

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

12-14-16

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Subdivision and Property Information

Subdivision Name

Creager Subdivision No 2

Number of Lots

3

Approximate Address

1539 N. 5900 E. Eden, Utah

Land Serial Number(s)

20-002-0083

Current Zoning

AV3 and S1

Total Acreage

16.4

Culinary Water Provider

Eden Waterworks Co.

Secondary Water Provider

Eden Irrigation Co.

Wastewater Treatment

Septic

Property Owner Contact Information

Name of Property Owner(s)

VERL AND GAYE CREAGER

Mailing Address of Property Owner(s)

5723 E 1900 N
EDEN, UTAH 84310

Phone

745-3042

Fax

Email Address

vandgcreager@gmail.com

Preferred Method of Written Correspondence



Email



Fax



Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Mailing Address of Authorized Person

Phone

Fax

Email Address

Preferred Method of Written Correspondence



Email



Fax



Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer

Ernest Rowley Landmark Survey

Mailing Address of Surveyor/Engineer

4646 South 3500 West - #A-3
West Haven, UT 84401

Phone

801-731-4075

Fax

Email Address

LandmarkSurveyUtah.com

Preferred Method of Written Correspondence



Email



Fax



Mail

Property Owner Affidavit

I (We), Verl N. Creager and Kathryn Gaye C. Creager 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.

Verl N. Creager
(Property Owner)

Kathryn Gaye C. Creager
(Property Owner)

Subscribed and sworn to me this 14th day of December, 20 16.

(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)



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt
Number **30737**

Receipt Date

12/14/16

Received From:
CUSTOMER

Time: 15:39
Clerk: tbennett

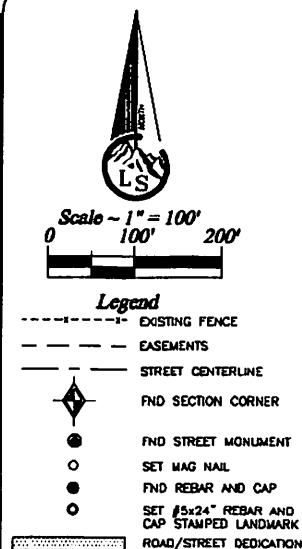
Description	Comment	Amount
Subdivision Fee	Subdivision Fees	\$225.00
Subdivision Fee	Subdivision Fees	\$225.00
Subdivision Fee	Subdivision Fees	\$225.00

Payment Type	Quantity	Ref	Amount
CHECK		7387	

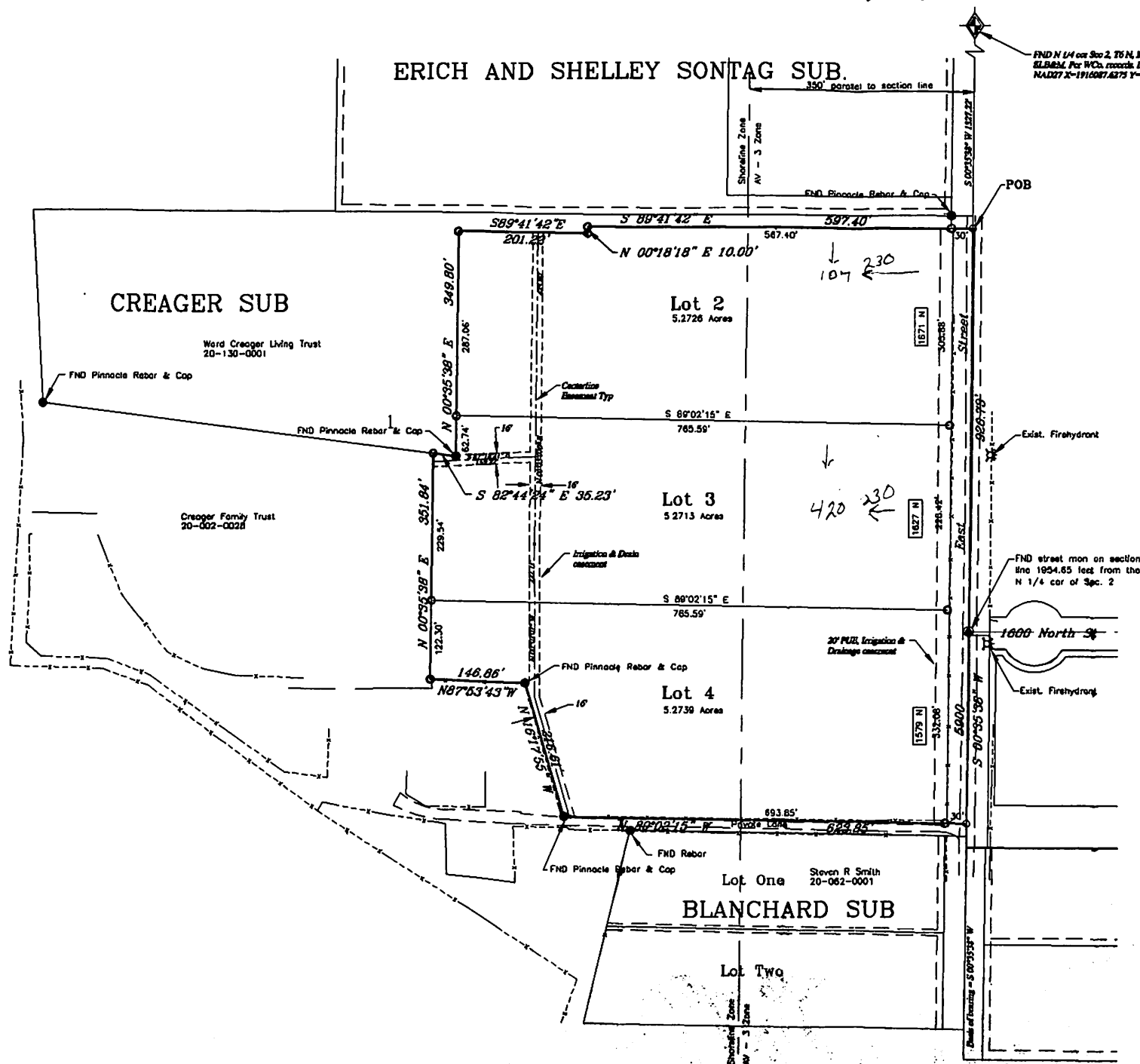
AMT TENDERED: \$675.00
AMT APPLIED: \$675.00
CHANGE: \$0.00

CREAGER SUBDIVISION No.2

PART OF THE NW 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: May 2016



- NOTE:
- 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 [Amnd. Ord. Sec. 106-1-8(c)(5)].
 - Upper Valley Coordinate system is NAD1927 U.S. It expanded to ground using a combined factor of 1.00029237772456. The initial coordinates are based on the published values of the Weber County Surveyor's Office.



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract CREAGER SUBDIVISION No.2:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgment

IN WITNESS WHEREOF, the CREAGER FAMILY TRUST dated the 11th of May, 2004, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20__.

Verl N. Creager, trustee
STATE OF UTAH)
COUNTY OF WEBER) SS

Kathryn Goye C. Creager, trustee

On the date first above written personally appeared before me the above named signers, residing at 5723 E 1900 N, Eden, UT 84310, who, being by me duly sworn and affirmed, did say that [he/she/they] are the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public
My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°33'30" West between the monumented North Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=1916287.6273 Y=346833.9444) and the South Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=1916283.1933 Y=346837.9453) of said Section 2;

BOUNDING at the Southeast corner of Creager Subdivision, said point being on the Quarter Section line and the centerline of 5900 East street as recorded Plat Book 70 page 58, said point being 1927.22 feet South 00°33'38" West FROM said North Quarter corner of Section 2;

RUNNING thence South 00°33'38" West 926.73 feet along said quarter section line being the center line of 5900 East Street, said point being 70 feet North 00°33'38" East of the northeast corner of Blanchard Subdivision recorded Plat Book 43 page 42 and the north line of a 20 foot Wide Private Lane;

Thence North 69°02'15" West 628.85 feet; Thence North 10°17'55" West 216.61 feet; Thence North 87°53'43" West 146.86 feet; Thence North 00°33'38" East 351.84 feet, to the south boundary of said Creager Subdivision;

Thence the following five (5) courses along said boundary of the Creager Subdivision, 1) South 82°44'14" East 35.23 feet, 2) North 00°33'38" East 349.80 feet, 3) South 89°41'42" East 201.22 feet, 4) North 00°18'18" East 10.00 feet, 5) South 89°41'42" East 597.40 feet to the point of beginning.

Containing 16.4539 acres, more or less.

NARRATIVE

The purpose of the survey is to create a 3 lot agricultural subdivision. The basis of bearing of bearing is as described in the boundary description. This subdivision is bounded on the north by the Creager Subdivision which is an existing subdivision recorded in 2009. Found rebar and caps of that subdivision are noted hereon.

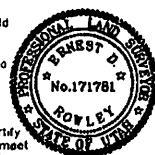
The south boundary is established at a point 20 feet north of the north boundary of Blanchard Subdivision recorded 1996 and is intended to be parallel to said Blanchard north boundary.

The east boundary is the quarter section line, which is also the center line of 5900 East Street, locally known as String Town Road.

The west boundary is established as shown to coincide with the described line of document recorded as Entry #2812757 which was recorded to effect a boundary line adjustment for purposes of this subdivision.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 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 the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



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__.

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 guarantees 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 guarantees of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20__.

Chairman, Weber County Commission Title Weber County Clerk

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and that the amount of the financial guarantee is sufficient to cover the installation of these improvements. Signed this ____ day of _____, 20__.

Signature

Landmark Surveying, Inc. A Creative Land Surveying Service www.LandmarkSurveying.com		4445 South 3500 West - 64-1 West Valley, UT 84414 801-781-6773	
DEVELOPER: Verl N. & K. Goye Creager Address: 5723 E 1900 N, Eden, UT 84310		1 of 1	
NW 1/4 of Section 2, Township 6 North, Range 1 West, Salt Lake Base and Meridian		Subdivision	
Revised	DRAWN BY: EDR	DATE: 5/19	
CHECKED BY: -	FILE: 3419		
Entry no. _____		Filed for record and recorded _____ day of _____, 2016.	
41 _____		in book _____ of official records.	
on page _____		County Recorder: Lagan H. Hite	
By Deputy: _____			