RECORD
OF
SURVEY