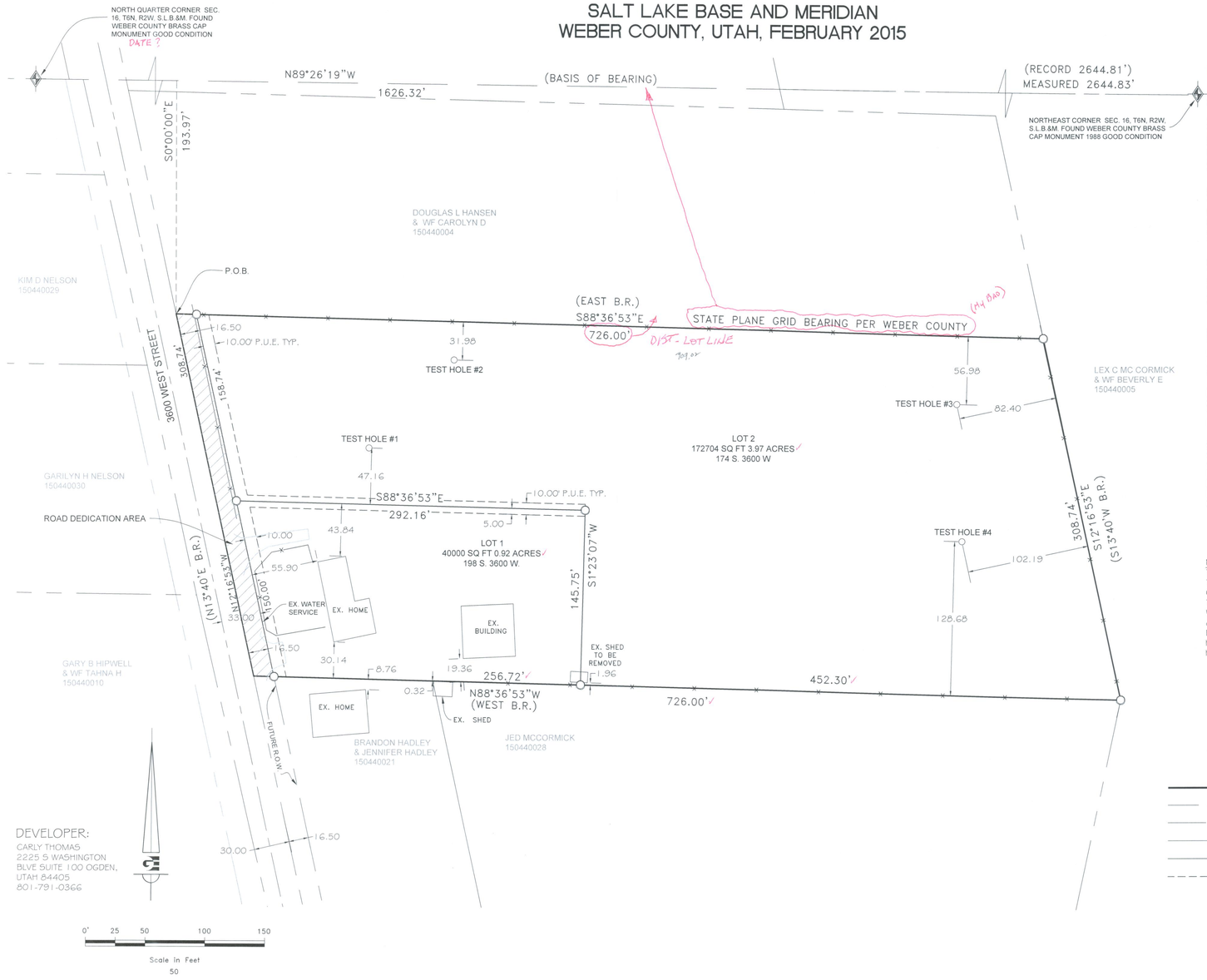
SHAYE ESTATES
PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH, FEBRUARY 2015



DEVELOPER:
CARLY THOMAS
2225 S WASHINGTON BLVD SUITE 100 OGDEN, UTAH 84405
801-791-0366

NOTES:
THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DUE TO THE POSSIBILITY OF FLOODING IT IS RECOMMENDED THAT GRADING AROUND NEWLY CONSTRUCTED BUILDINGS IS AT LEAST 1 FOOT ABOVE THE NATURAL GROUND ELEVATION AND DRAINS AWAY FROM ANY NEWLY CONSTRUCTED STRUCTURES. IF HOMES WITH BASEMENTS ARE CONSTRUCTED THE OWNER WILL ACCEPT ANY AND ALL RESPONSIBILITY FOR FLOODING.

SEWER IS TO BE SEPTIC AS APPROVED BY WEBER MORGAN HEALTH DEPARTMENT.

PERCOLATION TEST PIT #1: PERC. TEST DEPTH 24" - TEST HOLE DIAMETER 10" - TIME INTERVAL USED FOR DROP 30 MINUTES - SOIL SWELL TIME 18 HOURS - FINAL STABILIZED PERCOLATION RATE MINUTES/INCH 240 - WATER TABLE DEPTH UNKNOWN. 0-24" - SILTY CLAY, SILT CLAY LOAM ALKAILE PRESENT. WATER WAS STILL IN PERK HOLE AFTER 18 HOUR SWELL. SEVERE SURFACE CRACKS THROUGHOUT PROJECT.

PERCOLATION TEST PIT #2: PERC. TEST DEPTH 24" - TEST HOLE DIAMETER 10" - TIME INTERVAL USED FOR DROP 30 MINUTES - SOIL SWELL TIME 18 HOURS - FINAL STABILIZED PERCOLATION RATE MINUTES/INCH 120 - WATER TABLE DEPTH UNKNOWN. 0-24" - SILTY CLAY, SILT CLAY LOAM ALKAILE PRESENT. WATER WAS STILL IN PERK HOLE AFTER 18 HOUR SWELL. SEVERE SURFACE CRACKS THROUGHOUT PROJECT.

PERCOLATION TEST PIT #3: PERC. TEST DEPTH 36" - TEST HOLE DIAMETER 10" - TIME INTERVAL USED FOR DROP 30 MINUTES - SOIL SWELL TIME 18 HOURS - FINAL STABILIZED PERCOLATION RATE MINUTES/INCH 12.63 - WATER TABLE DEPTH UNKNOWN. 0-36" - SILTY CLAY, SILT CLAY LOAM ALKAILE PRESENT. SIDE WALLS CAVED IN A LITTLE OVER NIGHT. SEVERE SURFACE CRACKS THROUGHOUT PROJECT.

PERCOLATION TEST PIT #4: PERC. TEST DEPTH 36" - TEST HOLE DIAMETER 10" - TIME INTERVAL USED FOR DROP 30 MINUTES - SOIL SWELL TIME 18 HOURS - FINAL STABILIZED PERCOLATION RATE MINUTES/INCH 53.33 - WATER TABLE DEPTH UNKNOWN. 0-36" - SILTY CLAY, SILT CLAY LOAM ALKAILE PRESENT. NO SIDE WALL SLUFFING. SEVERE SURFACE CRACKS THROUGHOUT PROJECT.

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBLY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CARLY THOMAS. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 3600 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTION OF THE RIGHT-OF-WAY DEDICATION OF THE HIPWELL SUBDIVISION.

- WEBER COUNTY MONUMENT AS NOTED
- SET 24"X5/8 REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- CENTER LINE
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF SHAYE ESTATES SUBDIVISION 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 IN THE WEBER COUNTY RECORDERS 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 , 2015

SIGNATURE

SUBDIVISION BOUNDARY

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT BEING LOCATED NORTH 89°26'19" WEST 1626.32 FEET AND SOUTH 00°00'00" EAST 193.97 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16 (SAID POINT DESCRIBED OF RECORD AS BEING WEST 1659.13 FEET AND SOUTH 13°40' EAST 165.00 FEET FROM SAID NORTHEAST CORNER); THENCE SOUTH 88°36'53" EAST (EAST B.R.) 726.00 FEET; THENCE SOUTH 12°16'53" EAST (SOUTH 13°40' EAST B.R.) 308.74 FEET; THENCE NORTH 88°36'53" WEST (WEST B.R.) 726.00 FEET; THENCE NORTH 12°16'53" WEST (NORTH 13°40' WEST B.R.) 308.74 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES+AND TWO (2) LOTS.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, SHAYE ESTATES AND HEREBY GRANT, DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THE 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 ERECTED WITHIN SUCH EASEMENTS.

CARLY S. SATTERTHWAITE THOMAS, TRUSTEE OF THE CSB TRUST DATE JANUARY 15, 2013.

ACKNOWLEDGMENT

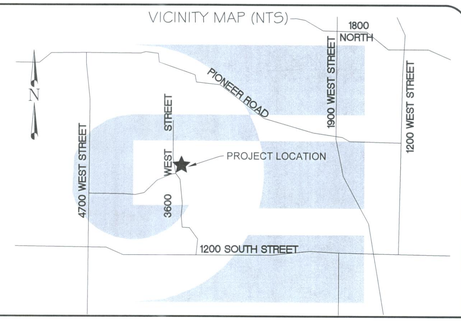
STATE OF UTAH)
) S.S.
COUNTY OF WEBER)

On the_____day of _____A.D. 2015 personally appeared before me, the undersigned notary public, CARLY S. SATTERTHWAITE THOMAS the signer of the above Owner's Dedication, who duly acknowledged to me that the he, she, they, is the TRUSTEE of the CSB TRUST DATE JANUARY 15, 2013 and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said CARLY S. SATTERTHWAITE THOMAS acknowledged to me that said TRUST executed the same.

NOTARY PUBLIC

My Commission expires

VICINITY MAP (NTS)



Weber COUNTY Commission Acceptance
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: _____

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 Approval
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 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 Engineer
I 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

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST WASHINGTON TERRACE, UTAH 84405 801-476-0202

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This _____ day of _____ 2015

Director Weber-Morgan Health Department

COUNTY RECORDER

ENTRY NO._____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____. AT IN_____ BOOK ___ OF OFFICIAL RECORDS, PAGE ___. RECORDED FOR _____

COUNTY RECORDER

BY: _____
DEPUTY