

EMERSON HILLS SUBDIVISION PHASE 3 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH NOVEMBER 2016

BOUNDARY DESCRIPTION

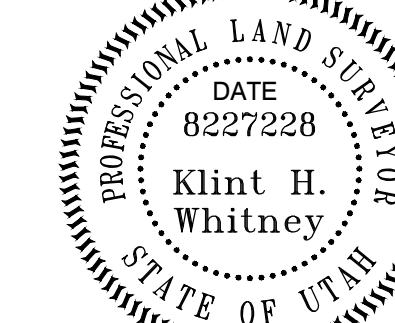
ALL OF LOT 12, EMERSON HILLS SUBDIVISION PHASE 3, LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE WITH THE WEBER COUNTY RECORDER, AS ENTRY NUMBER 2369824, IN BOOK 69, PAGE 11.

Also described as:

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EMERSON HILLS SUBDIVISION PHASE 3 AMENDED IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2016.



KLINT H. WHITNEY, PLS NO. 8227228

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

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EMERSON HILLS SUBDIVISION PHASE 3 AMENDED

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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2016.

BY: KEVIN M. PARKINSON, JOINT TENANT BY: COLLETTE PARKINSON, JOINT TENANT

ACKNOWLEDGEMENT

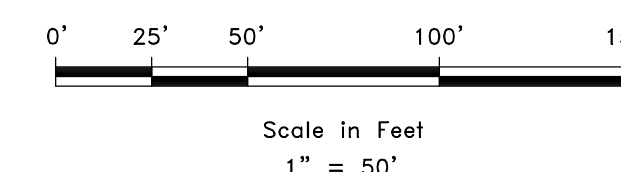
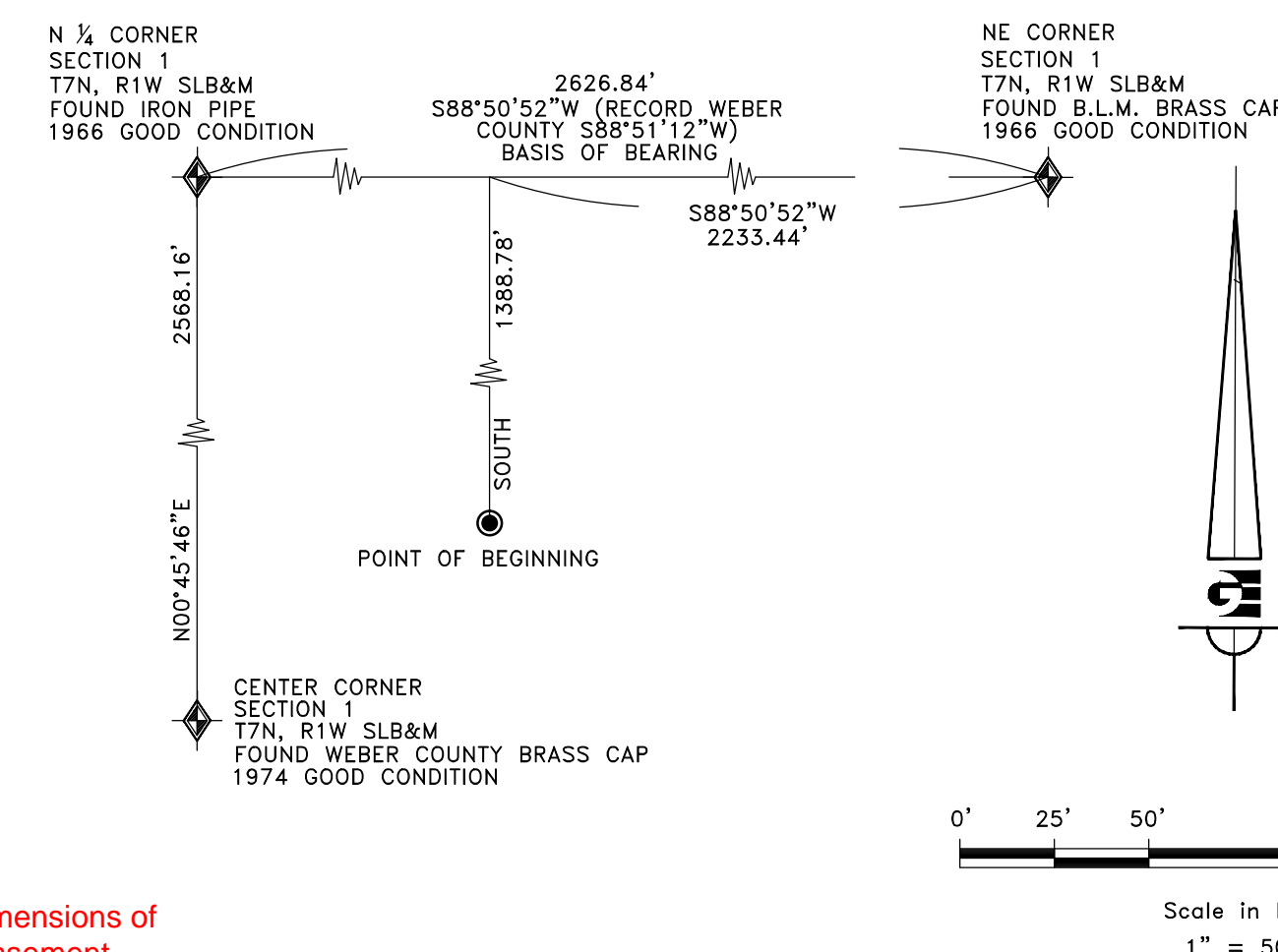
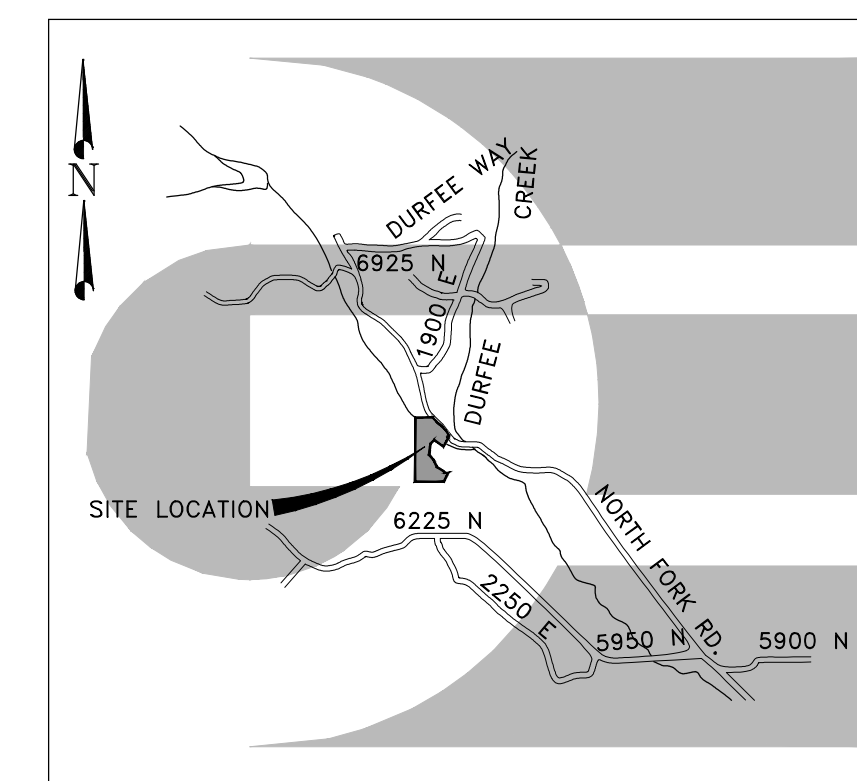
STATE OF UTAH)
) §
COUNTY OF WEBER)

On this _____ day of _____, 2016, before me _____, a Notary Public, personally appeared KEVIN M. PARKINSON AND COLLETTE PARKINSON, HUSBAND AND WIFE, AS JOINT TENANTS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

VICINITY MAP

NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- FOUND 24\"/> MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- PROPOSED BUILDABLE AREA
- EXISTING EASEMENT
- EXISTING FIRE HYDRANT
- EXISTING BUILDABLE AREA

NOTES

1. ZONE (F-5) CURRENT YARD SETBACKS: FRONT-30' // SIDE - 20' // REAR - 30'.
2. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE "A" - AREAS WITH NO BASE FLOOD ELEVATION DETERMINED, PER FEMA MAP NO. 49057C0019F WITH A REVISED DATE OF JUNE 2, 2015. (AS SHOWN AND NOTED HEREON)
3. A DETAILED TOPOGRAPHY WAS CONDUCTED TO ACCURATELY DETERMINE THE TOPOGRAPHIC LOCATION OF THE TOE OF THE HILL AND OTHER RESTRICTIVE FEATURES.
4. VERTICAL DATUM IS NAVD 88.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS AMEND THE BUILDABLE AREA OF LOT 12, EMERSON HILLS SUBDIVISION PHASE 3, AS SHOWN AND NOTED HEREON. THE BUILDABLE AREA AS SHOWN HEREON WAS DETERMINED BY DETAILED FIELD TOPOGRAPHY AND BY WEBER COUNTY ZONING SETBACKS. THE SURVEY WAS ORDERED BY KEVIN PARKINSON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 88°51'12\"/>

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. WCO 106-1-8(c)(1)(iii); UCA 17-23-17(4)(a)(iii)

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	95.10	463.33	11°45'35"	S42° 44' 39"E	94.93
C4	131.75	294.02	25°40'25"	S35° 47' 13"E	130.65
C5	47.19	304.96	8°52'01"	S27° 23' 01"E	47.15
C1	46.86	433.33	6°11'46"	N45° 31' 33"W	46.84
C2	142.64	324.02	25°13'23"	N36° 00' 44"W	141.49

The existing location, widths, and other DIMENSIONS of all existing or platted watercourses, wetland streams, flood plain within and immediately adjacent within 30' to the fact to be subdivided. WCO 106-1-5(a) (6)

Check dimensions of access easement

Dimension WCO 106-1-5(a) (6)

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 _____, 2016.

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 _____, 2016.

COUNTY ATTORNEY

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.

SIGNED THIS _____ DAY OF _____, 2016.

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 _____, 2016.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____ NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2016.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This _____ day of _____, 2016

Director Weber-Morgan Health Department

DEVELOPER:
KEVIN PARKINSON
6523 N NORTH FORK RD
EDEN, UT 84310

S1
1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____, RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

