

MIKE HENRY SUBDIVISION

PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: APRIL 2017

Scale ~ 1" = 50'
0 50' 100'

Legend

- 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
- ELEVATION BENCHMARK
- ROAD/STREET DEDICATION

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

Line types not shown on legend but shown on plat. Also easement lines that look like they should be adjacent parcel lines.

Plat & Legend do not match.

NOTE:
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. Sec. 106-1-8(c)(5)]

The boundaries, bearings, and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(b)

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

Needs dimensions on street.

NOTE: 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.

The Government monuments may be section corners, city or county street monuments, or horizontal network stations maintained by a government agency. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

This is not a monument need to tie to or calculate from a Government monument.

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__.

Chairman, Weber County Planning 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 effect. Signed this _____ day of _____, 20__.

Signature _____

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The house number marked on each lot so as to face the street frontage. WCO 106-1-8(c)(1) Please use 1354 S for this address (house number).

The lines, dimensions, bearings, and numbers of all lots and blocks. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c)

Missing Lot bearings and distances please show all.

Subdivision boundary lines shall be slightly heavier than street lines, and the street lines shall be slightly heavier than lot lines. WCO 106-1-8(c)(1)d

The names, lengths, and bearings on centerlines of proposed easements. WCO 106-1-8(c)(1)e Is this a proposed easement?

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

There appears to be a land drain in this area.

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

Need dimensions or offset.

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g)

No rebar and caps are shown set or found. Please show at all places, (Lot corners and angle points.) where you have set rebar and caps or found rebar and caps.

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)i).

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

Lot 1
425,664 s.f.
9.77 Acres

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.



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 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__.

Signature _____
Attest:
Chairman, Weber County Commission Title: Weber County Clerk

Owner's Dedication Certificate shall include the following:
"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 hereon and name said tract, and do hereby dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space:
-Name of Subdivision-
WCO 106-7-1

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 MIKE HENRY SUBDIVISION:
Does this symbol need to be here?

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) 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.

Individual Acknowledgement

MICHAEL T HENRY _____ KAYLENE HENRY _____
STATE OF UTAH)
COUNTY OF WEBER) SS

Notary public's acknowledgement. WCO 106-1-8(c)(1)h.4

BOUNDARY DESCRIPTION

Beginning at the East Quarter Corner of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°09'34" West 761.00 feet along the Quarter Section Line to a corner fence post; thence South 25°07'26" West 25.28 feet along a fence line to a corner post; thence North 89°01'32" West 14.53 feet along a fence line; thence North 0°47'26" East 94.01 feet along a fence line and beyond to the center line of a county road known as 2900 West Street; thence North 30°03'43" East 13.24 feet along the center line of a county road known as 2900 West Street; thence North 29°16'16" East 264.95 feet along the centerline of a county road known as 2900 West Street to the end point of a line defined in a boundary line agreement between Dale and Gloria Lindley and Ruth Winward Trust recorded September 4, 2015 as E#2754633 in the records of Weber County; thence South 87°30'00" East 393.57 feet along the line defined in the said boundary agreement, (to and along a fence line to a fence corner); thence North 1°30'06" East 141.97 feet along the line defined in the said boundary agreement (along a fence line and beyond) to the point of beginning of the said boundary line agreement also being on the South line of the Clint Bybee Subdivision; thence South 86°28'59" East 450.38 feet along the South line of the Clint Bybee Subdivision and beyond (said line also being defined in a separate boundary line agreement recorded as E#1888796 in book 2284 at page 2297); thence South 87°19'45" East 171.85 feet along said line defined in the boundary line agreement recorded as E#1888796 in book 2284 at page 2297 to the Section line; thence South 0°41'06" West 464.50 feet along the Section line to the point of beginning.

Contains 434,924 s.f. or 9.98 acres

Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)

NARRATIVE

The purpose of the survey is to create a one lot subdivision on the described tract of land.

Documents used to aid in this survey:

- Weber County Tax Plat 15-060-1
- Deeds of record as found in the Weber County Recorder's Office for parcels 15-060-0073, 15-060-0014, 15-060-0158, 15-060-0032, 15-061-0042.
- Clint Bybee Subdivision (Plat 77-019)
- Record of Survey #'s 3734 & 5552.
- Boundary Line Agreement's Entry #'s 1888796 & 2754633.

The basis of bearing of bearing is State Plane Grid Bearing as shown.

The written narrative shall contain the documentary, parcel, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

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

 A Complete Land Surveying Service www.LandmarkSurveyingUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: Address: _____		The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)	
xx 1/4 of Section xx, Township x North, Range x Xsst, Salt Lake Base and Meridian.		Subdivision	
Revisions	DRAWN BY: ATB	1 of 1	
	CHECKED BY: TDK		
	DATE:		
	FILE: 3712		
Weber County Recorder		Entry no. _____	
Fee paid _____		Filed for record and recorded _____ day of _____, 2016.	
at _____		in book _____ of official records,	
		on page _____	
		County Recorder: Leann H Kilts	
		By Deputy: _____	