

# Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 9-22-2016	Fees (Office Use) 600.00	Receipt Number (Office Use)	File Number (Office Use)
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## Subdivision and Property Information

Subdivision Name Lake Side View Subdivision 1 <sup>st</sup> Amendment		Number of Lots 2
Approximate Address 1034 N 7100 E Huntsville, UT 84317		Land Serial Number(s) <del>21-137-0001</del> 21-137-0002
Current Zoning AV-3	Total Acreage 13.824	
Culinary Water Provider Well - Private	Secondary Water Provider	Wastewater Treatment Septic

## Property Owner Contact Information

Name of Property Owner(s) Lakeside View Acres		Mailing Address of Property Owner(s) 1034 N 7100 E Huntsville, Utah 84317
Phone 801-254-0330	Fax	
Email Address JL13GrandsReeves@gmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Judy Reeves		Mailing Address of Authorized Person 1034 N. 7100 E Huntsville, Utah 84317
Phone 801-254-0330	Fax	
Email Address JL13GrandsReeves@gmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Reeve + Associate		Mailing Address of Surveyor/Engineer 5160 W 1500 S. Riverdale, Utah 84405
Phone 801-621-3100	Fax 801-621-2666	
Email Address ogden@reeve-assoc.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Owner Affidavit

I (We), Judy L. Reeves, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Judy L. Reeves  
(Property Owner)



Subscribed and sworn to me this 22 day of September, 2016.

Kary C. Serrano  
(Notary)

**Authorized Representative Affidavit**

I(We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)

# LAKESIDE VIEW SUBDIVISION 1st AMENDMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY HUNTSVILLE CITY, WEBER COUNTY, UTAH SEPTEMBER, 2016

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 2" WEBER COUNTY MONUMENT IN GOOD CONDITION STAMPED 1994.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT AMENDED SUBDIVISION PLAT. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 2 OF THE RECORDED LAKESIDE VIEW SUBDIVISION. ALL CORNERS WERE FOUND OR SET AS MARKED.

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

ALL OF LOT 2, LAKESIDE VIEW SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF 7100 EAST STREET AS AS DETERMINED BY FOUND LOT 1 RIGHT OF WAY MONUMENTS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 LAKESIDE VIEW SUBDIVISION, SAID POINT BEING 5027'37.7" W, 2658.37 FEET TO THE NORTHWEST CORNER OF SECTION 7 AND 548'47.2" E, 138.18 FEET AND 5027'43.3" W, 159.87 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG THE BOUNDARY OF LOT 1 SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) N89°09'15"E 842.81 FEET; (2) N02°29'44"E 401.20 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING THREE (3) COURSES: (1) N45°23'45"E 33.49 FEET; (2) N10°05'27"E 481.19 FEET; (3) N87°43'03"E 181.37 FEET TO ANOTHER EXISTING FENCE; THENCE S00°15'51"E ALONG SAID FENCE LINE, 808.24 FEET TO THE NORTHEAST CORNER OF CASEY ACRES SUBDIVISION, THENCE S88°50'15"W ALONG THE NORTH LINE OF SAID SUBDIVISION, 1228.87 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF 7100 EAST STREET, THENCE N02°43'53"E ALONG THE EASTERN RIGHT-OF-WAY LINE OF 7100 EAST STREET, 209.70 FEET TO THE POINT OF BEGINNING.

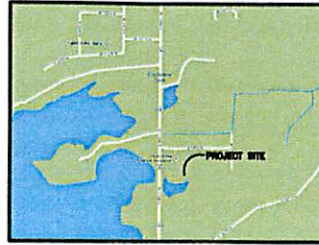
CONTAINING 802,212 SQUARE FEET OR 13.825 ACRES MORE OR LESS.

## TEST PIT

- TP#1 0-11" SILT LOAM, GRANULAR STRUCTURE  
11-53" SILT LOAM, MASSIVE STRUCTURE  
53-71" LOAMY SAND, SINGLE GRAIN STRUCTURE
- TP#2 0-11" SILT LOAM, GRANULAR STRUCTURE  
11-90" SILT LOAM, MASSIVE STRUCTURE  
90-74" LOAMY SAND, SINGLE GRAIN STRUCTURE
- TP#3 0-12" SILT LOAM, GRANULAR STRUCTURE  
12-74" SILT LOAM, MASSIVE STRUCTURE  
74-85" LOAMY SAND, SINGLE GRAIN STRUCTURE
- TP#4 0-14" SILT LOAM, GRANULAR STRUCTURE  
14-73" SILT LOAM, MASSIVE STRUCTURE  
73-88" LOAMY SAND, SINGLE GRAIN STRUCTURE

## DEVELOPER:

JUDY REEVES  
1034 N. 7100 E.  
HUNTSVILLE, UT 84317



VICINITY MAP  
NOT TO SCALE

## WELL PROTECTION NOTE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE 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." (AND, ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

M H ENTERPRISES, LTD.  
21-005-0009

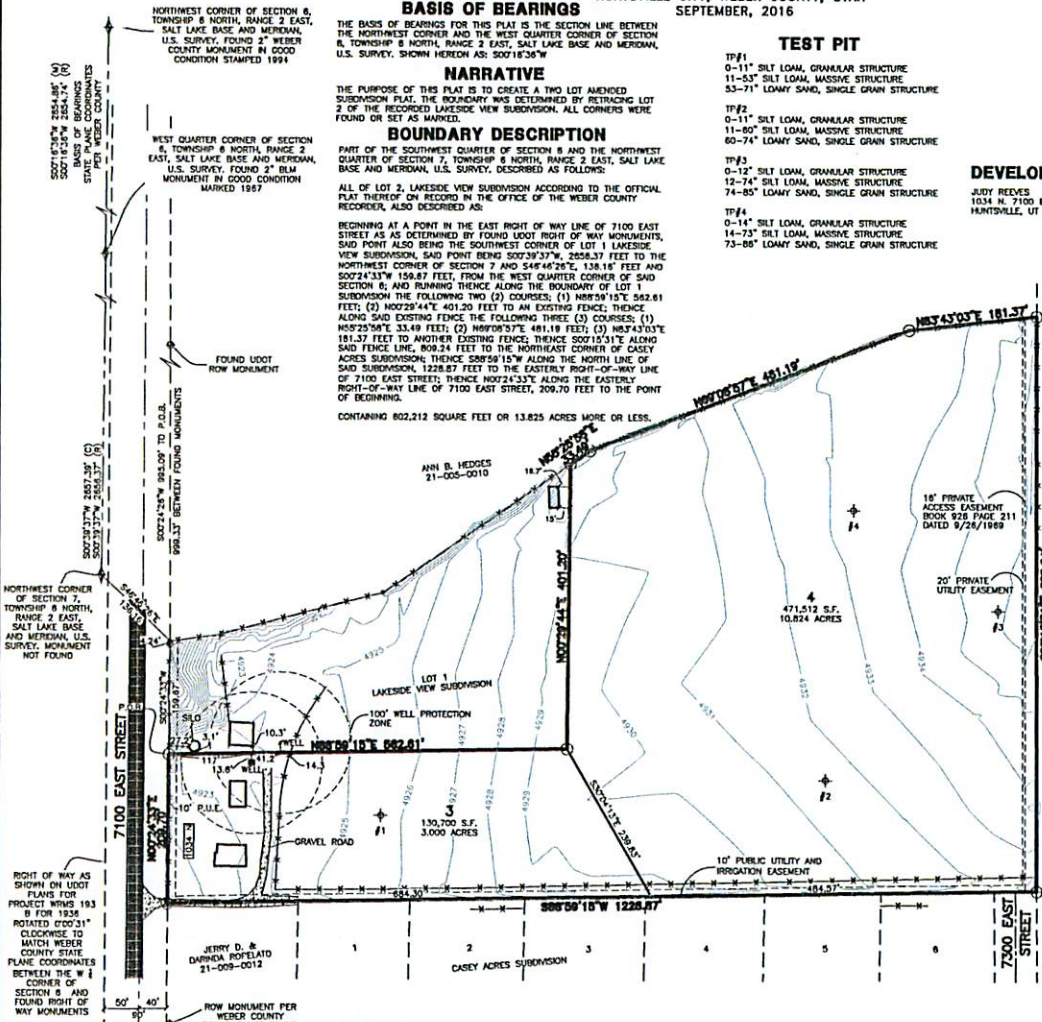
## AGRICULTURAL NOTICE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE 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." (AND, ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

## LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED 'REEVE & ASSOCIATES'
- FOUND REBAR
- TEST PIT
- FOUND REBAR STAMPED HANSEN
- FOUND LOT ROW MONUMENT
- BOUNDARY LINE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- ADJOINING PROPERTY
- SECTION TIE LINE
- EXISTING FENCELINE
- EXISTING PAVEMENT
- EXISTING GRAVEL ROAD
- EXISTING STRUCTURE

NOTE:  
DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THEIR PROPERTY UNTIL CURB AND GUTTER ARE INSTALLED.



### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAMINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

### 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 LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### 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 THEREON AND NOW IN FORCE AND EFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PRODUCTION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER TREATMENT SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

### Webster County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 And Recorded \_\_\_\_\_  
 At \_\_\_\_\_ In Book \_\_\_\_\_  
 On the Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 Webster County Recorder  
 Deputy.

### SURVEYOR'S CERTIFICATE

I, **TRAVIS J. HARRIS**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 66, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT; AND THAT THIS PLAT OF **LAKESIDE VIEW SUBDIVISION AMENDMENT 1** IN **HUNTSVILLE CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA OBTAINED FROM RECORDS IN THE **WEBER COUNTY RECORDER'S** OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **HUNTSVILLE CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

8031045  
UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND HAVE SAID TRACT **LAKESIDE VIEW SUBDIVISION AMENDMENT 1** AND ALSO TO THE GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. THE OWNERS DO ALSO HEREBY GRANT A WELL PROTECTION EASEMENT TO WEBER/MORGAN HEALTH DEPARTMENT, THE TERMS OF THIS EASEMENT ARE TO COMPLY WITH THE REGULATORY LAWS, REQUIREMENTS, ORDINANCES, AND POLICES ADMINISTERED BY THE WEBER/MORGAN HEALTH DEPARTMENT FOR THE PROTECTION OF DRINKING WATER WELLS IN THE STATE OF UTAH, AND TO PROVIDE A SEPARATION FROM A CULINARY WATER WELL FROM CONCENTRATED SOURCES OF POLLUTION, THE SOURCES OF POLLUTION ARE DESCRIBED AS BUT NOT LIMITED TO SEPTIC TANKS, SEPTIC DRAIN FIELDS, GARBAGE DUMPS, LIVESTOCK CORPALS, FEED LOTS, HAZARDOUS WASTE STORAGE, OR OTHER SOURCES OF POLLUTANTS DEEMED INAPPROPRIATE UNDER THE REGULATORY AUTHORITY OF THE WEBER/MORGAN HEALTH DEPARTMENT. SAID WELL PROTECTION EASEMENT AS GRANTED IS A PERPETUAL EASEMENT AND SHALL RUN WITH THE LAND AND IS BINDING ON ANY AND ALL SUCCESSORS AND ASSIGNS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Mike Roy Martin, Manager Lakeside Acres LLC

### ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_, SIGNER(S) OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_, SIGNER(S) OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME THEY ARE \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNERS' DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND ON BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Project Info.**

Surveyor: **TRAVIS J. HARRIS**

Designer: **D. CAVE**

Begin Date: **8-18-2016**

Name: **LAKESIDE VIEW SUB. 1st AMENDMENT**

Number: **8378-02**

Revision: **1-2-2017**

Checked: \_\_\_\_\_





**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

**Customer Receipt**

Receipt Number **24024**

**Receipt Date**  
**09/22/16**

Received From:  
Lakeside View

Time: 11:46  
Clerk: tbennett

Description	Comment	Amount
Planning	Subdivision Fees	\$600.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

AMT TENDERED:	\$600.00
AMT APPLIED:	\$600.00
CHANGE:	\$0.00