

# HOLLEY FARM CLUSTER SUBDIVISION

A PART OF THE NORTHEAST 1/4 OF SEC. 7 AND  
PART OF THE NORTHWEST 1/4 OF SEC. 8 T.6N., R.2E., S.L.B.&M.  
WEBER COUNTY, UTAH  
SEPTEMBER 2015

Verify the bearings and distances of this triangle. They don't quite work.  
Measured or record distance?

### BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 7, AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT BEING SOUTH 0°27'07" WEST ALONG THE SECTION LINE 2012.70 FEET AND NORTH 89°32'53" WEST 226.94 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7; AND RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF MIDDLE FORK MEADOWS SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°22'53" EAST 226.99 FEET, (2) SOUTH 88°22'53" EAST 9.40 FEET, (3) SOUTH 88°28'46" EAST 216.92 FEET; THENCE SOUTH 0°18'06" WEST 140.86 FEET; THENCE SOUTH 89°41'54" EAST 251.71 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 0°28'06" EAST ALONG SAID FENCE LINE 1014.88 FEET; THENCE SOUTH 89°31'54" WEST 668.46 FEET; THENCE NORTH 2°08'36" WEST 1175.49 FEET TO THE POINT OF BEGINNING.  
CONTAINS 762,298.355 SQ.FT. OR 17.50 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 AS SHOWN HEREON AND NAME SAID TRACT HOLLEY FARM CLUSTER SUBDIVISION AND WE HEREBY DEDICATE AND RESERVE UNTO OURSELVES, OUR HEIRS, GRANTEES, AND/OR ASSIGNS AN EASEMENT, AND RIGHT-OF-WAY BEING 17 FEET IN WIDTH AND PART OF AN OVERALL 50 FOOT EASEMENT ON, OVER, UNDER, AND/OR ACROSS LOTS 1 & 2 AS SHOWN HEREON TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, SUCCESSORS, AND/OR ASSIGNS AS PUBLIC UTILITY EASEMENT, INGRESS AND EGRESS ACCESS TO THE INDIVIDUAL LOTS(S), COMMON AREA(S), OPEN SPACE(S), AGRICULTURAL PARCEL(S), PARK(S), OR OTHER PROPERTY OR USES GRANTED FOR THE OWNERSHIP OR USE OF SAID OWNER(S), HEIRS, GRANTEES, AND/OR ASSIGNS, SAID EASEMENT AND RIGHT-OF-WAY BEING SUBJECT TO ALL OTHER ENCUMBRANCES OF RECORD, AND OTHER USES NOT OF RECORD THAT HAVE RIPEENED INTO LEGAL RIGHTS(S), EASEMENT(S), AND/OR RIGHTS(S)-OF-WAY BY THOSE OTHER THAN THE OWNER(S), HEIRS, GRANTEES, AND/OR ASSIGNS. WE HEREBY DEDICATE AND RESERVE UNTO THE OWNER, HEIRS, GRANTEES, AND/OR ASSIGNS AN EASEMENT, AND RIGHT-OF-WAY BEING 30 FEET IN WIDTH ON, OVER, UNDER, AND/OR ACROSS LOT 3 AS SHOWN HEREON TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, SUCCESSORS, AND/OR ASSIGNS AS PUBLIC UTILITY EASEMENT, INGRESS AND EGRESS ACCESS TO THE INDIVIDUAL LOTS(S), COMMON AREA(S), OPEN SPACE(S), AGRICULTURAL PARCEL(S), PARK(S), OR OTHER PROPERTY OR USES GRANTED FOR THE OWNERSHIP OR USE OF SAID OWNER(S), HEIRS, GRANTEES, AND/OR ASSIGNS, AND HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

RICHARD HOLLEY, TRUSTEE      MARYANN HOLLEY, TRUSTEE

### ACKNOWLEDGMENT

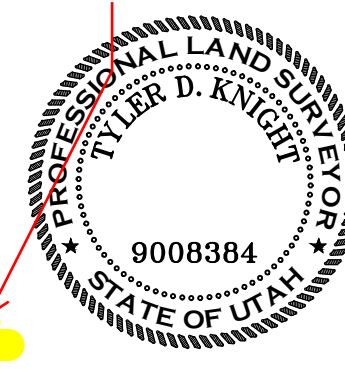
STATE OF UTAH  
COUNTY OF WEBER  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED AS TRUSTEES OF THE MARY ANN JACKSON HOLLEY FAMILY LIVING TRUST.

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 certificate no. 9008384-2201 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 placing 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 Holley Farm Cluster Subdivision 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 Records 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 data meet the current requirements of the Zoning Ordinance of the county.

The zoning certification is not a part of county code regarding plat requirements, you may remove it if you like.



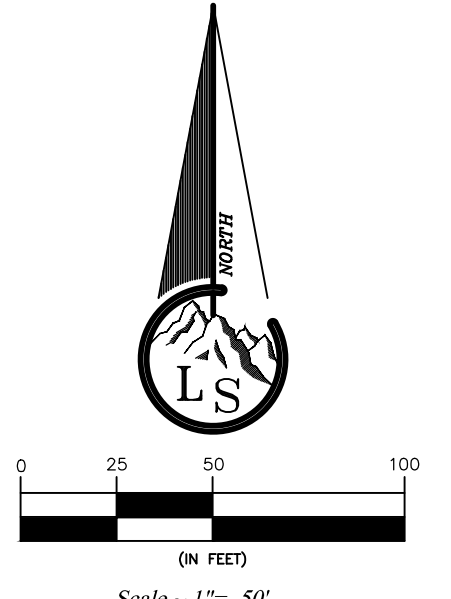
### PERC TABLE

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION #	WEBER-MORGAN HEALTH DEPARTMENT
1	0-7"	SILTY LOAM, GRANULAR STRUCTURE	
	7-27"	SILTY CLAY LOAM, BLOCKY STRUCTURE	
	27-45"	CLAY LOAM, BLOCKY STRUCTURE	INCHES ON DAY OF ONSITE EVALUATION
2	0-5"	SILTY LOAM, GRANULAR STRUCTURE	
	5-44"	SILTY CLAY LOAM, BLOCKY STRUCTURE	
	44-54"	COARSE SANDY LOAM, MASSIVE STRUCTURE	
		GROUND WATER OBSERVED AT 54 INCHES ON DAY OF ONSITE EVALUATION	
3	0-5"	SILTY LOAM, GRANULAR STRUCTURE	
	5-20"	SILTY CLAY LOAM, BLOCKY STRUCTURE	
	20-30"	SILTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED	
	31-48"	SILTY CLAY LOAM, GRANULAR STRUCTURE, OXIDIZED	
		GROUND WATER OBSERVED AT 48 INCHES ON DAY OF ONSITE EVALUATION	
4	0-20"	SILTY CLAY LOAM, GRANULAR STRUCTURE	
	20-28"	SILTY CLAY LOAM, BLOCKY STRUCTURE	
	28-29"	SILTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED	
	28-62"	SILTY CLAY LOAM, GRANULAR STRUCTURE, OXIDIZED	
		GROUND WATER OBSERVED AT 62 INCHES ON DAY OF ONSITE EVALUATION	
5	0-4"	LOAM, GRANULAR STRUCTURE	
	4-50"	LOAM, MASSIVE STRUCTURE	
	30-60"	SILTY LOAM, GRANULAR STRUCTURE	
		GROUND WATER OBSERVED AT 60 INCHES ON DAY OF ONSITE EVALUATION	
6	0-20"	SILTY LOAM, LARGE GRANULAR STRUCTURE	
	20-92"	SILTY LOAM, FINE GRANULAR STRUCTURE, SI-92" OXIDIZED	

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(b)(5)]

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and record area will be shown on the subdivision plat. WCO 106-1-8(b)(3).

However: The remaining parcel need not be labeled with bearings or distances. WCO 106-1-8(b)(3).



- ### Legend
- X --- EXISTING FENCE
  - STREET
  - EASEMENT CENTERLINE
  - ◆ FND SECTION CORNER
  - FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK

**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\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_

**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\_\_\_\_.

**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\_\_\_\_.

**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\_\_\_\_.

**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\_\_\_\_.

Attest:  
Chairman, Weber County Commission      Title: Weber County Clerk

OPEN SPACE  
457,231 sq.ft.  
10.497 acres

7882 E.  
LOT 1  
76,305 sq.ft.  
1.752 acres

7916 E.  
LOT 2  
76,305 sq.ft.  
1.752 acres

767 N.  
LOT 3  
76,230 sq.ft.  
1.750 acres

725 N.  
LOT 4  
76,230 sq.ft.  
1.750 acres

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF PARCEL 21-006-0036 INTO FOUR (4) LOTS.

SURVEY'S USED TO AID IN THIS SURVEY:  
RY-KY ACRES SUBDIVISION, WEBER COUNTY DEDICATION PLAT 32-87  
MIDDLE FORK MEADOWS SUBDIVISION, WEBER COUNTY DEDICATION PLAT 52-48  
MIDDLE FORK MEADOWS SUBDIVISION PHASE 2, WEBER COUNTY DEDICATION PLAT 60-65  
PROPERTY SURVEY FOR MARIE HIGGINS, WEBER COUNTY FILED SURVEY 3960.

BASIS OF BEARING IS STATE PLANE GRID BEARING DETERMINED BY GPS OBSERVATIONS ON THE EXISTING MONUMENTS SHOWN HEREON AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 UTAH NORTH ZONE AS SHOWN.

<p><b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>	<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>	<p>Weber County Recorder</p>								
	<p><b>DEVELOPER: RICHARD HOLLEY</b> Address: 1287 N. 7000 E. HUNTSVILLE, UTAH 84317</p>	<p>Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____ 2015. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____</p>								
<p><b>SURVEYED: NOVEMBER 2013</b></p> <p><b>NE 1/4 SECTION 7 AND NW 1/4 SECTION 8, T6N, R2E, SLB&amp;M, WEBER COUNTY, UTAH</b></p>	<p>Revisions</p> <table border="1"> <tr> <td>DRAWN BY:</td> <td>TDK</td> </tr> <tr> <td>CHECKED BY:</td> <td>EDR</td> </tr> <tr> <td>DATE:</td> <td>8/25/2015</td> </tr> <tr> <td>FILE:</td> <td>3365V5</td> </tr> </table>	DRAWN BY:	TDK	CHECKED BY:	EDR	DATE:	8/25/2015	FILE:	3365V5	
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Recording Block appears to be 3x4 not 3x3 as required