

WHISPERING OAKS SUBDIVISION

PART OF THE SE 1/4 OF SECTION 18 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: AUGUST 2016

Subdivision Name approved by the county recorder. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1); UCA 17-27a-603(1)(a)

THERE IS ALREADY A WHISPERING OAKS, THE LOT WILL NEED TO BE 2, AND IT WOULD BE PHASE 2, LOT 1 WORKS IF YOU YOU CHANGE THE NAME

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 WHISPERING OAKS SUBDIVISION

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) or 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.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 18, Township 7 North, Range 1 East, Salt Lake Base & Meridian U.S. Survey:
Beginning at a point on the West line of said Southeast Quarter of Section 18 which point lies 666.83 feet North 0°11'09" East along the Quarter Section line from the South Quarter corner of said Section 18; and running thence along said Quarter Section line North 0°11'09" East 203.24 feet, thence South 89°46'46" East 1168.63 feet, thence South 10°02'06" West 206.26 feet, thence North 89°46'46" West 1133.35 feet to the point of beginning.

Contains 233,929 s.f. or 5.37 Acres.

Individual Acknowledgement

STATE OF UTAH)
COUNTY OF WEBER) SS
On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:
Notary Public Residing in:
My Commission Expires:

NARRATIVE

The purpose of this survey is to create a 1 Lot subdivision from a larger parcel. The basis of bearing of bearing is State plane Grid Bearing as shown.

The County Surveyors office was aware the calls in the deeds along this road called to "the center of a County Road" but the bearing and dimensions in these deeds did not fit the center line as the road exist on the ground. Therefore the Surveyors office surveyed the location of this road to better define the "center of the County Road". The Road Dedication for this plot is determined from the alignment of the centerline of 2900 East Street and was provided to us from the Weber County Surveyors office in 2014. There is no evidence of this road being dedicated by the County and therefore the road dedication is included in this plat.

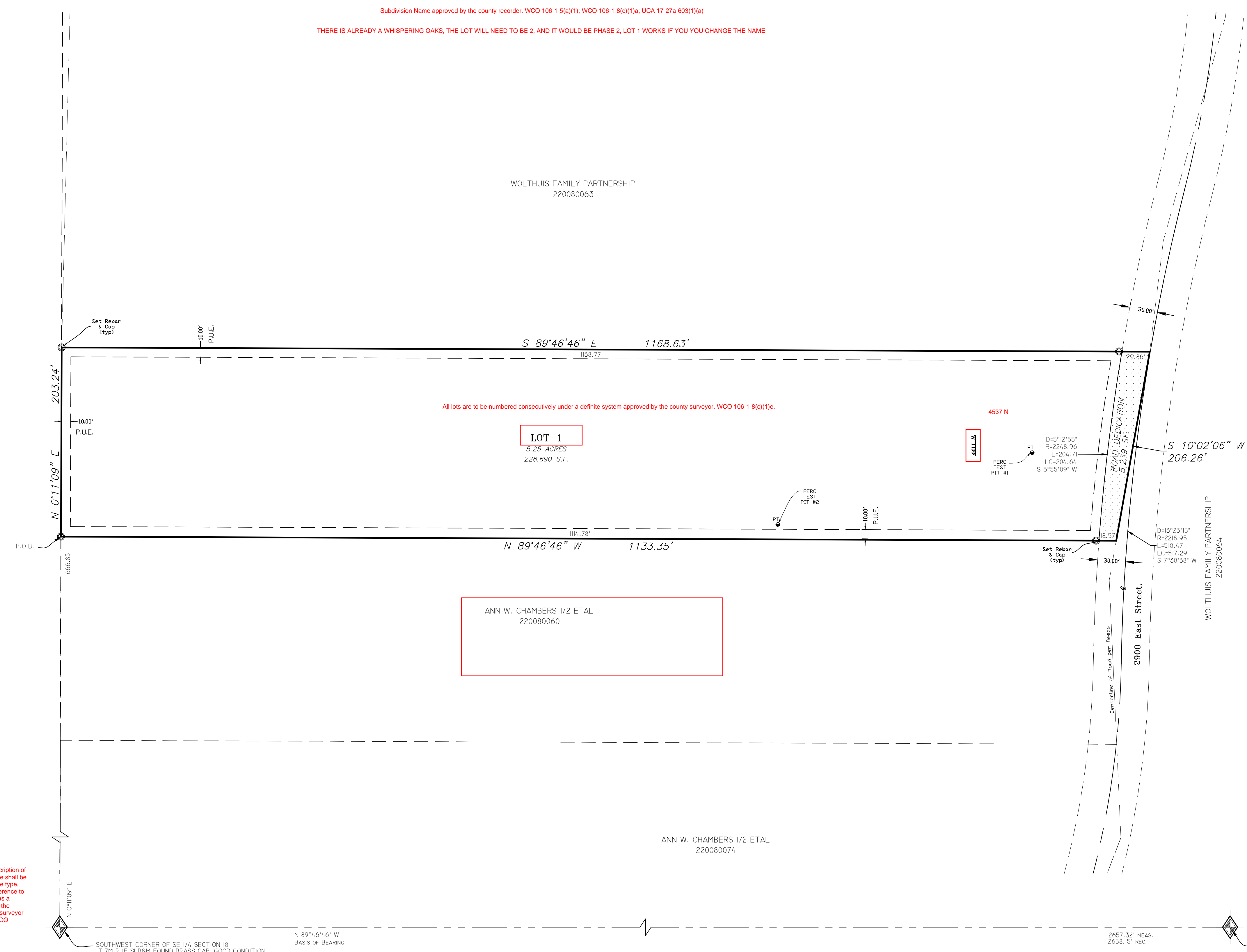
Scale ~ 1" = 60'

Legend

- x---x---x--- EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▨ ROAD/STREET DEDICATION

Vicinity Map

NOTE:
1. 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 development until curbs and gutters or other roadside drainage improvements are installed.



The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-33(b)

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____.

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 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 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____.

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION #14335, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	124"	0-15" CLAY LOAM, GRANULAR STRUCTURE
		15-43" CLAY LOAM, MASSIVE STRUCTURE
NO. 2	144"	0-12" CLAY LOAM, GRANULAR STRUCTURE
		12-65" GRAVELLY CLAY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
		65-144" GRAVELLY SANDY CLAY LOAM, MASSIVE STRUCTURE, 35% GRAVEL

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____.

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 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.



Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Matt Shupe
Address: 3920 N. 3500 E. Liberty UT, 84310

Webster County Recorder
Entry no. _____
Fee paid _____
Filed for record and recorded _____ day of _____, 2017.
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____

SE 1/4 of Section 18, Township 7 North, Range 1 East, Salt Lake Base and Meridian.

Revisions
DRAWN BY: CK
CHECKED BY: TK
DATE: 8/10/16
FILE: 3655