

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

what is this dimensioned to?

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 07°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 SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°26'53" EAST 226.99 FEET, (2) SOUTH 88°22'53" EAST 9.40 FEET, (3) SOUTH 88°28'46" EAST 216.92 FEET; THENCE SOUTH 07°18'06" WEST 140.86 FEET; THENCE SOUTH 88°41'54" EAST 251.71 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 07°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 AREAS(S), OPEN SPACES(S), AGRICULTURAL PARCELS(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 RIPPENED INTO LEGAL RIGHTS(S), EASEMENT(S), AND/OR RIGHT(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 AREAS(S), OPEN SPACES(S), AGRICULTURAL PARCELS(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 ERECTED 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.

COMMISSION EXPIRES _____
NOTARY PUBLIC _____

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 herein in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plot was prepared from field notes of this survey and from documents and records as noted herein. I do also hereby certify that this plot 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 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.



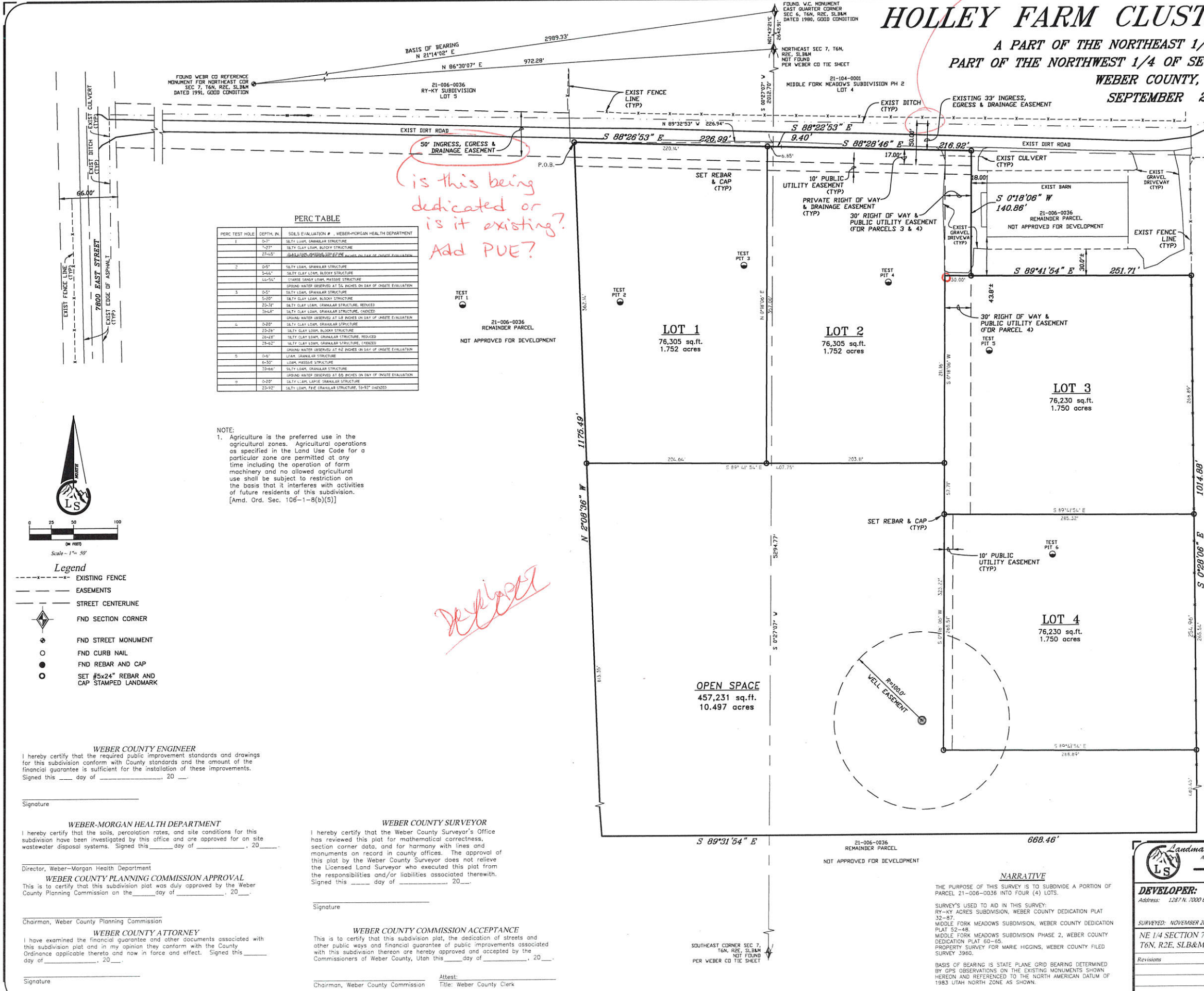
Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 2015. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kiltz By Deputy: _____
DEVELOPER: RICHARD HOLLEY Address: 1287 N. 7000 E. HUNTSVILLE, UTAH 84317 SURVEYED: NOVEMBER 2013 NE 1/4 SECTION 7 AND NW 1/4 SECTION 8, T6N, R2E, SLB&M, WEBER COUNTY, UTAH.	DRAWN BY: TDK CHECKED BY: EDR DATE: 8/25/2015 FILE: 3363VS	

PERC TEST HOLE	DEPTH IN	SOILS EVALUATION # , WEBER-MORGAN HEALTH DEPARTMENT
1	0-3"	SILTY LOAM, GRANULAR STRUCTURE
	3-20"	SILTY CLAY LOAM, BLOODY STRUCTURE
	20-25"	SILTY CLAY LOAM, BLOODY STRUCTURE
2	0-5"	SILTY LOAM, GRANULAR STRUCTURE
	5-40"	SILTY CLAY LOAM, BLOODY STRUCTURE
	40-50"	CLAYEY SANDY LOAM, MASSIVE STRUCTURE
		GROUND WATER OBSERVED AT 54 INCHES ON DAY OF INSITE EVALUATION
3	0-5"	SILTY LOAM, GRANULAR STRUCTURE
	5-20"	SILTY CLAY LOAM, BLOODY STRUCTURE
	20-30"	SILTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
	30-42"	SILTY CLAY LOAM, GRANULAR STRUCTURE, UNCHANGED
		GROUND WATER OBSERVED AT 48 INCHES ON DAY OF INSITE EVALUATION
4	0-20"	SILTY CLAY LOAM, GRANULAR STRUCTURE
	20-24"	SILTY CLAY LOAM, BLOODY STRUCTURE
	24-28"	SILTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
	28-32"	SILTY CLAY LOAM, GRANULAR STRUCTURE, UNCHANGED
		GROUND WATER OBSERVED AT 42 INCHES ON DAY OF INSITE EVALUATION
5	0-4"	LOAM, MASSIVE STRUCTURE
	4-53"	LOAM, MASSIVE STRUCTURE
	53-60"	SILTY LOAM, GRANULAR STRUCTURE
		GROUND WATER OBSERVED AT 88 INCHES ON DAY OF INSITE EVALUATION
6	0-20"	SILTY CLAY LOAM, GRANULAR STRUCTURE
	20-25"	SILTY CLAY LOAM, BLOODY STRUCTURE
		GROUND WATER OBSERVED AT 48 INCHES ON DAY OF INSITE EVALUATION
7	0-20"	SILTY CLAY LOAM, GRANULAR STRUCTURE
	20-25"	SILTY CLAY LOAM, BLOODY STRUCTURE
		GROUND WATER OBSERVED AT 48 INCHES ON DAY OF INSITE EVALUATION

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)]

is this being dedicated or is it existing?
Add PUE?

Richard Holley



- Legend**
- EXISTING FENCE
 - EASEMENTS
 - STREET 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____
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 an site wastewater disposal systems. Signed this _____ day of _____, 20____
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 _____ 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 effect. Signed this _____ day of _____, 20____.
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 the responsibilities and/or liabilities associated therewith. Signed this _____ day of _____, 20____.
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____.
Attest:
Chairman, Weber County Commission _____
Title: Weber County Clerk

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 3360.
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.

HOLLEY FARM CLUSTER SUBDIVISION IMPROVEMENT PLANS

- signed + sealed by PE?
- Proper driveway design to meet fire requirements
- radii
- load rating
- turnouts

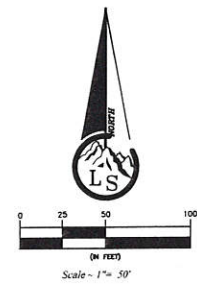
fire?
turnouts?
is one enough?

also for barn?

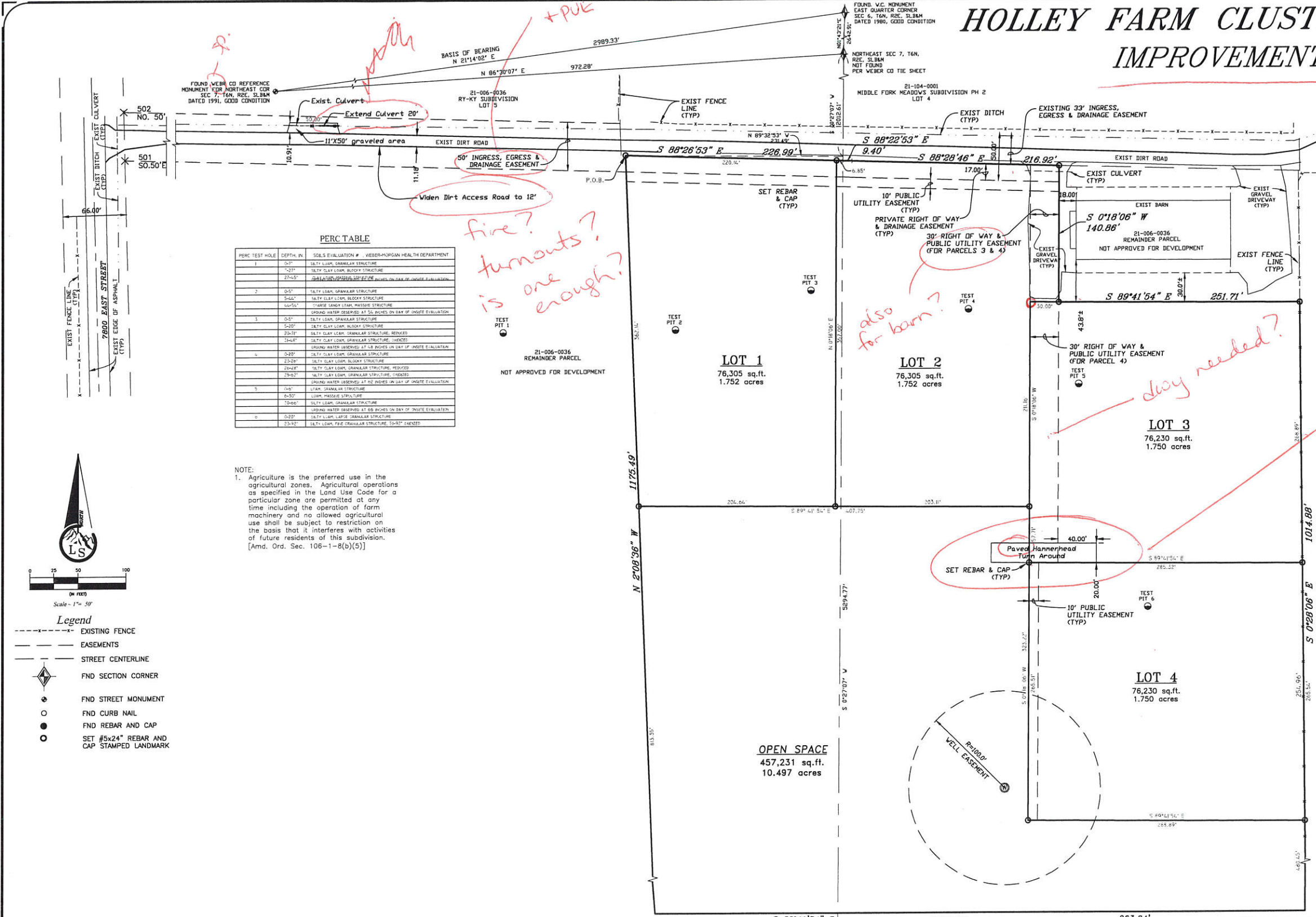
driv needed?

PERC TEST HOLE	DEPTH, IN	SOILS EVALUATION # - WEBER-MORGAN HEALTH DEPARTMENT
1	0-3"	SALTY LOAM, GRANULAR STRUCTURE
	3-21"	SALTY CLAY LOAM, BLOCKY STRUCTURE
	21-45"	GRAVELY SANDY SILT, MASSIVE STRUCTURE
2	0-3"	SALTY LOAM, GRANULAR STRUCTURE
	3-46"	SALTY CLAY LOAM, BLOCKY STRUCTURE
	46-74"	GRAVELY SANDY SILT, MASSIVE STRUCTURE
3	0-3"	SALTY LOAM, GRANULAR STRUCTURE
	3-20"	SALTY CLAY LOAM, BLOCKY STRUCTURE
	20-37"	SALTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
	37-42"	SALTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
4	0-3"	SALTY LOAM, GRANULAR STRUCTURE
	3-22"	SALTY CLAY LOAM, BLOCKY STRUCTURE
	22-24"	SALTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
	24-27"	SALTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
	27-37"	SALTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
5	0-3"	LOAM, MASSIVE STRUCTURE
	3-10"	SALTY LOAM, GRANULAR STRUCTURE
	10-60"	GRAVELY SANDY SILT, MASSIVE STRUCTURE
6	0-3"	SALTY LOAM, LARGE GRANULAR STRUCTURE
	3-37"	SALTY LOAM, FINE GRANULAR STRUCTURE, REDUCED

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West Haven, UT 84401
801-731-4075

DEVELOPER: RICHARD HOLLEY
Address: 1287 N. 7000 E. HUNTSVILLE, UTAH 84317

SURVEYED: NOVEMBER 2013
NE 1/4 SECTION 7 AND NW 1/4 SECTION 8,
T6N, R2E, SLB&M, WEBER COUNTY, UTAH.

Revisions	DRAWN BY: TDK
	CHECKED BY: EDR
	DATE: 8/25/2015
	FILE: 3363VS