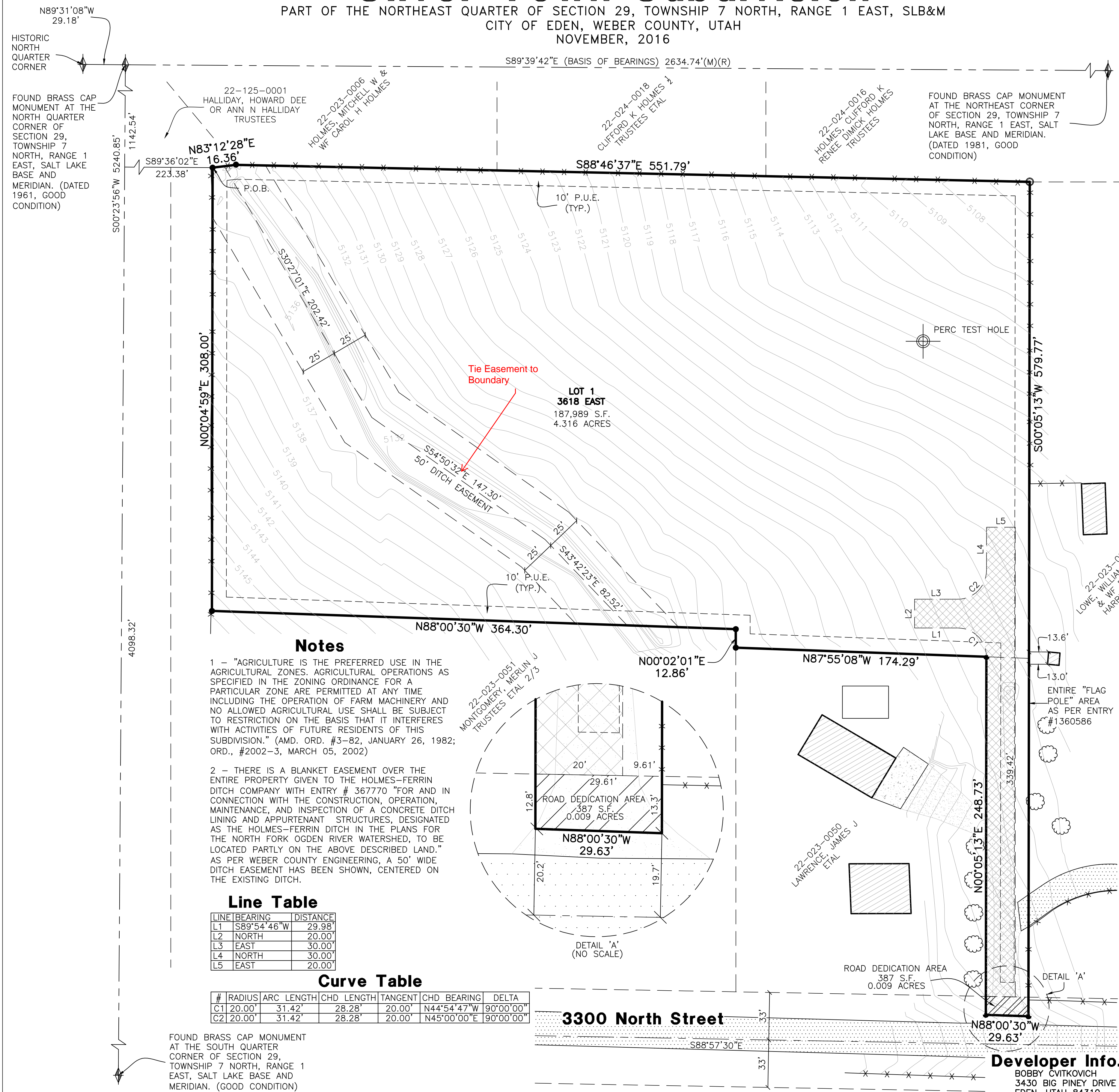


# Silver Town Subdivision

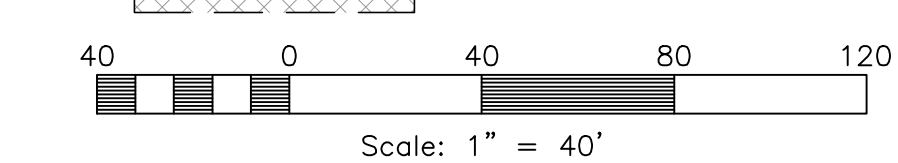
PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M  
CITY OF EDEN, WEBER COUNTY, UTAH  
NOVEMBER, 2016



Vicinity Map  
(NO SCALE)

### Legend

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EASEMENTS
- = EXISTING FENCELINE
- = TREE
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING BUILDING
- = EXISTING GRAVEL ROAD
- = FIRE TRUCK HAMMERHEAD



### Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER AND A FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°39'42"E. UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

### Narrative

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARIES FOR A 1 LOT SUBDIVISION. MOST OF THE DEEDS IN THE AREA ARE TIED TO THE NORTH 1/4 CORNER OF SECTION 29. USING THE MONUMENTED LOCATION FOR THIS CORNER, NO DEEDS MATCHED OCCUPATION, HOWEVER USING THE "HISTORIC LOCATION" AS PER RODA SUBDIVISION, OCCUPATION MATCHES MUCH CLOSER TO MOST DEEDS. THERE IS A LANDMARK SURVEY, ROS # 919, WHICH WAS DONE ON THE SUBJECT PROPERTY. THIS WAS USED IN DETERMINING THE WESTERLY AND SOUTHERLY LINES. THE NORTH LINE WAS PLACED ON THE EXISTING LONG STANDING FENCE. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF PARCEL 22-023-0014 AS ESTABLISHED BY ROS # 2305. THE ROAD DEDICATION AREA WAS DETERMINED BY MATCHING THAT OF RODA SUBDIVISION, EXTENDING THAT LINE WEST, WHICH MATCHES REASONABLY WELL WITH THE CENTER OF THE EXISTING ASPHALT.

### Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING S00°23'56"W 1142.54 FEET AND S89°36'02"E 223.38 FEET FROM A FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 29, THE HISTORIC LOCATION OF SAID SECTION CORNER BEING N89°31'08"W 39.18 FEET FROM SAID FOUND BRASS CAP MONUMENT; AND RUNNING THENCE ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: (1) N83°12'28"E 16.36 FEET; (2) S88°46'37"E 551.79 FEET; THENCE S00°05'13"W 579.77 FEET; THENCE N88°00'30"W 29.63 FEET; THENCE N00°05'13"E 248.73 FEET; THENCE N87°55'08"W 174.29 FEET; THENCE N00°02'01"E 12.86 FEET; THENCE N88°00'30"W 364.30 FEET TO A POINT ON AN EXISTING FENCE; THENCE N00°04'59"E ALONG SAID FENCE, 308.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 188,376 SQUARE FEET OR 4.325 ACRES MORE OR LESS.

### Test Pit Information

- 0-36" GRAVELLY SANDY LOAM, GRANULAR STRUCTURE, 25% GRAVEL
- 36-48" GRAVELLY CLAY LOAM, MASSIVE STRUCTURE
- 48-73" SANDY LOAM, MASSIVE STRUCTURE, 10% GRAVEL

### Developer Info.

BOBBY CVITKOVICH  
3430 BIG PINEY DRIVE  
EDEN, UTAH 84310

### Notes

1 - "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." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

2 - THERE IS A BLANKET EASEMENT OVER THE ENTIRE PROPERTY GIVEN TO THE HOLMES-FERRIN DITCH COMPANY WITH ENTRY # 367770 "FOR AND IN CONNECTION WITH THE CONSTRUCTION, OPERATION, MAINTENANCE, AND INSPECTION OF A CONCRETE DITCH LINING AND APPURTENANT STRUCTURES, DESIGNATED AS THE HOLMES-FERRIN DITCH IN THE PLANS FOR THE NORTH FORK OGDEN RIVER WATERSHED, TO BE LOCATED PARTLY ON THE ABOVE DESCRIBED LAND." AS PER WEBER COUNTY ENGINEERING, A 50' WIDE DITCH EASEMENT HAS BEEN SHOWN, CENTERED ON THE EXISTING DITCH.

### Line Table

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S89°54'46"W | 29.98'   |
| L2   | NORTH       | 20.00'   |
| L3   | EAST        | 30.00'   |
| L4   | NORTH       | 30.00'   |
| L5   | EAST        | 20.00'   |

### Curve Table

| #  | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA     |
|----|--------|------------|------------|---------|-------------|-----------|
| C1 | 20.00' | 31.42'     | 28.28'     | 20.00'  | N44°54'47"W | 90°00'00" |
| C2 | 20.00' | 31.42'     | 28.28'     | 20.00'  | N45°00'00"E | 90°00'00" |

FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. (GOOD CONDITION)

### 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 DRAWINGS 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 \_\_\_\_\_ TITLE

### 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\_\_\_\_.

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

WEBER COUNTY ATTORNEY

### 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 Recorder

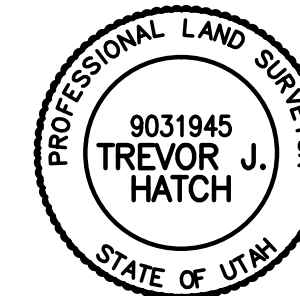
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_ Deputy.

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, 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 **SILVER TOWN SUBDIVISION** IN **EDEN 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 COMPILED 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 **EDEN CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

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

9031945  
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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SILVER TOWN SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DITCH EASEMENT, 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 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\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

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

### Project Info.

Surveyor: T. HATCH  
Designer: D. CAVE  
Begin Date: 11-16-2016  
Name: SILVER TOWN SUBDIVISION  
Number: 6798-01  
Revision: \_\_\_\_\_  
Scale: 1"=40'  
Checked: \_\_\_\_\_

