

Dixie Land Estates

A part of Section 21, T7N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2016

SURVEYOR'S CERTIFICATE

I, Travis R. Gower, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6439364 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 Dixie Land Estates 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. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this ____ day of _____, 2016.

6439364
License No.

Travis R. Gower

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract of land Dixie Land Estates and 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 dedicate to Weber County those certain strips for easements for public utilities and drainage purposes, as shown hereon, the same to be used for installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected within such easements.

Signed this ____ Day of _____, 2016.

~ Lionel A. Maw Family Trust ~

Liana Satterthwaite—Trustee

Jody J. Maw—Trustee

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by Liana Satterthwaite—Trustee and Jody J. Maw—Trustee.

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

DESCRIPTION

A Part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
 Beginning at the Northeast corner of Stoker Subdivision in Weber County, Utah, said point is **300.00 feet South 88°59'16" East along the Quarter Section line and 16.5 feet South 0°53'39" West** from the Northwest Corner of the Southwest Quarter of said Section 21; running thence South 00°53'40" West 972.88 feet along the East line of said Stoker Subdivision and said East line Extended; thence South 89°06'21" East 359.98 feet; thence South 00°53'24" West 330.00 feet; thence South 89°06'21" East 660.00 feet; thence North 00°53'39" East 820.06 feet; thence South 89°00'03" East 1.81 feet to the Southwest corner of Maw Estates Subdivision, in Weber County, Utah; thence North 00°44'30" East 480.72 feet along the West line of said Maw Estates to the South Right of way line of 3600 North Street; thence North 88°59'16" West 1,020.54 feet along said South right of way line to the Point of Beginning.

Together with and subject to a 25 foot Right-of-Way adjacent to the East Line of the above described Tract of Land. Contains 27.7695 Acres

NARRATIVE

This Subdivision Plat was requested by Mr. Dale Satterthwaite for the purpose of Subdividing and establishing the Dixie Land Estates Subdivision, located in Weber County, Utah. Brass Cap Monuments were found at the Southeast and Southwest Corners of the Southwest Quarter of Section 21, T7N, R2W, SLB&M. A line between the Southwest Corner and the Southeast Corner of the Southwest Quarter of Section 21 with a Bearing of S 88°59'16" E was used as the Basis of Bearings. Multiple Rebar with GBEN Caps were found along the West boundary of this property as shown on this plat. The location of these rebar were found to mark the East line of Stoker Subdivision and it's remainder parcel. No property corners were set at this time, they will be set upon approval of the proposed Subdivision.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
 Signed this ____ day of _____, 2016.

Chairman, Weber County Planning Commission

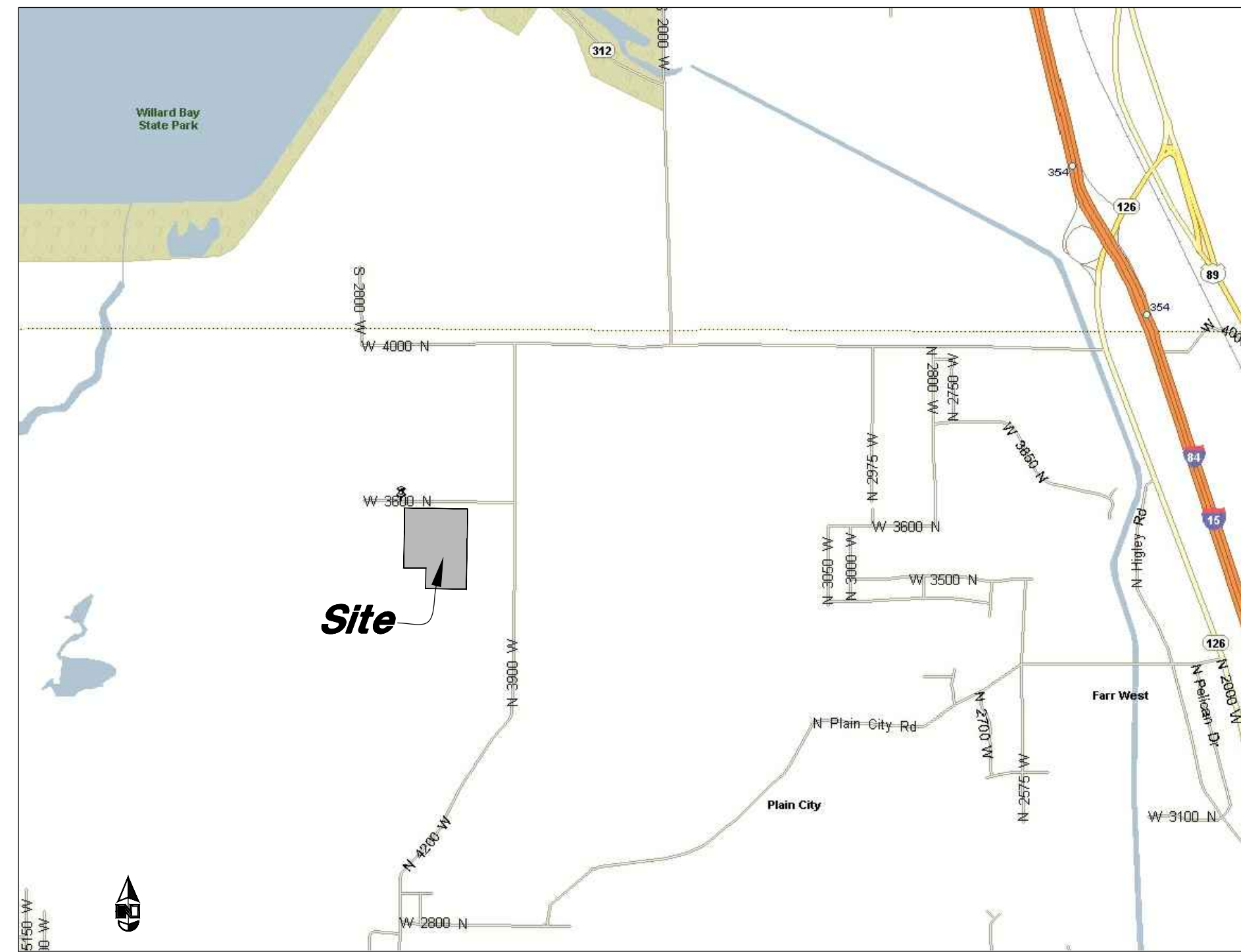
WEBER COUNTY COMMISSION ACCEPTANCE

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. Signed this ____ day of _____, 2016.

Chairman, Weber County Commission

Affest: _____

Title: _____



VICINITY MAP
Not to Scale

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0200 E dated 16 December 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

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

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 _____, 2016.

Weber County Attorney

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 _____, 2016.

Weber County Surveyor

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 _____, 2016.

Director - Weber Morgan Health Department

NOTES:

1. 10' Wide Public Utility Easements along the front and rear of each lot as shown.
2. No Building Exist on the Site or within 30' of the boundary unless otherwise shown.
3. An Excavation Permit is required for all work done within the existing Right of Way.
4. A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5,000 sq. ft. or 200 cubic yards.
5. If construction activity will disturb more than an acre, then a State Permit will be required. This includes the construction of the homes etc. on each lot.
6. Properties are subject to storm water run off from 3600 north street, which may create ponding & standing water during storm events, until such time as storm drainage facilities are available.
7. 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.

BONA VISTA WATER DISTRICT

This is to certify that this subdivision plat was duly approved by Bona Vista Water District.

Signed this ____ day of _____, 2016.

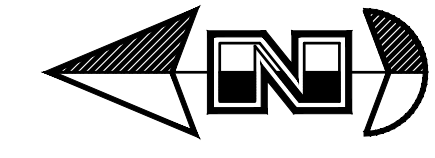
Bona Vista Water District

Dixie Land Estates

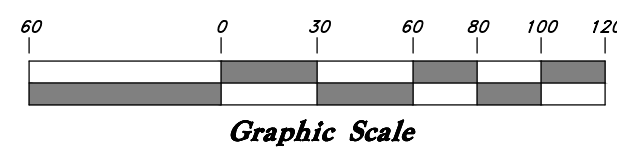
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Weber County, Utah

October 2016

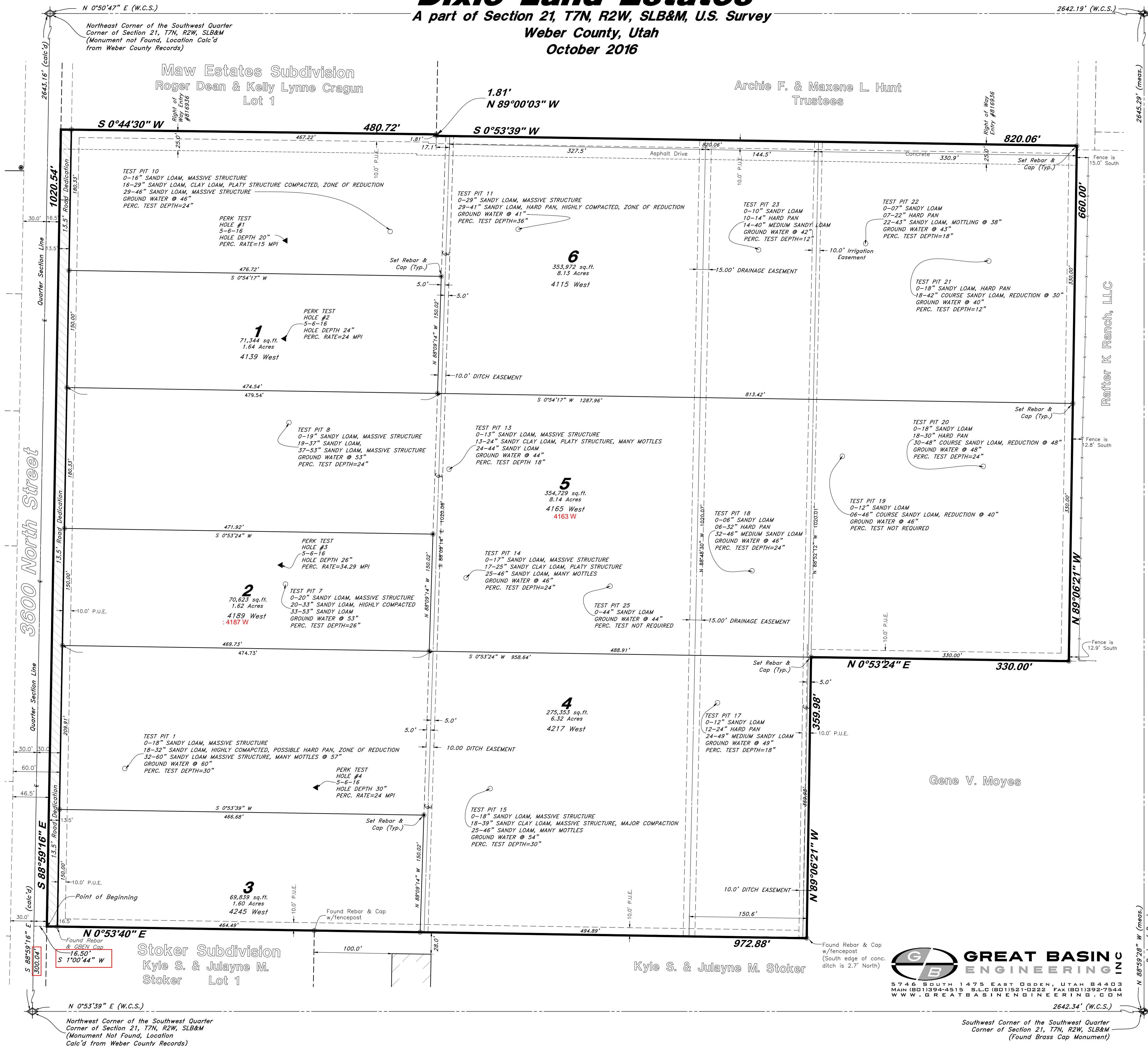


Scale: 1" = 60'



Legend

- Monument to be set (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- ▭ Road Dedication
- ▭ Existing Building



- ### NOTES:
- 10' Wide Public Utility Easements along the front and rear of each lot as shown.
 - No Building Exist on the Site or within 30' of the boundary unless otherwise shown.
 - An Excavation Permit is required for all work done within the existing Right of Way.
 - A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5,000 sq. ft. or 200 cubic yards.
 - If construction activity will disturb more than an acre, then a State Permit will be required. This includes the construction of the homes etc. on each lot.
 - Properties are subject to storm water run off from 3600 north street, which may create ponding & standing water during storm events, until such time as storm drainage facilities are available.
 - 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.

Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)

RIGHT OF WAYS IN TITLE COMMITMENT. #18

#12 ANY EXISTING LINES ON SITE?

#13 WATERWAYS

Stoker Subdivision
Kyle S. & Julayne M. Stoker
Lot 1

Kyle S. & Julayne M. Stoker

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

ENGINEER:
Great Basin Engineering
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Dale Satterthwaite
1405 North 7425 East
Huntsville, Utah 84317
(801) 430-0455

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY