

# Dixie Land Estates

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

**ZONING INFORMATION**

This property is Zoned A-2 (Agricultural) and has the following building setbacks:

- Front Yard = 30 feet
- Side Yard = 10 feet minimum  
(Facing Street on Corner Lot = 20 feet)  
(Accessory Building = 10 feet)
- Back Yard = 30 feet  
(Accessory Building = 1 foot)
- Building Height = 35 feet  
(one story minimum)  
(Accessory Building Height = 25 feet)

**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

**TAYLOR WEST WEBER WATER**

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Taylor West Weber Water

**HOOPER WATER IMPROVEMENT DISTRICT**

This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Hooper Water Improvement District

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

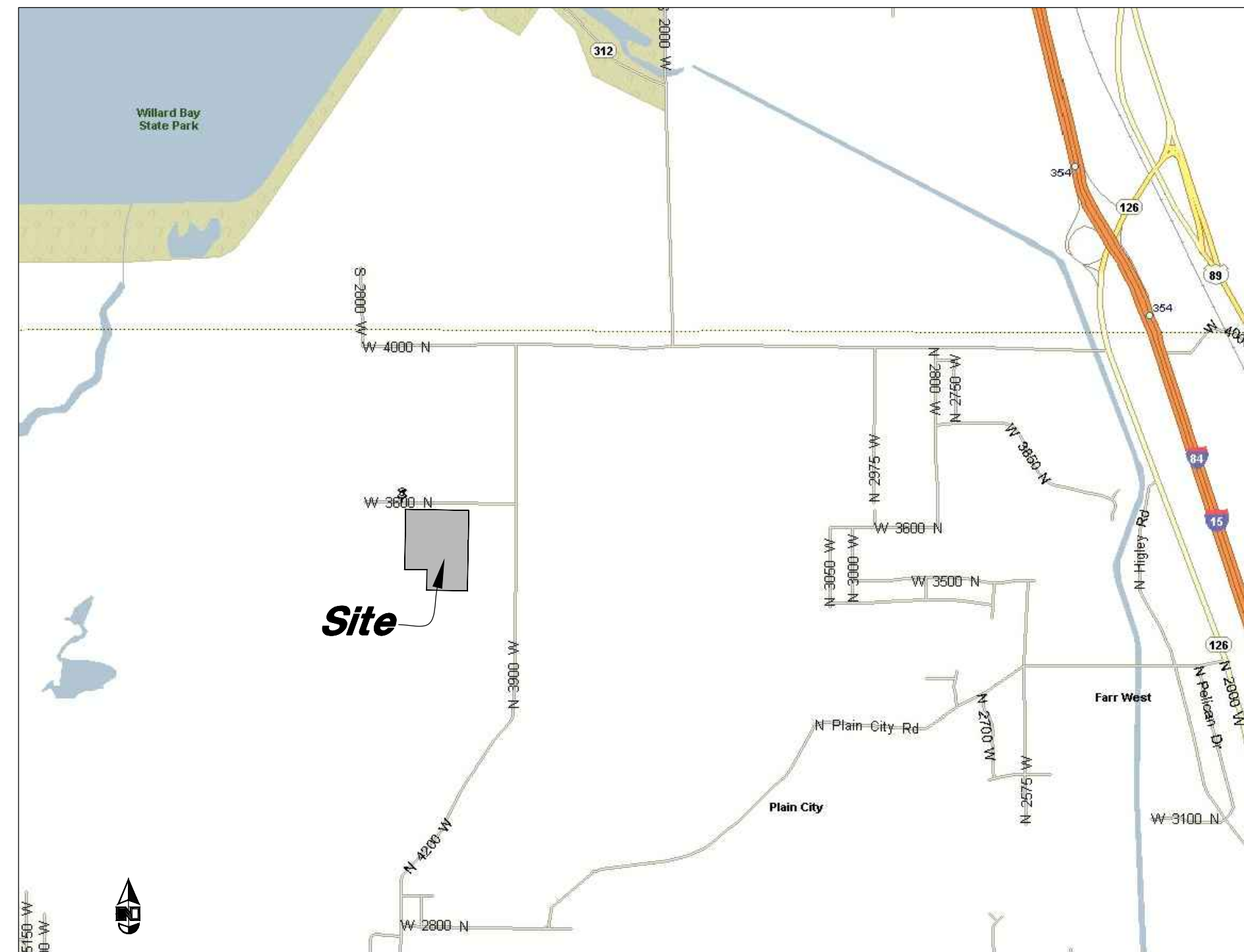
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 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  
 Attest:  
 Title: \_\_\_\_\_



VICINITY MAP  
 Not to Scale

**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. Drainage at the West End of Lot 3 shall drain into Existing Drainage Ditch.

"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.

**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a 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 herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon on this plat at 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.

The Registered Land Surveyors certification on such plats shall indicate that that all lots meet the requirements of the Land Use Code. WCO 106-1-8(c)(1) Signed this \_\_\_\_ day of \_\_\_\_\_, 2016.

6242920  
 License No.

\_\_\_\_\_  
 Andy Hubbard

**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 and Lianna Lynn Satterthwaite and Jody Jethro Maw as Trustees**

**ACKNOWLEDGMENT**

State of Utah }  
 County of \_\_\_\_\_ } ss

**TRUST ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016 by Dale Satterthwaite.

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

DESCRIPTION DOES NOT CLOSE, NOR MATCH THE BEARINGS SHOWN VISUALLY ON THE BOUNDARY.

**DESCRIPTION**

Part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 16.5 feet South 0°53'39" West and 300.00 feet South 88°59'16" East from the Northwest Corner of the Southwest Quarter of said Section 21; running thence South 0°53'39" West 972.88 feet; thence East 360 feet; thence South 330 feet, thence East 660 feet; thence North 1303.5 feet, thence West 1020 feet to the place 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.

SHOW RIGHT OF WAY, IS THIS A PRIVATE OR PUBLIC ACCESS?

BOUNDARY AND ADJOINERS WILL BE CHECKED ON SECOND REVIEW AFTER DESCRIPTION IS UPDATED.

**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.

A line between the Southwest Quarter Corner and the South Quarter Corner of Section 21 with a Bearing of S 88°59'16" E was used as the Basis of Bearings.

A 13.5 foot wide Road Dedication to Weber County for the purpose of widening and maintaining 3600 North Street that runs along the North side of the Property as depicted on this Survey.

A 10.0 foot wide Public Utility Easement (P.U.E.) surrounding the entire property allows for any maintenance of Public Utilities.

Property Corners were recovered with Rebar & GBEN Cap along Northwest Corner of the property as depicted on this Survey.

Sheet 1 of 3

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

\_\_\_\_\_  
 WEBER COUNTY RECORDER

BY: \_\_\_\_\_  
 DEPUTY



TENTATIVE FINAL

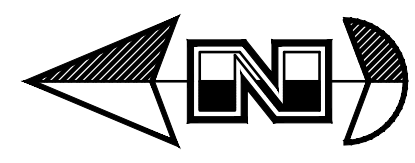


# Dixie Land Estates

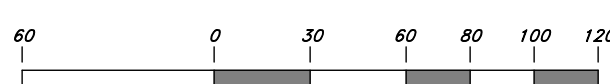
A part of Section 21, T7N, R2W, SLB&M, U.S. Survey

Weber County, Utah

October 2016



Scale: 1" = 60'

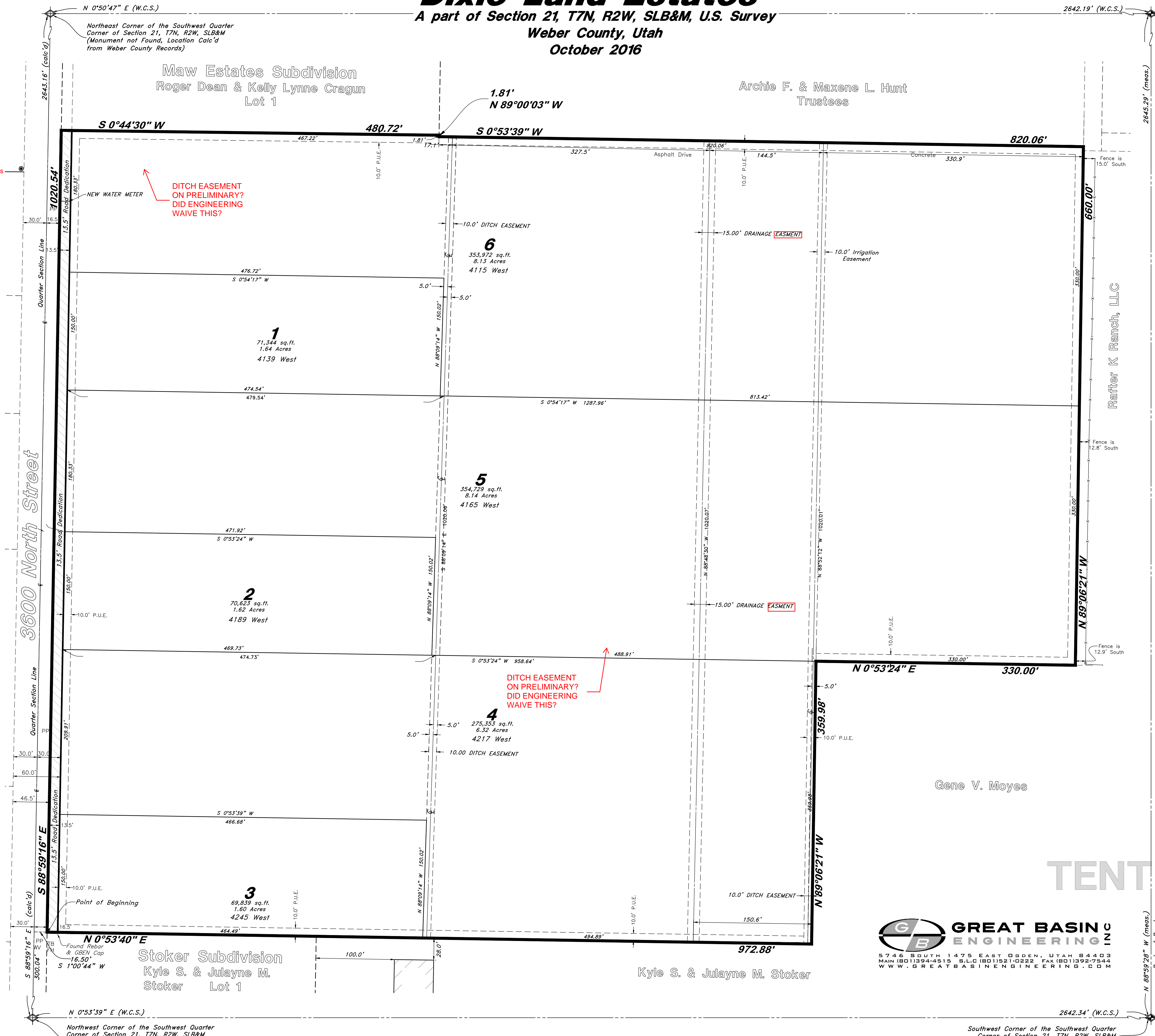


Graphic Scale

The subdivision boundary corners and lot corners shall be noted on the final plat. WCO 106-1-8(c)(1).

## 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:

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.
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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.
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- 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

# TENTATIVE FINAL

**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 3

WEBER COUNTY RECORDER

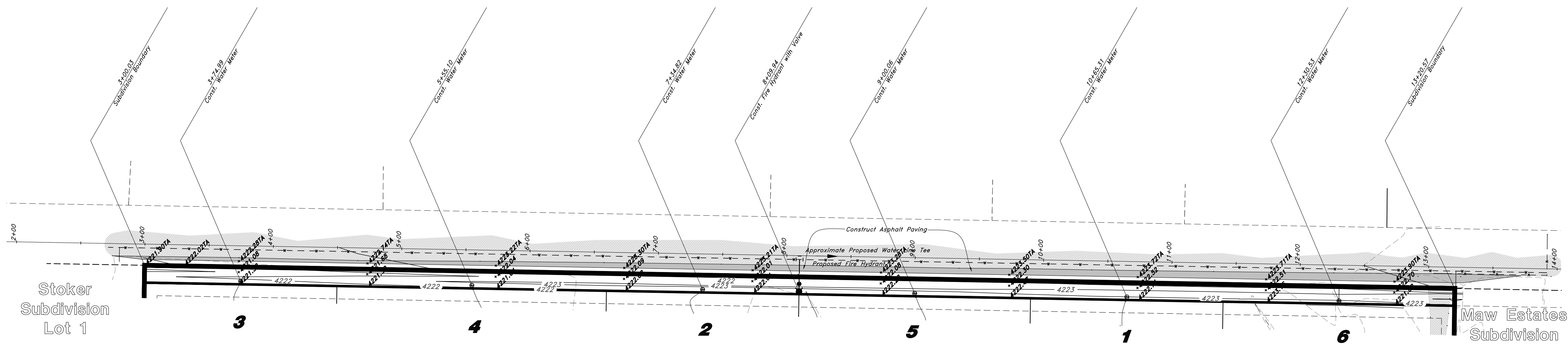
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED \_\_\_\_\_ FILED FOR RECORD AND \_\_\_\_\_ AT \_\_\_\_\_

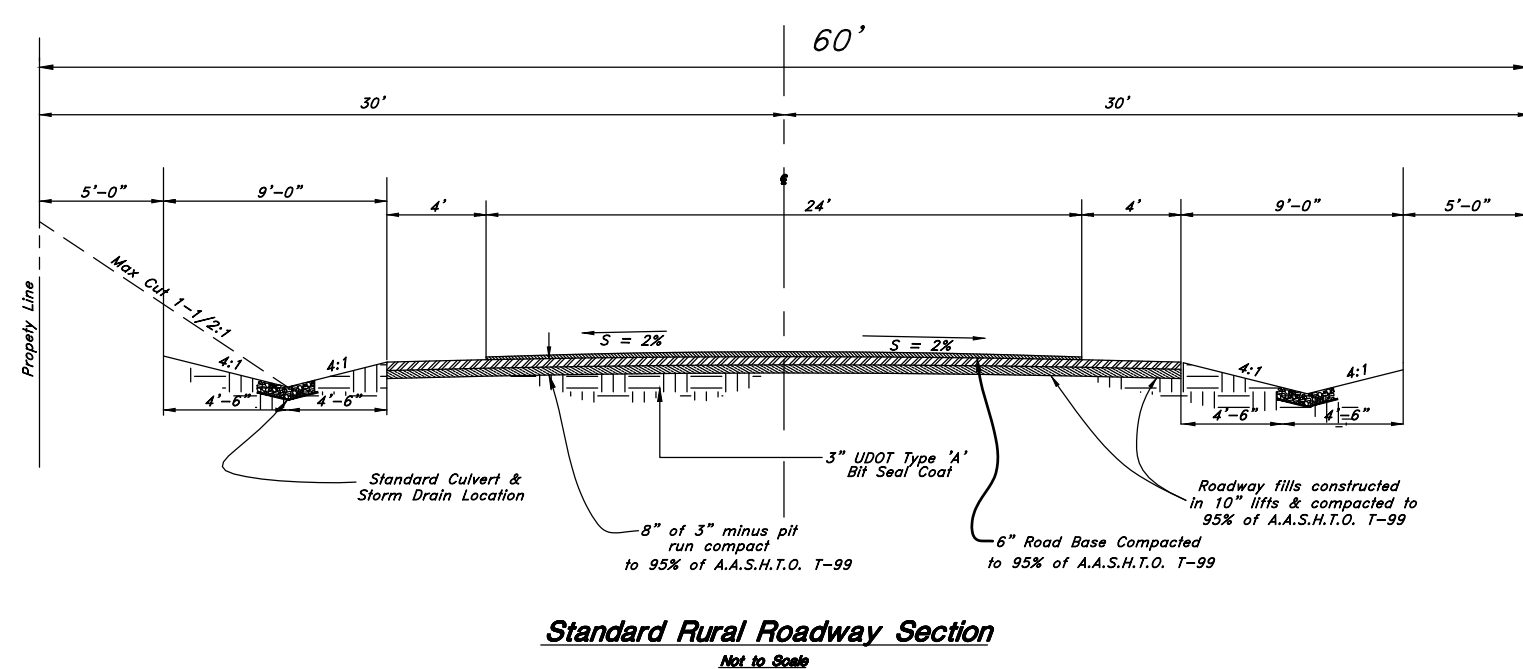
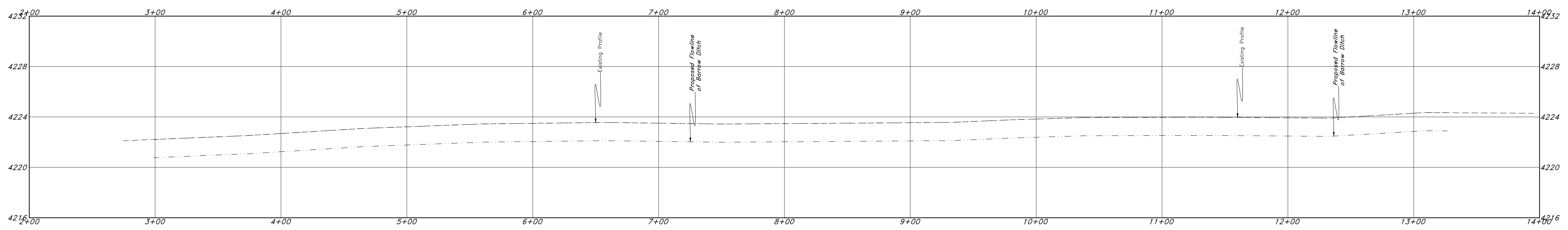
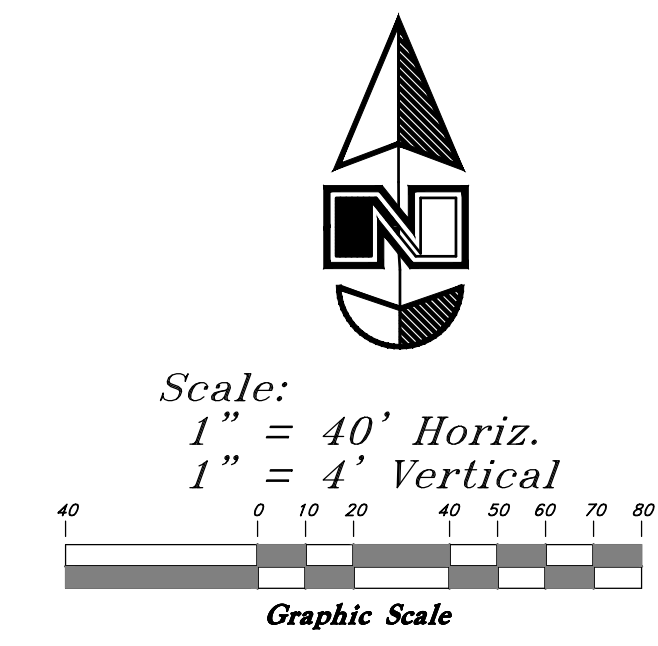
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY



# 3600 North Street



- GENERAL NOTES:**
- All construction must meet or exceed Weber County Standards.
  - Culinary Water services will be extended 10' beyond Right-of-way line and placed 5' uphill from the sewer.
  - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' inside the lot from the lowest corner.
  - Saw Cut Existing Asphalt to provide a smooth clean edge.
  - Loop pressurized culinary and secondary waterlines to maintain cover and separation between pipes and finished grade.
  - Minimum of 3-foot distance from any point of fire hydrant and any possible obstruction.
  - Manholes are to indicate proper system, sewer, storm drain, land drain.
  - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
  - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
  - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
  - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
  - Contractor to install all traffic signage per Manual on Uniform Traffic Control Devices (MUTCD).
  - Underground utility piping materials will meet or exceed Weber County Standards.
  - All inlet grates shall be bicycle safe.
  - All fire hydrants and access roads shall be installed before prior to any construction of any buildings.
  - All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
  - Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
  - 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.

**Legend**  
(Note: All items may not appear on drawing)  
(Some items may appear Rotated)

San. Sewer Manhole	Corrugated Metal Pipe	CMP
Water Manhole	Concrete Pipe	CP
Storm Drain Manhole	Reinforced Concrete Pipe	RCP
Cleanout	Ductile Iron	DI
Electrical Manhole	Polyvinyl Chloride	PVC
Catch Basins	Top of Asphalt	TA
Exist. Fire Hydrant	Edge of Asphalt	EA
Exist. Water Valve	Centerline	CL
Water Valve	Flowline	FL
Sanitary Sewer	Finish Floor	FF
Culinary Water	Top of Curb	TC
Gas Line	Top of Wall	TW
Irrigation Line	Top of Concrete	TCN
Storm Drain	Natural Ground	NG
Telephone Line	Finish Grade	FG
Secondary Waterline	Match Existing	ME
Power Line	Fire Department Connection	FDC
Fire Line	90"	90
Land Drain	Exist. Contour	95.357A
Power pole	Finish Grade	95.37M
Power pole w/guy	Exist. Grade	R
Light Pole	Ridge Line	
Fence	Existing Asphalt	
Flowline of ditch	New Asphalt	
Overhead Power line	Heavy Duty Asphalt	
New Concrete	Existing Concrete	
Spill Curb & Gutter		

**CAUTION NOTICE TO CONTRACTOR**

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN 8017994455 • FAX 8015210222  
 WWW.GRETBASINEENGINEERING.COM

**Plan & Profile**

**Dixie Land Estates**  
 Approximately 3600 North 4200 West  
 Weber County, Utah  
 A part of Section 21, T7N, R2W, S1&2M, U.S. Survey

6 July, 2016

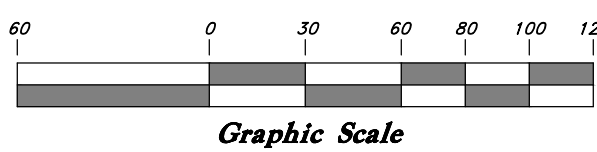
SHEET NO. **1**

TENTATIVE FINAL





Scale: 1" = 60'



### Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Contour
- Exist. Grade
- Ridge Line
- Direction of Flow

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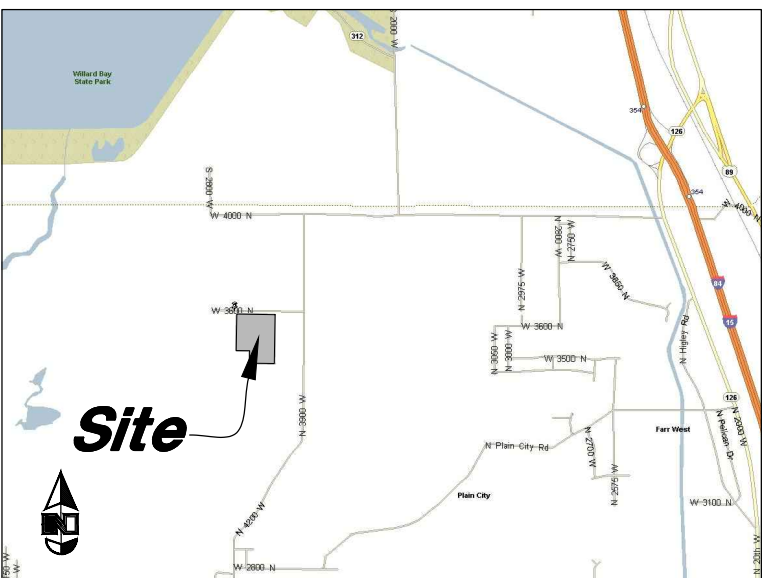
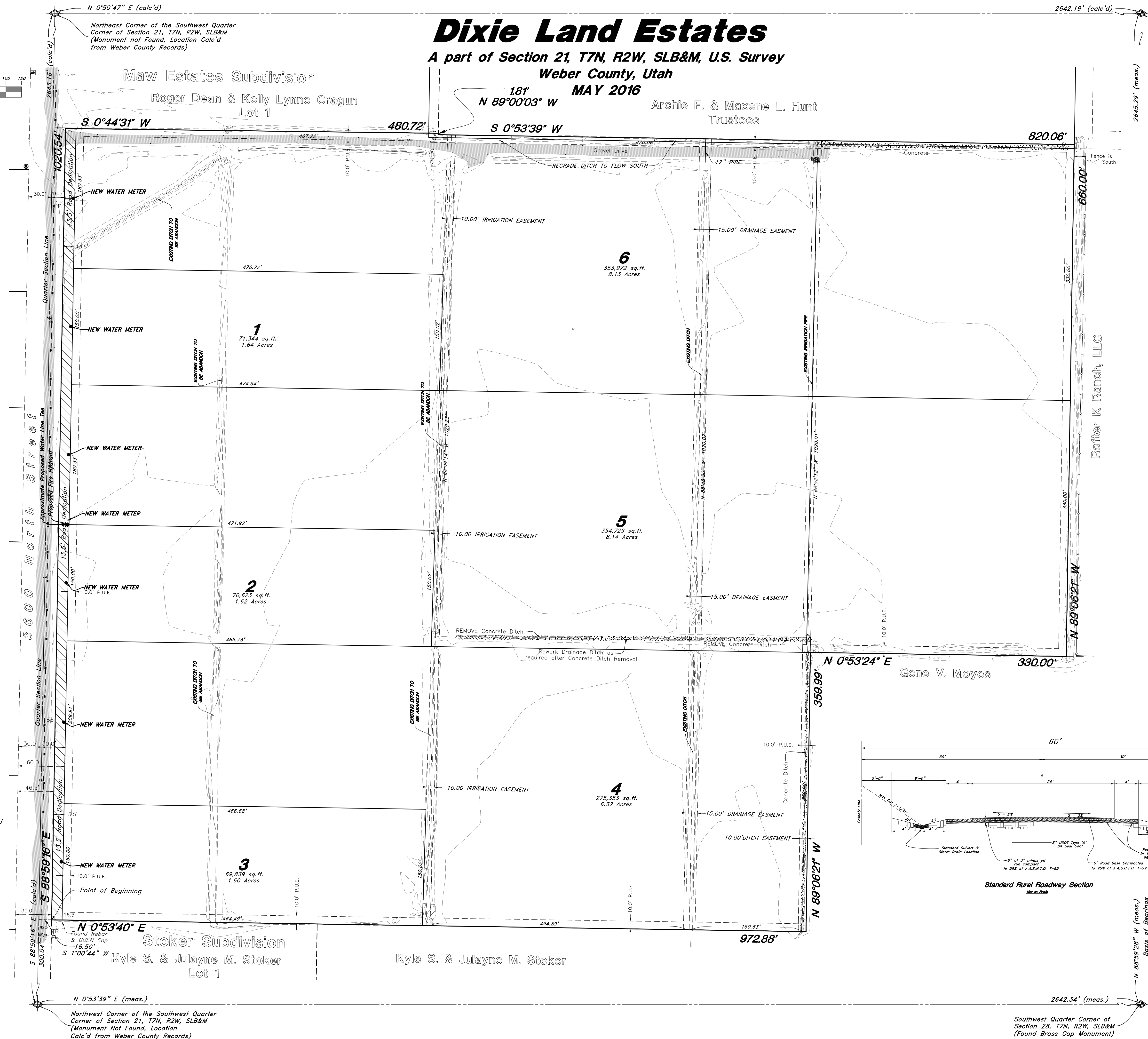
ENGINEER:  
Great Basin Engineering Inc.  
c/o Andy Hubbard P.L.S.  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

# Dixie Land Estates

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

MAY 2016

Archie F. & Maxene L. Hunt  
Trustees



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)

### DESCRIPTION

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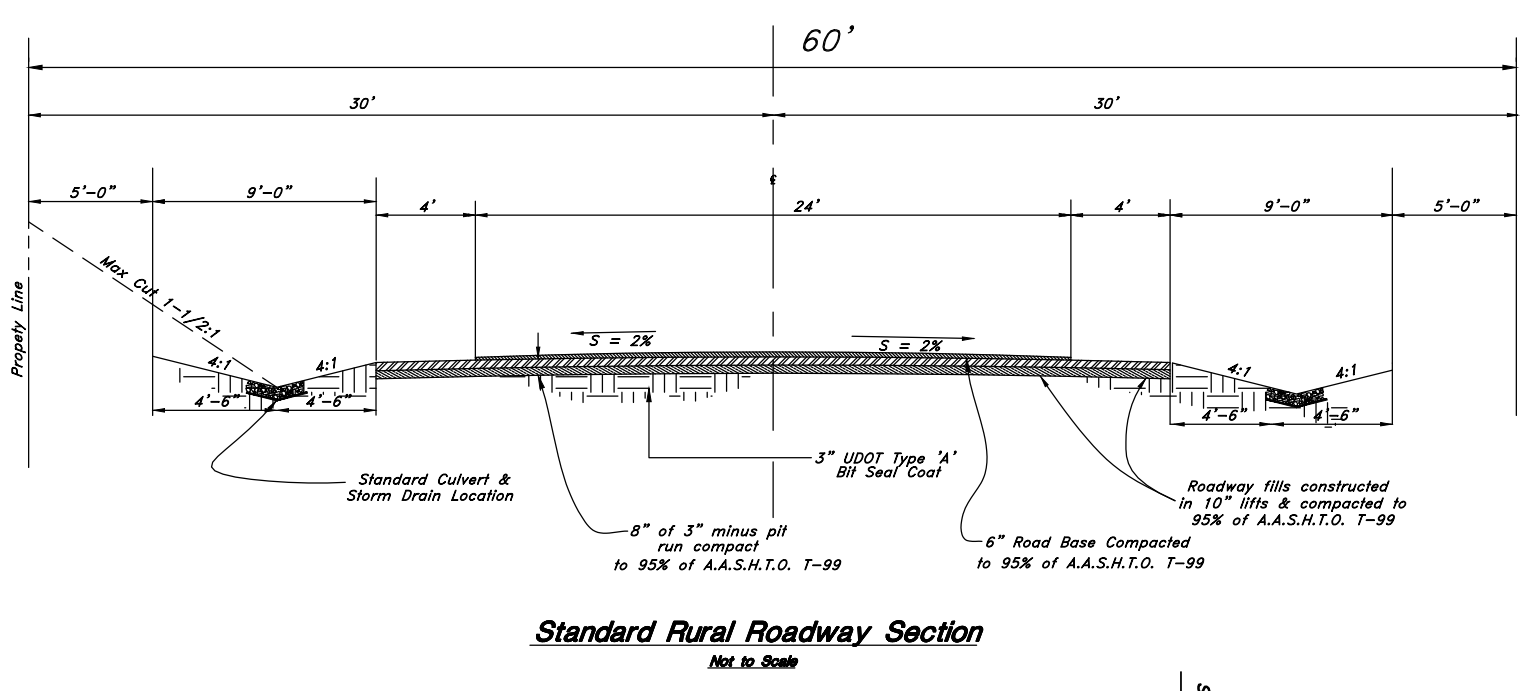
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This property is Zoned A-2 (Agricultural) and has the following building setbacks:

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- Side Yard = 10 feet minimum (Facing Street on Corner Lot = 20 feet) (Accessory Building = 10 feet)
- Back Yard = 30 feet (Accessory Building = 1 foot)
- Building Height = 35 feet (one story minimum) (Accessory Building Height = 25 feet)

"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."



Standard Rural Roadway Section  
M.B. 2009

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**IRRIGATION ROUTING PLAN**  
**Dixie Land Estates**  
Approx 4200 West 3600 North  
Weber County, Utah  
A part of Section 21, T7N, R2W, SLB&M, U.S. Survey