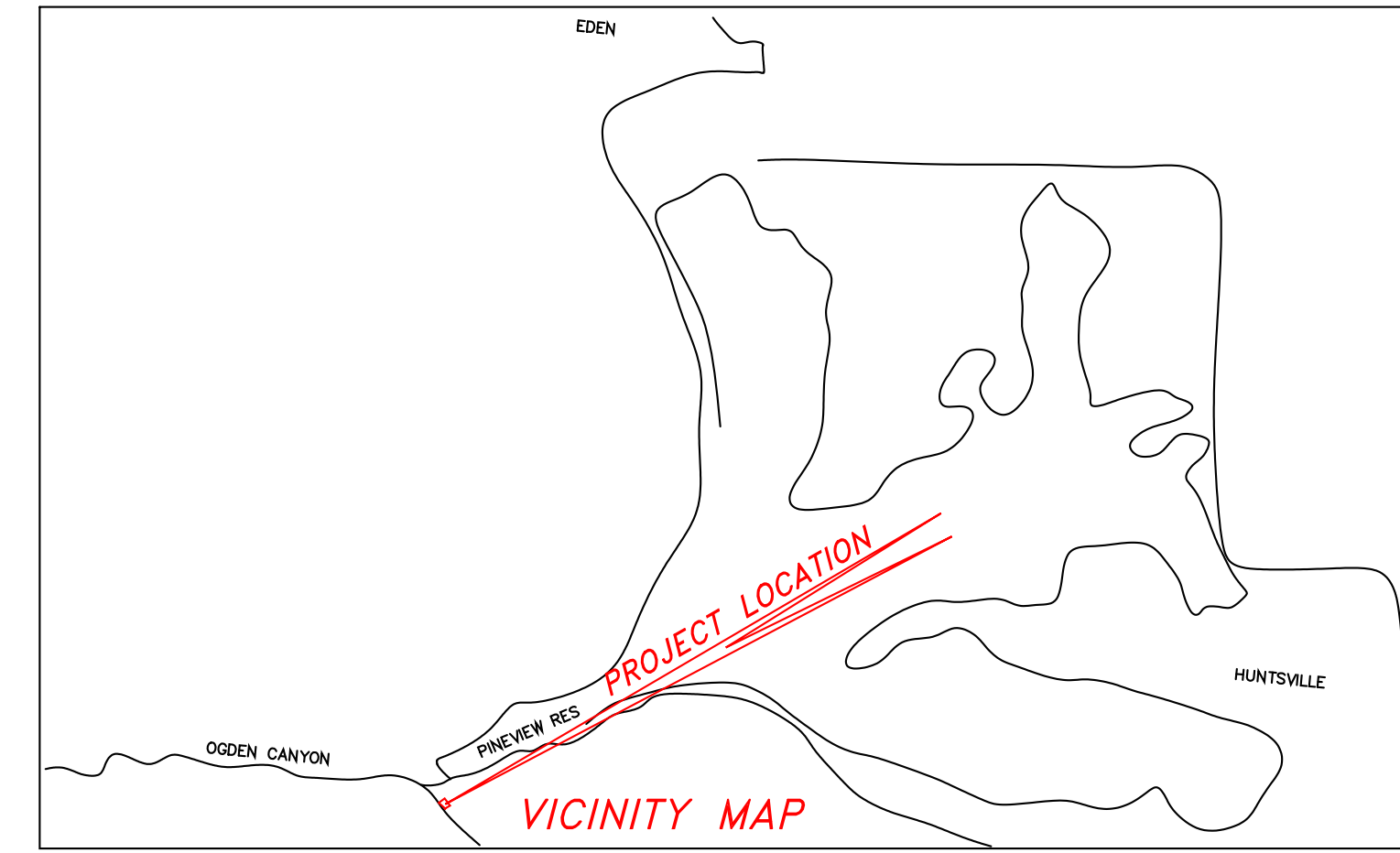


# PRELIMINARY PLAT WHEELER CREEK SUBDIVISION

A PART OF ORIGINAL LOTS 6,7,8,9 AND 10  
ALSO BEING ALL OF ADJUSTED PARCELS D,E AND F  
WILCOX CAMPING & BOATING RESORT  
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R1E



VICINITY MAP  
BOUNDARY DESCRIPTION

PART OF LOTS 6, 7, 8, 9 AND 10, WILCOX CAMPING AND BOATING RESORT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A REBAR AND CAP AT THE SE CORNER OF PARCEL C, SAID POINT BEING S 37°15' E 280.88 FEET ALONG THE EASTERLY LINE OF SAID WILCOX CAMPING AND BOATING RESORT FROM LOT 1; THENCE S 37°15' E 181.12 FEET ALONG THE EASTERLY LINE OF SAID WILCOX CAMPING AND BOATING RESORT TO A REBAR AND CAP; THENCE S 60°05'24" W 73.20 FEET TO A REBAR AND CAP; THENCE S 55°24'50" W 47.53 FEET TO A REBAR AND CAP ON THE EASTERLY SIDE OF A 16' RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY N 35°21'03" W 22.11 FEET; THENCE ALONG SAID RIGHT OF WAY N 48°05'37" W 151.78 FEET TO A REBAR AND CAP AT THE SW CORNER OF PARCEL C; RUNNING THENCE N 53°22'30" E 147.93 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL C TO THE POINT OF BEGINNING.  
SUBJECT TO ANY WRITTEN OR UNWRITTEN EASEMENTS THAT MAY EXIST ON THE PROPERTY. CONTAINING 0.53 ACRES.

### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, IRRIGATION, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, PIPED PRESSURE IRRIGATION OR OPEN IRRIGATION CANALS, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITH SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

MICHAEL J. SHERMAN CAROLYN C. SHERMAN

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER ) SS

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MICHAEL J. SHERMAN AND CAROLYN C. SHERMAN, SIGNERS OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

### ZONING

THE CURRENT ZONING FOR THIS PARCEL IS AV-3

### SURVEY NARRATIVE:

THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF MICHAEL AND CAROLYN SHERMAN, 960 OGDEN CANYON ROAD, OGDEN, UTAH

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY AND LOCATE EXISTING STRUCTURES ON SAID PROPERTY TO FACILITATE A FUTURE 1 LOT SUBDIVISION COMBINING ALL THREE PARCELS INTO ONE LOT FOR THE PURPOSE OF OBTAINING APPROVALS TO CONSTRUCT A GARAGE ON PARCEL F.

ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON.

THE BASIS OF BEARING FOR THIS SURVEY HAS BEEN ESTABLISHED AS PER MONUMENTS PLACED BY CHRIS CORP ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTIES.

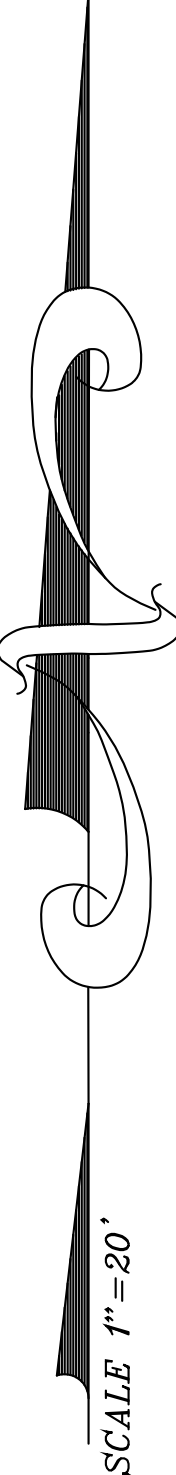
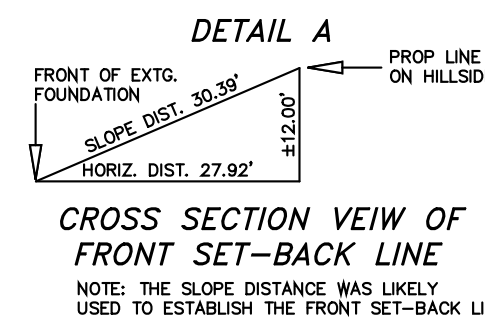
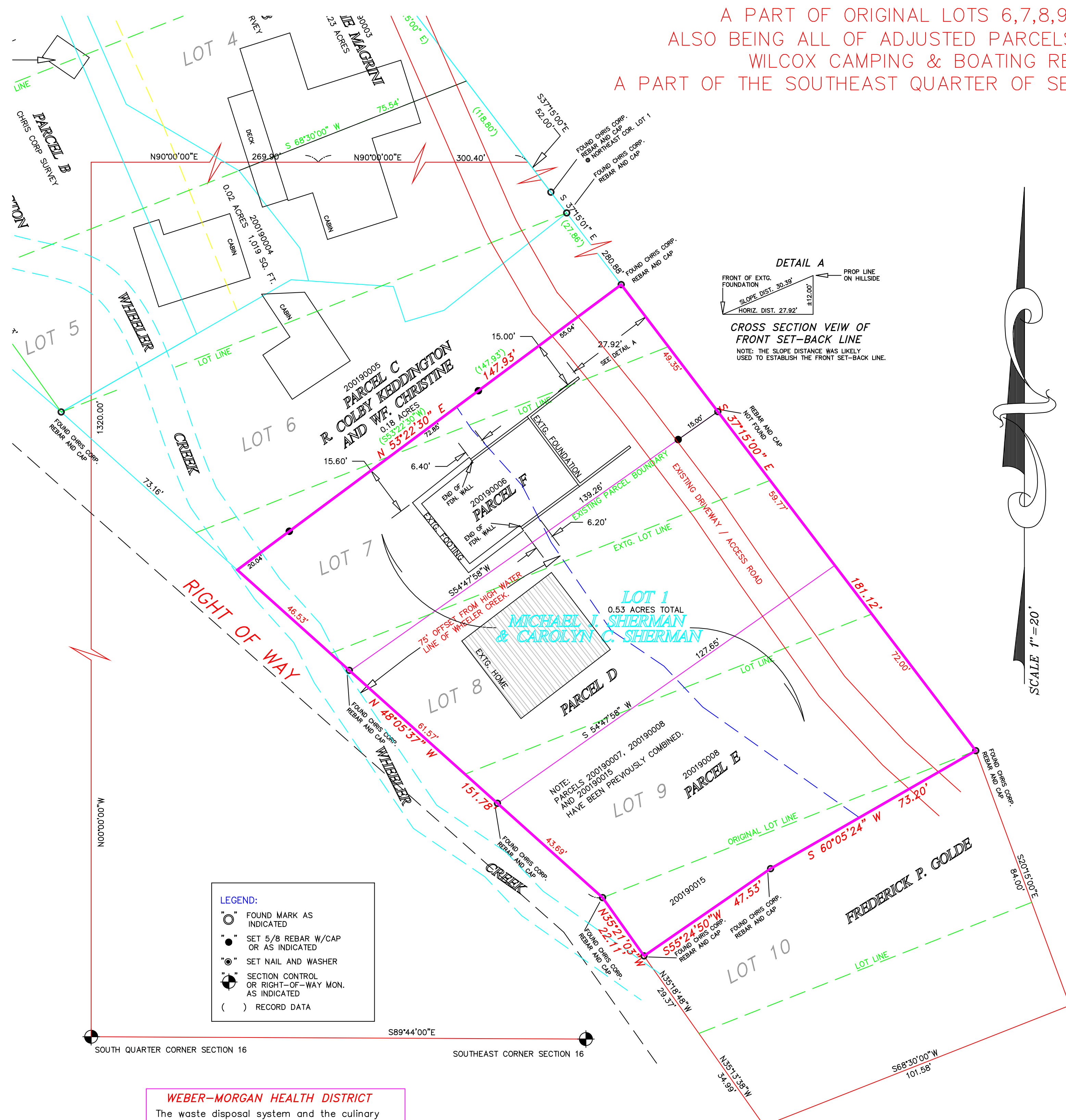
THE EXTERIOR BOUNDARIES OF THE PROPERTIES SHOWN HEREON WERE SURVEYED BY CHRIS CORP IN 2004, ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE. REFER TO SAID SURVEY REGARDING DETAILS OF THE ESTABLISHMENT OF THE EXTERIOR BOUNDARIES.

EASEMENTS MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT, IT IS NOT THE INTENT OF THIS SURVEY TO DISCLOSE ANY OR ALL EASEMENTS WHICH MAY ENCOMBER THE HEREON SHOWN TRACT OF LAND.

ADJOINING PROPERTIES AND RESPECTIVE DIMENSIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY NO CERTIFICATION IS HEREBY MADE AS TO THE ACCURACY OF SAID INFORMATION.

A QUIT CLAIM DEED FOUND IN BK. 1373 PG. 773 (RECORDS OF THE WEBER COUNTY RECORDER) CALLS FOR BOUNDARY LINES ALONG THE OLD CHANNEL OF WHEELER CREEK, AS THE SAME WAS LOCATED PRIOR TO THE CHANNEL CHANGE IN 1956. THIS QUIT CLAIM DEED PROVIDES EVIDENCE THAT THE CURRENT LOCATION OF WHEELER CREEK IS NOT THE LOCATION AS INTENDED AND CALLED FOR IN THE DEEDS.

THE ORIGINAL LOT LINES OF WILCOX CAMPING AND BOATING RESORT HAVE BEEN SHOWN FOR INFORMATIONAL PURPOSES ONLY, NO RETRACEMENT OF SAID ORIGINAL LOT LINES HAS BEEN PERFORMED.



**LEGEND:**

- FOUND MARK AS INDICATED
- SET 5/8 REBAR W/CAP OR AS INDICATED
- ⊙ SET NAIL AND WASHER
- ⊕ SECTION CONTROL OR RIGHT-OF-WAY MON. AS INDICATED
- ( ) RECORD DATA

**WEBER-MORGAN HEALTH DISTRICT**  
The waste disposal system and the culinary water system are hereby approved.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
District Health Officer

**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature

**WEBER COUNTY SURVEYOR**  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature

**WEBER COUNTY PLANNING COMMISSION**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Chairman, Weber County Planning Commission

**WEBER COUNTY ENGINEER**  
hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature

**WEBER COUNTY COMMISSION**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Chairman, Weber County Commission  
Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, WILLIAM L. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 167461, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS' LICENSING ACT, AND BY AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND CORRECT AND THAT THE MEASUREMENTS AND CALCULATIONS THEREON ARE TRUE AND CORRECT AND THAT THE PLAT IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**WHEELER CREEK SUBDIVISION**

IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED POINTS OF BEGINNING AND TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION PLAT AND DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WILLIAM L. HOLYOAK, PE & PLS  
UTAH LAND SURVEYOR REGISTRATION NO. 167461.

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS,  
PAGE \_\_\_\_\_

RECORDED FOR: \_\_\_\_\_

WEBER COUNTY RECORDER \_\_\_\_\_ DEPUTY.  
BY: \_\_\_\_\_

**MOUNTAIN ENGINEERING**  
2250 W OLD HIGHWAY ROAD  
MORGAN, UTAH 84050  
TEL (801) 876-3978 FAX 876-3979

DATE	REVISIONS	COMMENTS

DESIGNED BY: J.W.H.  
DRAWN BY: J.W.H.  
DATE: JULY, 2014

**WHEELER CREEK SUBDIVISION**  
A PART OF ORIGINAL LOTS 6,7,8,9 AND 10  
ALSO BEING ALL OF ADJUSTED PARCELS D,E AND F  
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, T 6 N, R 1 E,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH

JOB NO. ME 10-53

DRAWING NO. ME 10-53 SHEET 1 OF 1 FILE: sherman\_sub