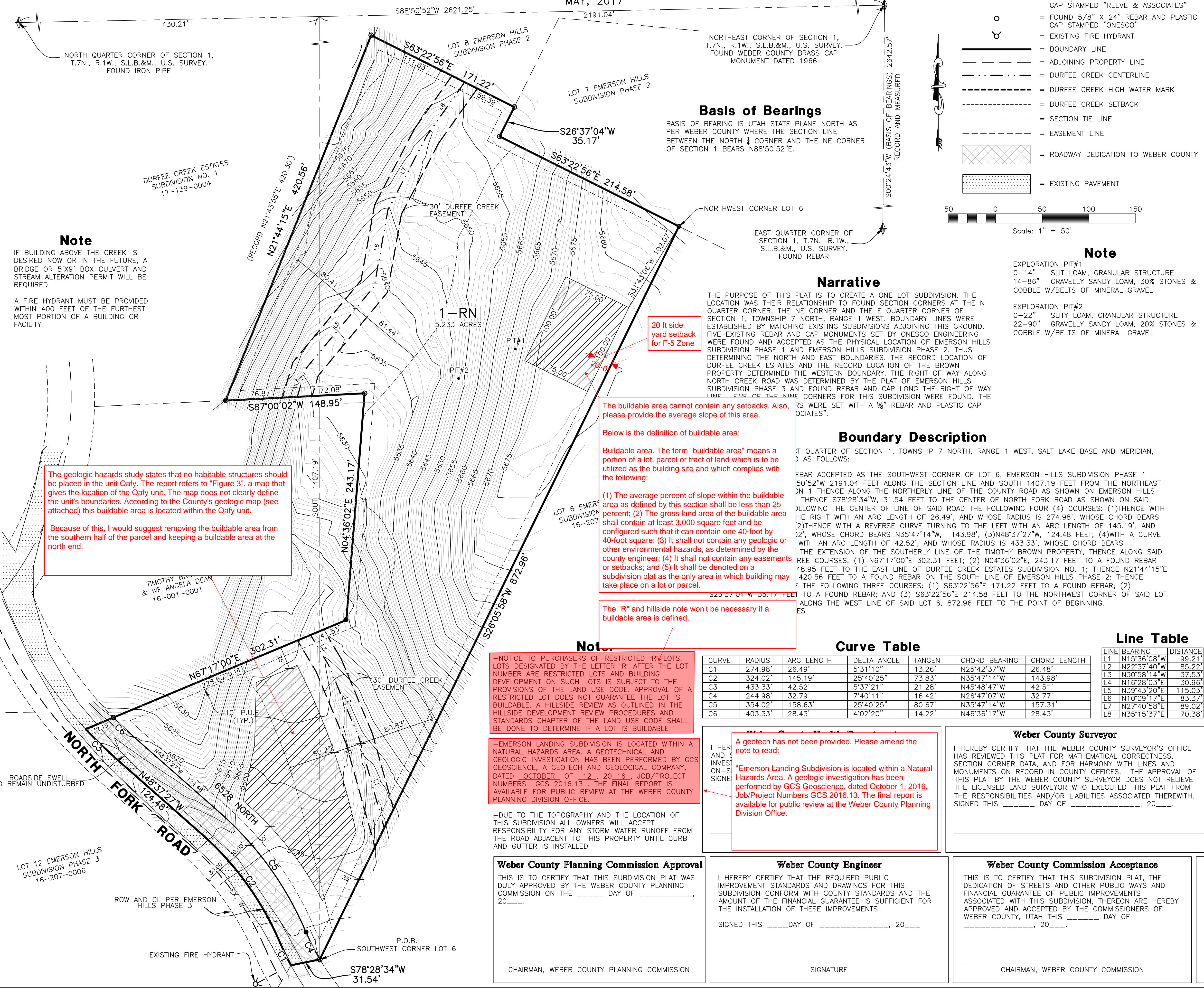


Developer
 OWEN FISHER
 351 EAST OAK LANE
 KAYSVILLE, UT 84037
 801-544-3834

Emerson Landing Subdivision

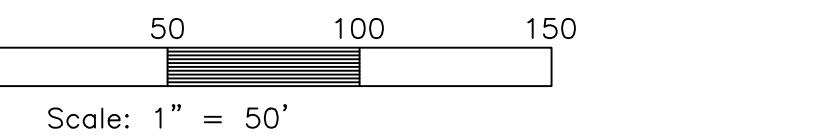
PART OF THE NORTHEAST QUARTER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY
 WEBER COUNTY, UTAH
 MAY, 2017

Please include Buildable area in the legend. Please add a note that says it is the only area in which building may take place on the lot.



Legend

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "ONESCO"
- = EXISTING FIRE HYDRANT
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINE
- = DURFEE CREEK CENTERLINE
- = DURFEE CREEK HIGH WATER MARK
- = DURFEE CREEK SETBACK
- = SECTION TIE LINE
- = EASEMENT LINE
- = ROADWAY DEDICATION TO WEBER COUNTY
- = EXISTING PAVEMENT



Note
 EXPLORATION PIT#1
 0-14" SLIT LOAM, GRANULAR STRUCTURE
 14-86" GRAVELLY SANDY LOAM, 30% STONES &
 COBBLE W/BELTS OF MINERAL GRAVEL
 EXPLORATION PIT#2
 0-22" SLIT LOAM, GRANULAR STRUCTURE
 22-90" GRAVELLY SANDY LOAM, 20% STONES &
 COBBLE W/BELTS OF MINERAL GRAVEL

Note
 IF BUILDING ABOVE THE CREEK IS DESIRED NOW OR IN THE FUTURE, A BRIDGE OR 5'X9' BOX CULVERT AND STREAM ALTERATION PERMIT WILL BE REQUIRED
 A FIRE HYDRANT MUST BE PROVIDED WITHIN 400 FEET OF THE FURTHEST MOST PORTION OF A BUILDING OR FACILITY

Basis of Bearings
 BASIS OF BEARING IS UTAH STATE PLANE NORTH AS PER WEBER COUNTY WHERE THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NE CORNER OF SECTION 1 BEARS N88°50'52"E.

Narrative
 THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION, THE LOCATION WAS THEIR RELATIONSHIP TO FOUND SECTION CORNERS AT THE N QUARTER CORNER, THE NE CORNER AND THE E QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, BOUNDARY LINES WERE ESTABLISHED BY MATCHING EXISTING SUBDIVISIONS ADJOINING THIS GROUND. FIVE EXISTING REBAR AND CAP MONUMENTS SET BY ONESCO ENGINEERING WERE FOUND AND ACCEPTED AS THE PHYSICAL LOCATION OF EMERSON HILLS SUBDIVISION PHASE 1 AND EMERSON HILLS SUBDIVISION PHASE 2. THUS DETERMINING THE NORTH AND EAST BOUNDARIES. THE RECORD LOCATION OF DURFEE CREEK ESTATES AND THE RECORD LOCATION OF THE BROWN PROPERTY DETERMINED THE WESTERN BOUNDARY. THE RIGHT OF WAY ALONG NORTH CREEK ROAD WAS DETERMINED BY THE PLAT OF EMERSON HILLS SUBDIVISION PHASE 3 AND FOUND REBAR AND CAP LONG THE RIGHT OF WAY LINE. FIVE OF THE NINE CORNERS FOR THIS SUBDIVISION WERE FOUND. THE MONUMENTS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "ONESCO".

20 ft side yard setback for F-5 Zone

The geologic hazards study states that no habitable structures should be placed in the unit Qafy. The report refers to "Figure 3", a map that gives the location of the Qafy unit. The map does not clearly define the unit's boundaries. According to the County's geologic map (see attached) this buildable area is located within the Qafy unit.
 Because of this, I would suggest removing the buildable area from the southern half of the parcel and keeping a buildable area at the north end.

The buildable area cannot contain any setbacks. Also, please provide the average slope of this area.
 Below is the definition of buildable area:
 Buildable area. The term "buildable area" means a portion of a lot, parcel or tract of land which is to be utilized as the building site and which complies with the following:
 (1) The average percent of slope within the buildable area as defined by this section shall be less than 25 percent; (2) The gross land area of the buildable area shall contain at least 3,000 square feet and be configured such that it can contain one 40-foot by 40-foot square; (3) It shall not contain any geologic or other environmental hazards, as determined by the county engineer; (4) It shall not contain any easements or setbacks; and (5) It shall be denoted on a subdivision plat as the only area in which building may take place on a lot or parcel.

The "R" and hillside note won't be necessary if a buildable area is defined.

Note
 -NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS. LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF THE LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS CHAPTER OF THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE

-EMERSON LANDING SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY GCS GEOSCIENCE, A GEOTECH AND GEOLOGICAL COMPANY, DATED OCTOBER, OF 12, 2016. JOB/PROJECT NUMBERS: GCS 2016.13. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

-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 THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED

Boundary Description

SECTION CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS FOLLOWS:
 BEAR ACCEPTED AS THE SOUTHWEST CORNER OF LOT 6, EMERSON HILLS SUBDIVISION PHASE 1 50'52" 2191.04 FEET ALONG THE SECTION LINE AND SOUTH 1407.19 FEET FROM THE NORTHEAST CORNER OF SECTION 1 THENCE ALONG THE NORTHERLY LINE OF THE COUNTY ROAD AS SHOWN ON EMERSON HILLS PHASE 3; THENCE S78°28'34"W, 31.54 FEET TO THE CENTER OF NORTH FORK ROAD AS SHOWN ON SAID ROAD; THENCE ALONG THE CENTER OF SAID ROAD THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH THE RIGHT WITH AN ARC LENGTH OF 26.49', AND WHOSE RADIUS IS 274.98', WHOSE CHORD BEARS 2°11'00" E, 26.49', AND WHOSE RADIUS IS 274.98', WHOSE CHORD BEARS 2°11'00" E, 26.49'; (2) THENCE WITH AN ARC LENGTH OF 145.19', AND WHOSE RADIUS IS 145.19', AND WHOSE CHORD BEARS N35°47'14"W, 143.98'; (3) THENCE WITH AN ARC LENGTH OF 124.48 FEET, AND WHOSE RADIUS IS 124.48 FEET; (4) WITH A CURVE WITH AN ARC LENGTH OF 42.52', AND WHOSE RADIUS IS 433.33', WHOSE CHORD BEARS N26°47'07"W, 42.52', AND WHOSE RADIUS IS 433.33', WHOSE CHORD BEARS N26°47'07"W, 42.52'; (5) THE EXTENSION OF THE SOUTHERLY LINE OF THE TIMOTHY BROWN PROPERTY, THENCE ALONG SAID REE COURSES: (1) N67°17'00"E 302.31 FEET; (2) N04°36'02"E, 243.17 FEET TO A FOUND REBAR 48.95 FEET TO THE EAST LINE OF DURFEE CREEK ESTATES SUBDIVISION NO. 1; THENCE N21°44'15"E 420.56 FEET TO A FOUND REBAR ON THE SOUTH LINE OF EMERSON HILLS PHASE 2; THENCE ALONG THE WEST LINE OF SAID LOT 6, 872.96 FEET TO THE POINT OF BEGINNING.

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	274.98'	26.49'	5°31'10"	13.26'	N25°42'37"W	26.48'
C2	324.02'	145.19'	25°40'25"	73.83'	N35°47'14"W	143.98'
C3	433.33'	42.52'	5°37'21"	21.28'	N45°48'47"W	42.51'
C4	244.98'	32.79'	7°40'11"	16.42'	N26°47'07"W	32.77'
C5	354.02'	158.63'	25°40'25"	80.67'	N35°47'14"W	157.31'
C6	403.33'	28.43'	4°02'20"	14.22'	N46°36'17"W	28.43'

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 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 _____, 20____
 SIGNATURE

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 THIS ____ DAY OF _____, 20____.
 CHAIRMAN, WEBER COUNTY COMMISSION

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 AFFECT.
 SIGNED THIS ____ DAY OF _____, 20____
 SIGNATURE

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, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 EMERSON LANDING SUBDIVISION IN 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 WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
 SIGNED THIS ____ DAY OF _____, 20____
 150228-2201
 UTAH LICENSE NUMBER ROBERT D. KUNZ
 150228-2201
 REGISTERED LAND SURVEYOR
 ROBERT D. KUNZ
 STATE OF UTAH

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 (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT EMERSON LANDING 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 THROUGHFARES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE 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 ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATED A 30 FOOT PERPETUAL EASEMENT FOR THE MAINTENANCE AND PRESERVATION OF DURFEE CREEK.
 SIGNED THIS ____ DAY OF _____, 20____
 OWEN FISHER
 FISHER FAMILY HOLDING, L.L.C.

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: R. KUNZ
 Designer: _____
 Begin Date: 09-19-07
 Name: EMERSON LANDING
 Number: 5484-01
 Revision: 12/17/13 NA
 Scale: 1"=50'
 Checked: _____

Reeve & Associates, Inc.
 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com