

KEO Homestead Subdivision

A part of Section 14, T6N, R1E, SLB&M, U.S. Survey

Weber County, Utah

October 2015

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of KEO Homestead Subdivision in Weber County, Utah and that it has been correctly drawn to the designated 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 Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2015.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said tract KEO Homestead Subdivision and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this _____ day of _____, 2015.

~ KEO Pineview LLC. ~

Developer/Owner Information:

Katherine E. Orchard/KEO Homestead Subdivision
2248 Onaida St.
Salt Lake City, UT 84109
(801) 455-2044

ACKNOWLEDGMENT

State of Utah }
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Katherine E. Orchard.

Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name _____

NARRATIVE

This survey and subdivision plat were requested by David Orchard for the purpose of subdividing this parcel to create a building parcel from an existing agricultural parcel.
A Brass Cap Monument was found at the Southwest corner of Section 14, T6N, R1E, SLB&M.
Multiple Rebar with Caps and wooden hubs with Tacks were found around the perimeter of the property. The locations of these property markers were checked against a Record of Survey prepared by Construction and Land Surveyors for Barbara Anderson, and were honored.
A line bearing North 0°03'31" West between the Southwest corner of Section 14 and the rebar at the Northwest corner of the property was used as the basis of bearings.
Property corners were monumented as depicted on this plat.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at the Southwest corner of said section 14, and running thence North 0°03'31" West 1438.29 feet along the Section line; thence South 89°36'57" East 648.75 feet; thence South 0°17'54" West 1438.29 feet to the Section line; thence North 89°36'45" West 639.80 feet along said Section line to the point of beginning.

Point Of Beginning
Contains 21.27 acres

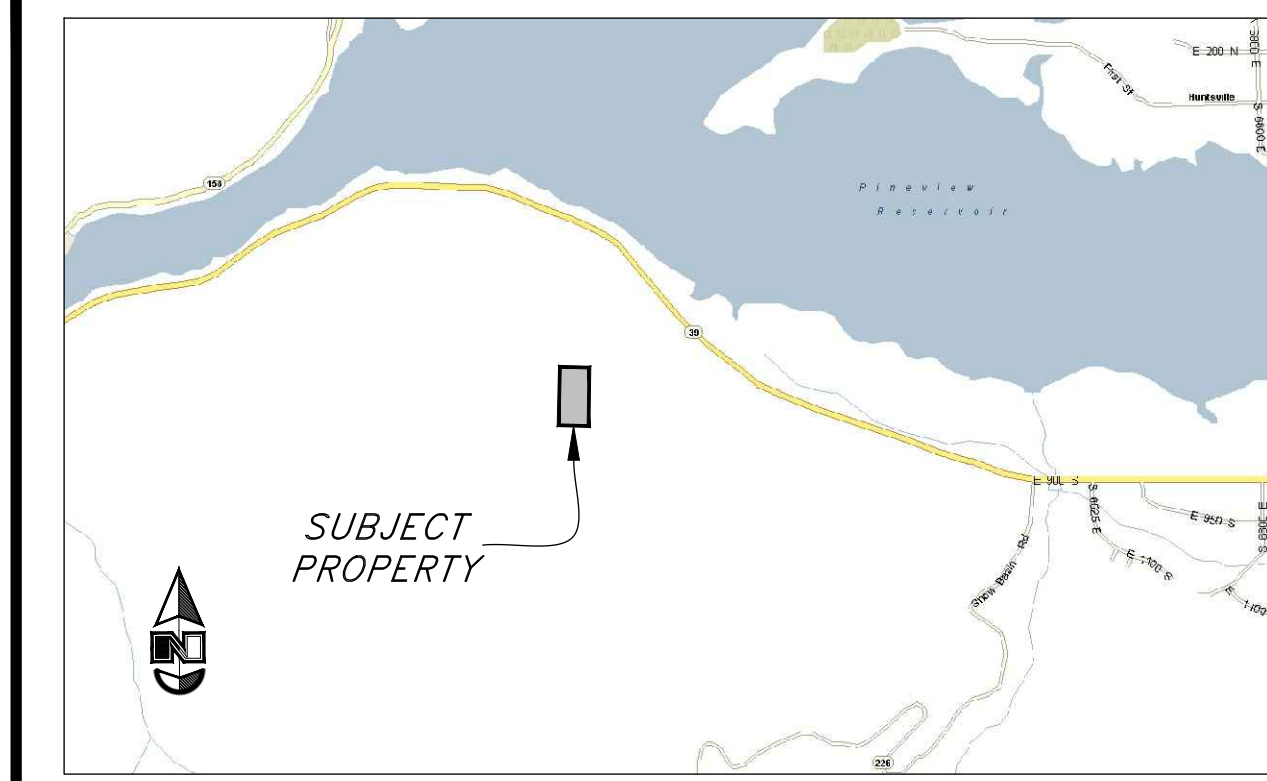
FLOOD PLAIN

This property lies entirely within flood zone D (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 490570243E dated 16 Dec, 2005. Flood Zone D is defined as "Area in which flood hazards are undetermined, but possible." (no shading)

ZONING INFORMATION

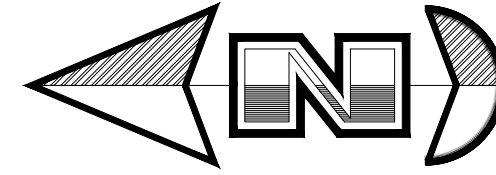
This property is Zoned FV-3 (Forest Valley) and has the following building setbacks:

- Front Yard = 30 feet
- Side Yard = 20 feet (Dwelling)
- Other Main Building (30 feet)
- Side Facing Street on Corner Lot (30 feet)
- Back Yard = 30 feet
- Building Height = 1 Story building (35 feet maximum)

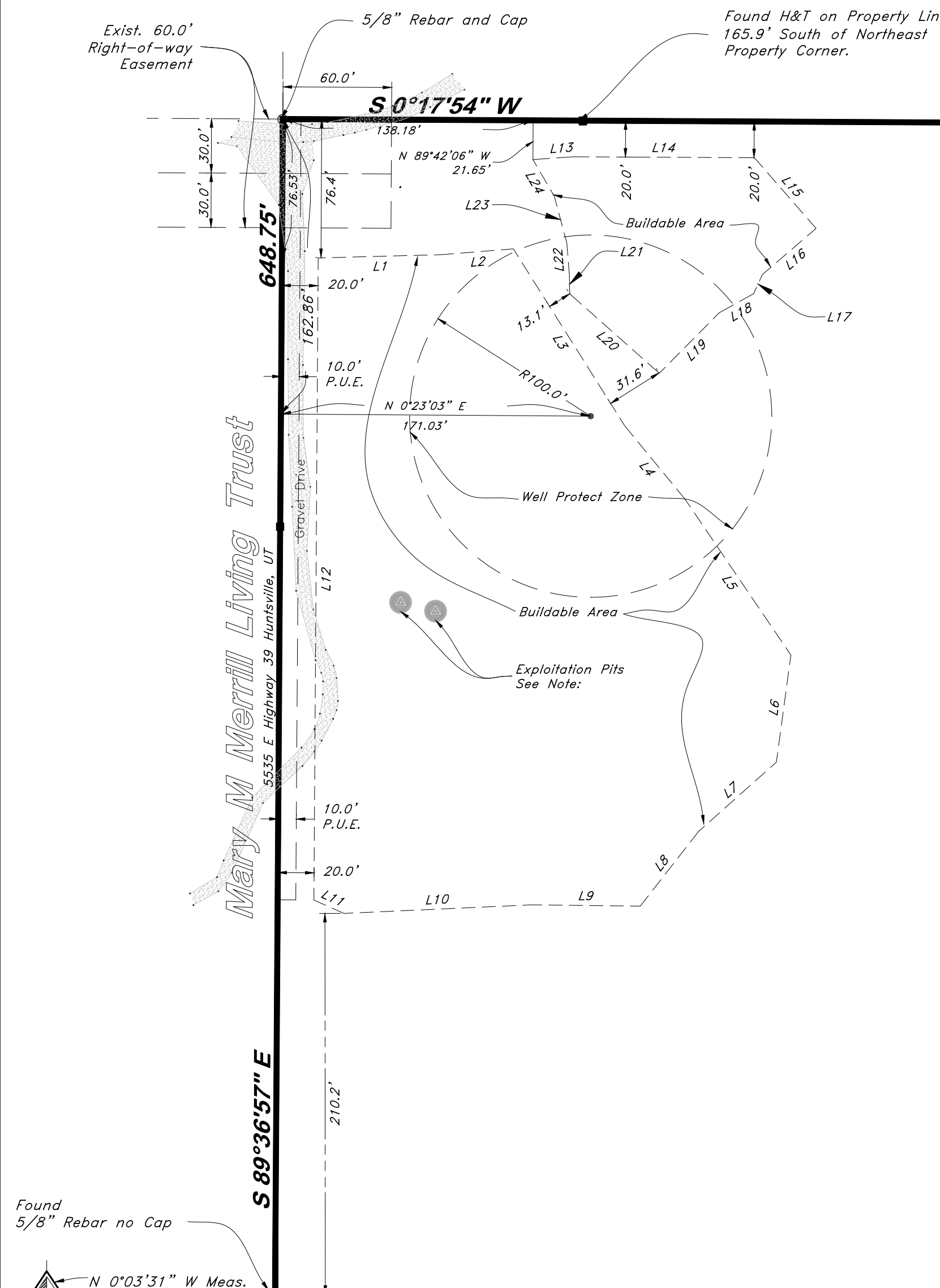
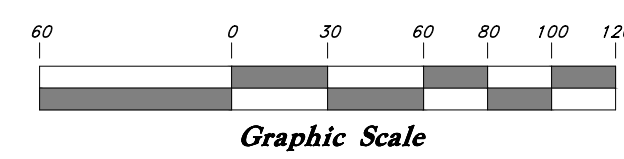


Legend

- Found Section Corner
- Section Corner Not Found
- Found Monument
- PU&DE Public Utility & Drainage Easement
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Exploration Pit



Scale: 1" = 60'



United States of America
N 0°03'31" W Meas. 1145.76' Calc'd
N 0°03'31" W Meas. (Basis Of Bearing) Weber County Surveyor State Plane Grid Bearing

NOTES

- All dwelling structures over 5,000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- Notice of Purchase[r]s of Restricted "R" Lots: Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Land Use Code. Approval of a restricted lot does not guarantee the lot is buildable. A Hillside Review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable.
- Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

Found H&T on Property Line 599.4' South of Northwest Property Corner.

Found H&T on Property Line 428.3' North of Southwest Property Corner.

Found H&T on Property Line 337.4' North of Southwest Property Corner.

EXPLORATION PITS

- 0-24" sandy loam, granular structure, high organics
- 24-58" sandy loam, granular structure
- 58-77" loamy coarse sand, single grained, 10% fine-coarse gravel
- Application rate of 0.65 gpd/sq. ft. based on sandy loam, granular structure.

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. Signed this _____ day of _____, 2015.

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 monument 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 _____, 2015.

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 _____, 2015.

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 _____ day of _____, 2015.

OGDEN VALLEY PLANNING COMMISSION

Approved by the Ogden Valley Planning Commission this _____ day of _____, 2015.

Chairman

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.

Weber County Engineer

Chairman, Weber County Commission

Weber County Attorney

Weber County Surveyor

Attest: _____
Title: _____

Weber County Surveyor



WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY