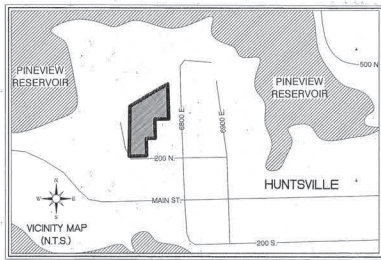


# PARKINSON SUBDIVISION

AMENDING LOT 1 MOUNTAIN WATERS SUBDIVISION LOTS 1 AND 2 2ND AMENDMENT AND ADDITIONAL LANDS  
A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND NORTHEAST QUARTER OF SECTION 13  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

HUNTSVILLE TOWN, WEBER COUNTY, UTAH

FEBRUARY 2018



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	269.97	300.00	S11°32'40" E	527°38'52" W	260.96
C2	168.79	900.00	10°44'44" E	S44°03'18" W	168.54
C3	240.28	267.00	S13°32'40" E	S23°38'50" W	232.25
C4	299.67	333.00	S13°32'40" E	N23°38'50" E	289.66
C5	105.48	867.00	06°58'15" E	N45°56'32" E	105.42
C6	16.00	15.00	S23°21'11" E	N10°44'50" E	15.77
C7	83.35	50.00	S03°30'37" E	S26°47'33" W	74.03
C8	85.97	50.00	S03°30'56" E	N56°11'40" W	75.77
C9	39.81	50.00	S49°37'10" E	N19°52'22" E	38.77
C10	174.98	933.00	10°44'44" E	S44°03'18" W	174.72
C11	56.24	267.00	S10°40'00" E	S43°23'39" W	56.13
C12	206.13	50.00	S28°38'42" E	S81°09'20" E	86.76
C13	184.04	267.00	S29°39'24" E	S17°36'47" W	180.42
C14	109.50	900.00	06°58'15" E	N45°56'32" E	109.43
C15	55.29	900.00	S23°46'09" E	N47°34'11" E	55.28

## OWNERS

LARLE & KIMBERLEE PARKINSON  
551 EAST 250 NORTH  
HUNTSVILLE, UTAH 84317

LYLE AND MARIE WILSON DAVIS  
551 EAST 250 NORTH  
CENTERTVILLE, UTAH 84014

## NOTE:

THE SURVEY NARRATIVE, BOUNDARY INFORMATION AND LOCATION OF EXISTING STRUCTURES ARE SHOWN AND CONTAINED ON THE RECORD OF SURVEY NO. 988 ON FILE IN THE WEBER COUNTY SURVEYORS OFFICE.

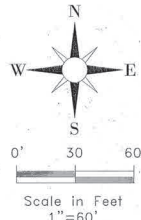
ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10.00 FEET FROM LOT LINE.

## SETBACK LINES:

- FRONT YARD = 50.00'
- SIDE YARD = 10.00', ADJOINING SIDE YARDS = 20.00' TOTAL
- REAR YARD = 30.00'

## PERK TEST PIT:

- SEPTIC TANK MUST BE OUTSIDE THE 90 FOOT MINIMUM BACKSET OF ALL TEST PITS



## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS 16<sup>TH</sup> DAY OF February 2018

WCD 1961-06(2)(3), WCD 454-2(2)

## HEALTH DEPARTMENT

APPROVED THIS 29<sup>TH</sup> DAY OF March 2018

SIGNED: [Signature]

## HUNTSVILLE TOWN PLANNING COMMISSION

APPROVED BY THE HUNTSVILLE PLANNING COMMISSION ON THE 30<sup>TH</sup> DAY OF March 2018

SIGNED: [Signature]

## CHAIRMAN, HUNTSVILLE TOWN PLANNING COMMISSION

## HUNTSVILLE TOWN ENGINEER

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

DATED 30<sup>TH</sup> DAY OF March 2018

SIGNED: [Signature]

## HUNTSVILLE TOWN ENGINEER

## HUNTSVILLE TOWN ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HUNTSVILLE, UTAH, ON THIS 29<sup>TH</sup> DAY OF March 2018

SIGNED: [Signature]

TEST: [Signature]

## MAYOR, HUNTSVILLE TOWN

## HUNTSVILLE TOWN ATTORNEY

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

DATED April DAY OF 7 2018

SIGNED: [Signature]

## HUNTSVILLE TOWN ATTORNEY

## SURVEYOR CERTIFICATE

I, BRIAN F. MITCHELL, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5707671 IN ACCORDANCE WITH TITLE 88, CHAPTER 26, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-25-1 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND THAT THIS PLAT OF:

PARKINSON SUBDIVISION - AMENDING LOT 1 OF MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT AND ADDITIONAL LANDS

IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 16<sup>TH</sup> DAY OF February 2018



BRIAN F. MITCHELL, P.L.S. # 5707671

## AS-SURVEYED DESCRIPTION

AN ENTIRE TRACT COMPRISED OF THREE (3) PARCELS OF LAND CONVEYED TO: 1) LARLE & KIMBERLEE PARKINSON BY P.A. 20-148-0011 PER THAT QUIT CLAIM DEED RECORDED FEBRUARY 11, 1998 IN BOOK 1927, AT PAGE 1108 IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING ALL OF LOT 1, MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT PER THAT PLAT RECORDED AUGUST 17, 2018 AS ENTRY NO. 2715199 IN BOOK 77 OF PLATS, AT PAGE 95 IN THE OFFICE OF SAID RECORDER; 2) LARLE & KIMBERLEE PARKINSON (A.K.A. 20-010-0033) PER THAT WARRANTY DEED RECORDED JUNE 30, 2016 AS ENTRY NO. 2873504 IN THE OFFICE OF SAID RECORDER; 3) MARIE WILSON DAVIS AS TRUSTEE OF THE MARIE WILSON DAVIS REVOCABLE TRUST NO. 1 DATED DECEMBER 29, 1996 (A.K.A. 20-010-0033) PER THAT QUIT CLAIM DEED RECORDED JANUARY 24, 1997 AS ENTRY NO. 151868 IN BOOK 1944, AT PAGE 856 IN THE OFFICE OF SAID RECORDER. SAID ENTIRE TRACT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID ENTIRE TRACT IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 680.70 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 1, MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT TO THE NORTHWESTERLY CORNER OF SAID LARLE, PARKINSON AND KIMBERLEE PARKINSON PARCELS; THENCE N. 87°10' E. 301.26 FEET (RECORD = N. 87°10' E. 301.26 FEET) TO THE NORTHEASTERLY CORNER OF SAID MARIE WILSON DAVIS REVOCABLE TRUST PARCEL; AND AN EXISTING HISTORICAL OLD WIRE AND CEDAR POST FENCE TO AN EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 3, MOUNTAIN WATERS SUBDIVISION RECORDED NOVEMBER 7, 1994 AS ENTRY NO. 1388032 IN BOOK 36, AT PAGE 30, IN THE OFFICE OF SAID RECORDER; THENCE S. 87°00' W. (RECORD = S. 87°00' W. 277.28 FEET) ALONG THE WESTERLY LINE OF SAID LOT 3 TO A SOUTHWESTERLY CORNER OF LOT 1 OF MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT; THENCE ALONG SAID LOT 1 THE FOLLOWING FOUR (4) COURSES: 1) S. 47°01' W. 125.64 FEET; 2) S. 62°00' E. 201.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 300 NORTH STREET; 3) S. 87°00' W. 250.09 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; 4) THENCE NORTH 42.90 FEET TO THE POINT OF BEGINNING. CONTAINING 355,264 SQ. FT. IN AREA OR 8.167 ACRES MORE OR LESS, 5 LOTS

## OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:

PARKINSON SUBDIVISION - AMENDING LOT 1 OF MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT AND ADDITIONAL LANDS

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND PUBLIC USES AND TO BE USED AS PUBLIC HIGHWAYS FOREVER, AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND 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, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH.

SIGNED THIS 29<sup>TH</sup> DAY OF March 2018

[Signature]

LARLE PARKINSON

[Signature]

KIMBERLEE PARKINSON

[Signature]

MARIE WILSON DAVIS TRUSTEE

OF THE MARIE WILSON DAVIS REVOCABLE TRUST NO. 1, DATED DECEMBER 29, 1996

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THE 28<sup>TH</sup> DAY OF March 2018, I, [Signature], PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [Signature], AND [Signature], ALL OF WHOM ARE THE SIGNERS OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

9-1-2018 COMMISSION EXPIRES

[Signature]

NOTARY PUBLIC

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THE 28<sup>TH</sup> DAY OF March 2018, I, [Signature], PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [Signature], AND [Signature], ALL OF WHOM ARE THE SIGNERS OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

9-1-2018 COMMISSION EXPIRES

[Signature]

NOTARY PUBLIC

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9-1-2018 COMMISSION EXPIRES

[Signature]

NOTARY PUBLIC

