

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat: "Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(b)(5).

FALL WIDOW SUBDIVISION PHASE 2

A PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, T 6 N, R 2 W, S 1 B & M

WEBER COUNTY, UTAH

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(10); WCO 106-1-8(b)(1)c.; UCA 17-23-17(3)(b)

Subdivision boundary lines should be slightly heavier than street and lot lines. WCO 106-1-8(b)(1)d.

Lots need to be numbered consecutively throughout all phases:

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-8(b)(1)e.

Home on lot 4 appears to be within 30'. On final subdivision plats where no preliminary plans are required to be submitted, the location of buildings or structures within or immediately to (within 30 feet) the tract of land to be subdivided shall be shown. WCO 106-1-8(b)(7).

(I was unsure if there have been preliminary plans or not, so please disregard this comment if it is not applicable)

The subdivision boundary corners and lot corners shall be noted on the final plat. WCO 106-1-8(b)(1).

Legend shows both found and set rebar....Where are these locations on the plat?

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 EFFECT.
SIGNED THIS ____ DAY OF _____ 20____
SIGNATURE _____

OWNER'S 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 ON THE PLAT AND NAME SAID TRACT FALL WIDOW SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE, GRANT 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 THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTIONS PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
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 _____

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 COMMISSION _____

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____
ATTTEST: _____
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

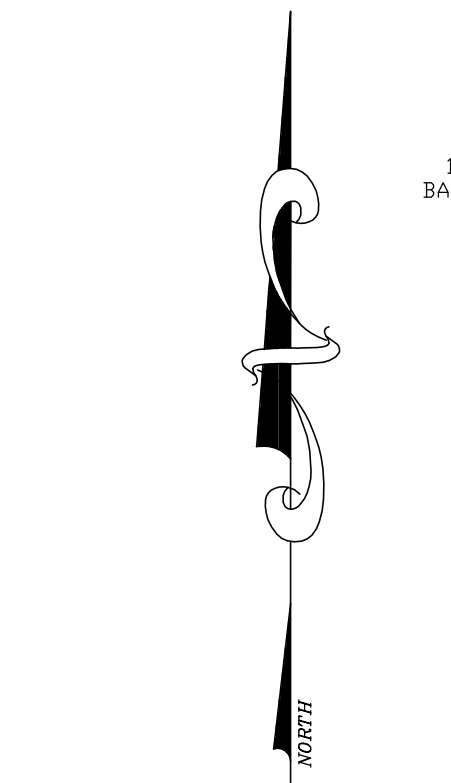
WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS ____ DAY OF _____ 20____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT _____

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WEBER)
NOTE: ELEVATIONS ARE ON LOCAL DATUM
ON THIS ____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION. IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC _____

It appears that the parcels in this subdivision are in both taxing district 303 and 389:

Parcels that are split by a taxing district shall have the entire parcel annexed into that taxing district prior to the recording of the subdivision. Exceptions will be made for bond obligations by the taxing district. WCO 106-2-4(i)

Need to include the location of percolation test holes on each lot. WCO 106-1-5(a)(12)



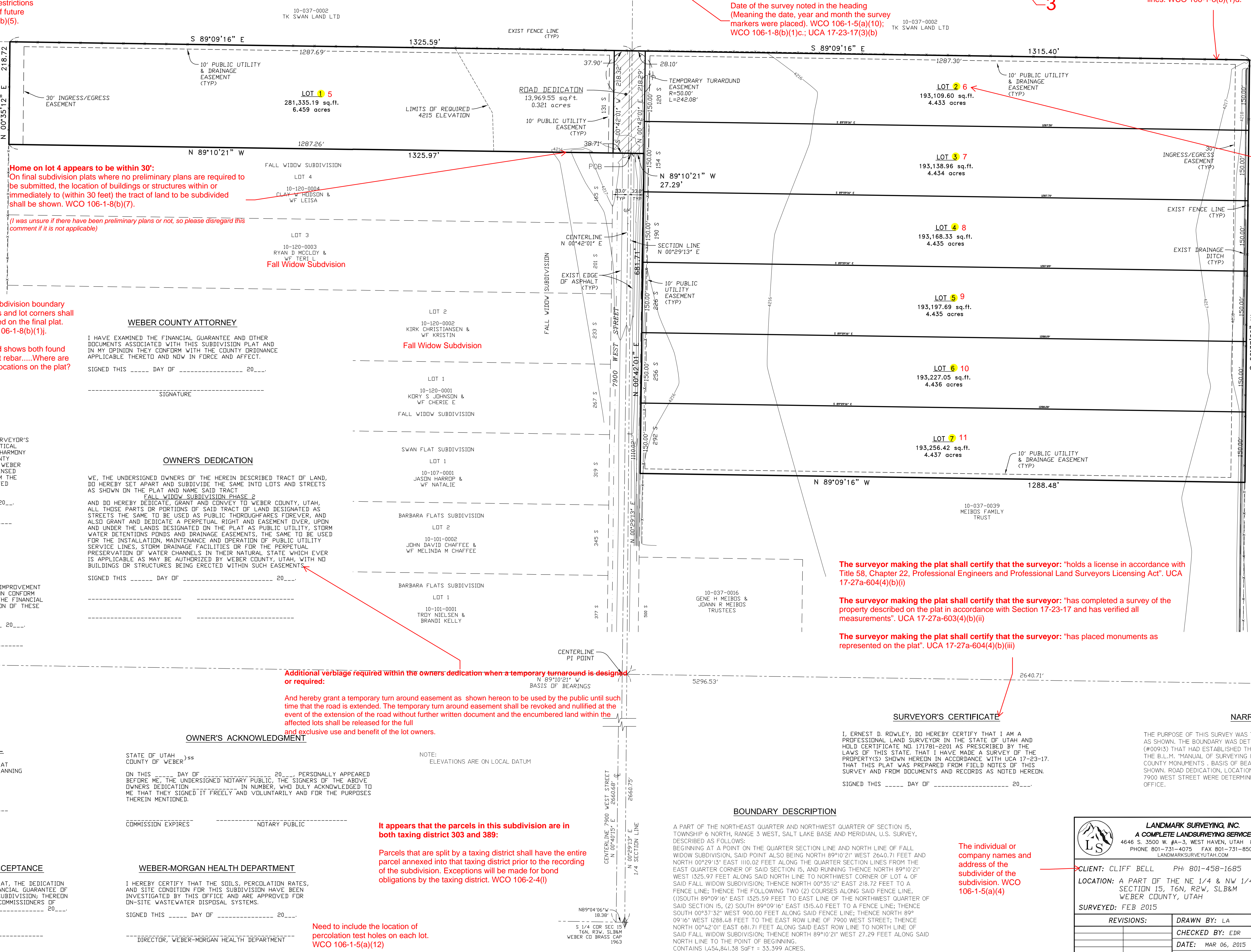
○ = 5/8" x 24" LENGTH REBAR WITH CAP STAMPED 167594
○ FOUND REBAR
Include linetypes in legend

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
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 _____

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 COMMISSION _____

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____
ATTTEST: _____
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION



The surveyor making the plat shall certify that the surveyor: "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

The surveyor making the plat shall certify that the surveyor: "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements". UCA 17-27a-603(4)(b)(ii)

The surveyor making the plat shall certify that the surveyor: "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)

If the description calls for any monuments in a broad sense of the term (right of way lines, subdivision boundaries, fences, etc.) the surveyor should indicate what he found relating to these calls. WCO 106-1-8(b)(1)(k)(iii).

Additional verbiage required within the owners dedication when a temporary turnaround is designed or required:
And hereby grant a temporary turn around easement as shown hereon to be used by the public until such time that the road is extended. The temporary turn around easement shall be revoked and nullified at the event of the extension of the road without further written document and the encumbered land within the affected lots shall be released for the full and exclusive use and benefit of the lot owners.

SURVEYOR'S CERTIFICATE
I, ERNEST D. ROWLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD CERTIFICATE NO. 171791-2201 AS PRESCRIBED BY THE LAWS OF THIS STATE. THAT I HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17. THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF THIS SURVEY AND FROM DOCUMENTS AND RECORDS AS NOTED HEREON.
SIGNED THIS ____ DAY OF _____ 20____

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A SEVEN (7) LOT SUBDIVISION AS SHOWN. THE BOUNDARY WAS DETERMINED FROM A PREVIOUS SURVEY (#00913) THAT HAD ESTABLISHED THE NW 1/4 OF SECTION 15 ACCORDING TO THE B.L.M. "MANUAL OF SURVEYING INSTRUCTIONS" AND FOUND WEBER COUNTY MONUMENTS. BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN. ROAD DEDICATION, LOCATION AND BEARING OF THE CENTERLINE OF 7900 WEST STREET WERE DETERMINED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE QUARTER SECTION LINE AND NORTH LINE OF FALL WIDOW SUBDIVISION, SAID POINT ALSO BEING NORTH 89°10'21" WEST 2640.71 FEET AND NORTH 00°29'13" EAST 110.02 FEET ALONG THE QUARTER SECTION LINES FROM THE EAST QUARTER CORNER OF SAID SECTION 15; AND RUNNING THENCE NORTH 89°10'21" WEST 1325.97 FEET ALONG SAID NORTH LINE TO NORTHWEST CORNER OF LOT 4 OF SAID FALL WIDOW SUBDIVISION; THENCE NORTH 00°35'12" EAST 218.72 FEET TO A FENCE LINE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID FENCE LINE, (1)SOUTH 89°09'16" EAST 1325.59 FEET TO EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; (2) SOUTH 89°09'16" EAST 1315.40 FEET TO A FENCE LINE; THENCE SOUTH 00°37'32" WEST 900.00 FEET ALONG SAID FENCE LINE; THENCE NORTH 89°09'16" WEST 1288.48 FEET TO THE EAST ROW LINE OF 7900 WEST STREET; THENCE NORTH 00°42'01" EAST 681.71 FEET ALONG SAID EAST ROW LINE TO NORTH LINE OF SAID FALL WIDOW SUBDIVISION; THENCE NORTH 89°10'21" WEST 27.29 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
CONTAINS 1,454,841.38 SQFT = 33.399 ACRES.

The individual or company names and address of the subdivisor of the subdivision. WCO 106-1-5(a)(4)

LANDMARK SURVEYING, INC. A COMPLETE LANDSURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506 LANDMARKSURVEYING.COM		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS ____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: CLIFF BELL PH: 801-458-1685 LOCATION: A PART OF THE NE 1/4 & NW 1/4 OF SECTION 15, T6N, R2W, S1B&M WEBER COUNTY, UTAH SURVEYED: FEB 2015	REVISIONS: _____ DRAWN BY: LA CHECKED BY: EDR DATE: MAR 06, 2015 FILE: 3495-15PRE2.DWG	