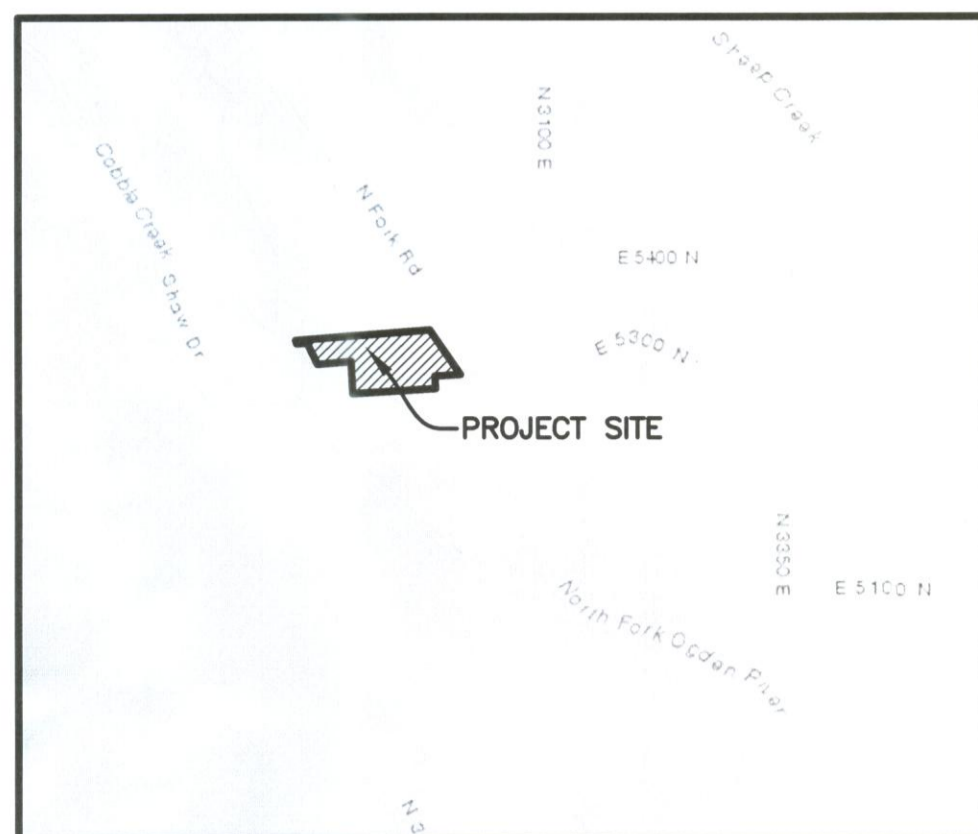


# TWO SADDLES HIGH SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 MARCH, 2012



### VICINITY MAP

NO SCALE

### NOTES

FEMA FLOOD ZONE - THE FEMA MAPS SHOW THE AREA WEST OF NORTH FORK ROAD TO BE INCLUDED IN ZONE "A"  
 SEE COMMENT ①

### DEVELOPER

GARTH AND TRUDY TESCH  
 5317 NORTH FORK ROAD  
 LIBERTY, UTAH 84310  
 801-745-4309

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°45'13"W.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO MAKE A TWO LOT SUBDIVISION OF THE TESCH PROPERTY. THE BOUNDARY IS BASED ON THE NORTH FORK RIVER PROPERTIES SUBDIVISION PLAT AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE. THE PLAT WAS ROTATED TO MATCH THE WEBER COUNTY STATE PLANE BEARING AS SHOWN IN THE WEBER COUNTY SURVEYOR'S OFFICE DESCRIBED PROPERTY. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BOUNDARY DESCRIPTION

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

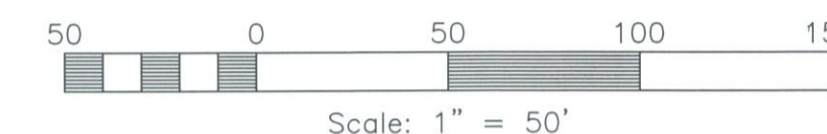
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH FORK ROAD, SAID POINT BEING S00°45'13"W 1258.69 FEET ALONG THE SECTION LINE AND N89°14'47"W 467.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 7; THENCE S86°26'52"W 171.72 FEET; THENCE S03°33'08"E 100.00 FEET; THENCE S86°27'38"W 592.28 FEET; THENCE N01°35'08"W 250.00 FEET; THENCE S86°30'14"W 146.92 FEET; THENCE N24°56'00"W 140.00 FEET; THENCE S86°27'13"W 62.00 FEET; THENCE N14°05'47"W 22.83 FEET; THENCE N86°43'13"E 848.07 FEET; THENCE S33°23'47"E 344.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 288,595 SQUARE FEET AND 6.63 ACRES

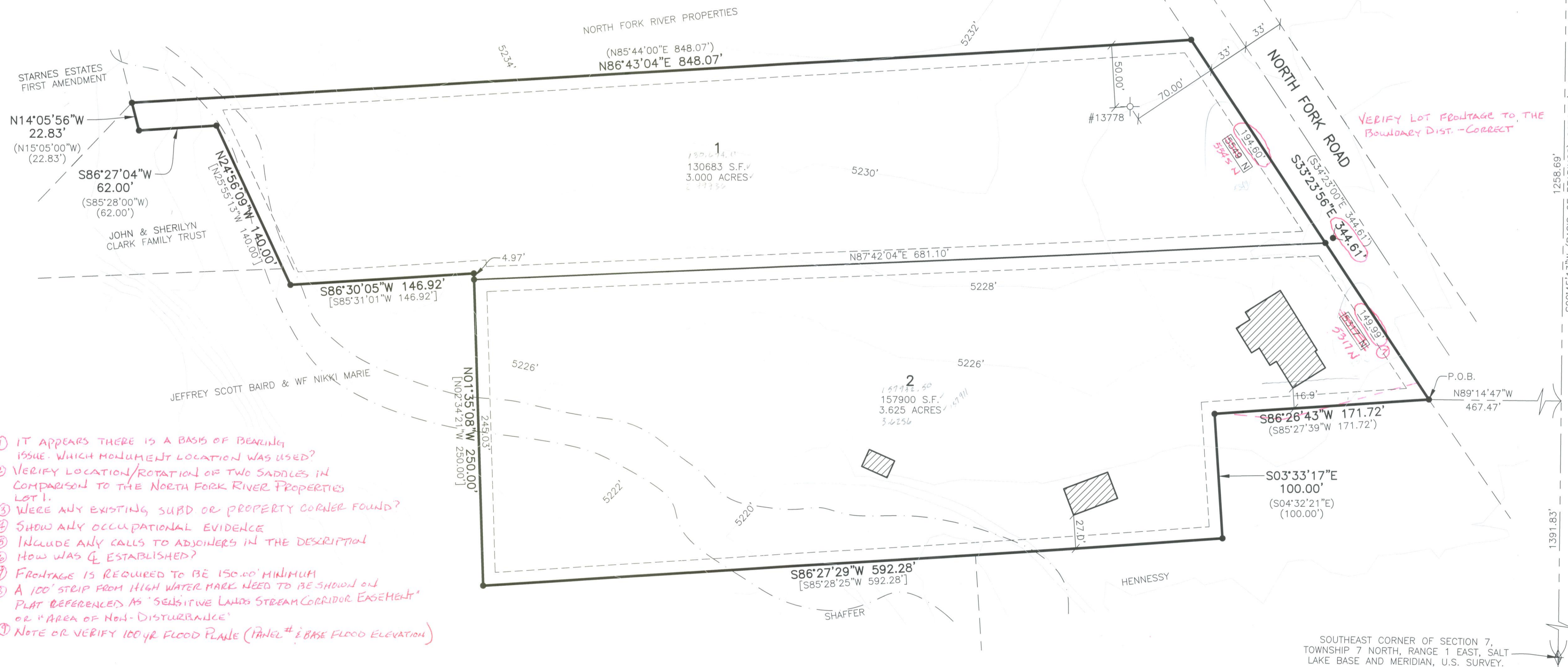
LOT AREA DOES NOT EQUAL 6.625  
 THE BOUNDARY AREA - PLEASE VERIFY

### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PROPOSED FIRE HYDRANT LOCATION
- = ADJOINING PROPERTY
- = TEST PIT LOCATION
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = TOP OF RIVER BANK
- = ROAD CENTERLINE
- (N25°55'13"W 140.00') = RECORD NORTH FORK RIVER PROPERTIES SURVEY
- [N25°55'13"W 140.00'] = RECORD DEEDS
- N25°55'13"W 140.00' = MEASURED
- [Hatched Box] = EXISTING BUILDING



EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

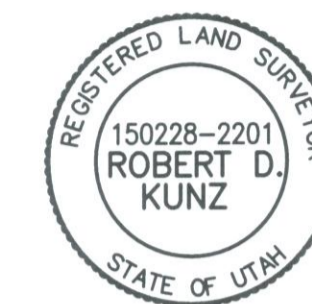


- ① IT APPEARS THERE IS A BASIS OF BEARING ISSUE. WHICH MONUMENT LOCATION WAS USED?
- ② VERIFY LOCATION/ROTATION OF TWO SADDLES IN COMPARISON TO THE NORTH FORK RIVER PROPERTIES LOT 1.
- ③ WERE ANY EXISTING SUBD OR PROPERTY CORNER FOUND?
- ④ SHOW ANY OCCUPATIONAL EVIDENCE
- ⑤ INCLUDE ANY CALLS TO ADJOINERS IN THE DESCRIPTION
- ⑥ HOW WAS Q ESTABLISHED?
- ⑦ FRONTAGE IS REQUIRED TO BE 150.00' MINIMUM
- ⑧ A 100' STRIP FROM HIGH WATER MARK NEED TO BE SHOWN ON PLAT REFERENCED AS "SENSITIVE LANDS STREAM CORRIDOR EASEMENT" OR "AREA OF NON-DISTURBANCE"
- ⑨ NOTE OR VERIFY 100-YR FLOOD PLATE (PANEL # 2; BASE FLOOD ELEVATION)

### 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 TWO SADDLES HIGH 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  
 UTAH LICENSE NUMBER      ROBERT D. KUNZ

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT TWO SADDLES HIGH SUBDIVISION, AND DO HEREBY 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.

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 \_\_\_\_\_ 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: N. ANDERSON  
 Begin Date: 08-08-11  
 Name: TWO SADDLES HIGH SUBDIVISION  
 Number: 6009-01  
 Revision: 2/13/12 N.A.  
 Scale: 1"=50'  
 Checked: \_\_\_\_\_



### 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

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

WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

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