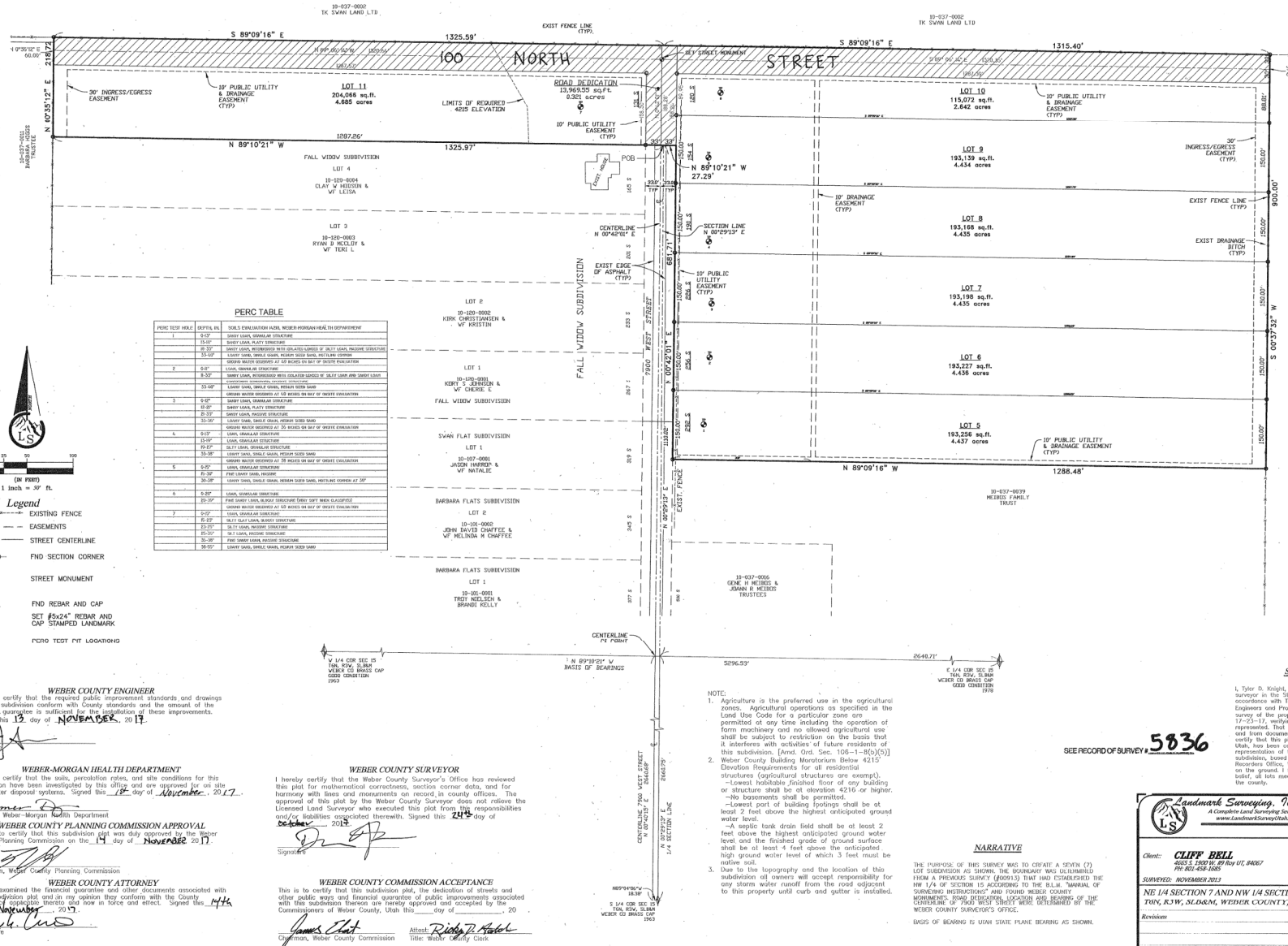
H-044/28

FALL WIDOW SUBDIVISION PHASE 2

A PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, T6N, R3W, SLB&M
WEBER COUNTY, UTAH
SEPTEMBER 2016



PERC TABLE

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION PER, WEBER-MORGAN HEALTH DEPARTMENT
1	0-13"	SANDY LOAM, GRANULAR STRUCTURE
	13-19"	SANDY LOAM, PLATY STRUCTURE
	19-33"	SANDY LOAM, INTERMIXED WITH ISOLATED LENSES OF SILTY LOAM, MASSIVE STRUCTURE
	33-53"	LOAMY SAND, SINGLE GRAIN, MEDIUM SUDSE SAND, MOTTLING COMMON
		GROUND WATER OBSERVED AT 60 INCHES ON DAY OF ONSITE EVALUATION
2	0-8"	LOAM, GRANULAR STRUCTURE
	8-33"	SANDY LOAM, INTERMIXED WITH ISOLATED LENSES OF SILTY LOAM AND SANDY LOAM (MASSIVE STRUCTURE)
	33-68"	LOAMY SAND, SINGLE GRAIN, MEDIUM SUDSE SAND
		GROUND WATER OBSERVED AT 60 INCHES ON DAY OF ONSITE EVALUATION
3	0-12"	SANDY LOAM, GRANULAR STRUCTURE
	12-20"	SANDY LOAM, PLATY STRUCTURE
	20-33"	SANDY LOAM, MASSIVE STRUCTURE
	33-50"	LOAMY SAND, SINGLE GRAIN, MEDIUM SUDSE SAND
		GROUND WATER OBSERVED AT 36 INCHES ON DAY OF ONSITE EVALUATION
4	0-13"	LOAM, GRANULAR STRUCTURE
	13-19"	LOAM, GRANULAR STRUCTURE
	19-33"	SILTY LOAM, GRANULAR STRUCTURE
	33-38"	LOAMY SAND, SINGLE GRAIN, MEDIUM SUDSE SAND
		GROUND WATER OBSERVED AT 38 INCHES ON DAY OF ONSITE EVALUATION
5	0-25"	LOAM, GRANULAR STRUCTURE
	25-30"	FINE LOAMY SAND, MASSIVE
	30-38"	LOAMY SAND, SINGLE GRAIN, MEDIUM SUDSE SAND, MOTTLING COMMON AT 29"
6	0-28"	LOAM, GRANULAR STRUCTURE
	28-36"	FINE SANDY LOAM, MASSIVE STRUCTURE (VERY SOFT WHEN CLASSIFIED)
		GROUND WATER OBSERVED AT 40 INCHES ON DAY OF ONSITE EVALUATION
7	0-12"	LOAM, GRANULAR STRUCTURE
	12-23"	SILTY CLAY LOAM, BLOCKY STRUCTURE
	23-25"	SILTY LOAM, MASSIVE STRUCTURE
	25-35"	SILT LOAM, MASSIVE STRUCTURE
	35-38"	FINE SANDY LOAM, MASSIVE STRUCTURE
	38-55"	LOAMY SAND, SINGLE GRAIN, MEDIUM SUDSE SAND

1 inch = 50 ft.

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- STREET MONUMENT
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- PERC TEST PIT LOCATIONS

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 13 day of NOVEMBER, 2017.

Signature

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this 18 day of November, 2017.

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 14 day of NOVEMBER 2017.

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 effect. Signed this 14th day of November, 2017.

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 executed this plat from his responsibilities and/or liabilities associated therewith. Signed this 24th day of October, 2017.

Signature

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: Ricky D. Hatch
Title: Weber County Clerk

NOTE:
1. 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(a)(5)]
2. Weber County Building Moratorium Below 4215' Elevation Requirements for all residential structures (agricultural structures are exempt).
   -Lowest habitable finished floor of any building or structure shall be at elevation 4216 or higher.
   -No basements shall be permitted.
   -Lowest part of building footings shall be at least 2 feet above the highest anticipated ground water level.
   -A septic tank drain field shall be at least 2 feet above the highest anticipated ground water level and the finished grade of ground surface shall be at least 4 feet above the anticipated high ground water level of which 3 feet must be native soil.
3. 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 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. ROAD DEDICATION, LOCATION AND BEARING OF THE CENTERLINE OF 7900 WEST STREET WERE DETERMINED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

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 1110.02 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 SqFt = 33.899 ACRES.

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 THOROUGHFARES 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, 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.

SIGNED THIS 21 DAY OF NOV, 2017

CLIFFORD A. BELL - MGTC FARM INVESTMENTS LLC, MEMBER
MGTC Farm IV, LLC.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) ss

ON THIS 21 DAY OF NOV, 2017 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION ~~A DIVISION~~, WHO DULY ACKNOWLEDGED TO ME THAT ~~HE~~ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED AS ~~MANAGING MEMBER OF~~ MEMBER OF THE MGTC FARM INVESTMENTS, LLC.

[illegible] 11-24-2019
NOTARY PUBLIC — COMMISSION EXPIRES

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. 9005304-2201 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 hereon in accordance with UCA 17-23-17, verifying measurements, and have placed monuments as represented. That this plat was prepared from field notes of this survey and from documents and records as noted hereon. I do also hereby certify that this plat of Fall Widow Subdivision Phase 2 in Weber County, Utah, has been correctly drawn to scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorders Office, Weber County Surveyors Office and of a survey made on the ground. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the county.

SEE RECORD OF SURVEY, 5836

10/1/17
TYLER D. KNIGHT
6005304
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3300 West - RA-3
West Haven, UT 84401
801-731-4075

Client: CLIFF BELL
4665 S. 1900 W. #9 Roy UT, 84067
PH: 801-458-1085

SURVEYED: NOVEMBER 2013

NE 1/4 SECTION 7 AND NW 1/4 SECTION 8,
T6N, R3W, SLB&M, WEBER COUNTY, UTAH

Revisions	DRAWN BY: TDK
	CHECKED BY: EDR
	DATE: 8/25/2015
	FILE: 3485-2

Weber County Recorder
Entry no. 2891740
Fee paid $ 37.00
Filed for record and recorded 17
22 day of NOV 2017
at 2:29 PM
In book 82 of official records,
on page 41
County Recorder: Leann H Kilts
By Deputy

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

82-041