

# Rackcliff Subdivision

Weber County, Utah  
A Part of the Northeast Quarter of Section 29,  
Township 6 North, Range 2 West, Salt Lake Base & Meridian

"holds a license in accordance with Title 58,  
Chapter 22, Professional Engineers and  
Professional Land Surveyors Licensing Act"

**SURVEYOR'S CERTIFICATE**  
I, K. Greg Hansen, 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 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 have hereby Amended and Subdivided said tract into three (3) lots, known hereafter as Rackcliff Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground, I further hereby 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 \_\_\_\_\_, 2017.  
K. Greg Hansen P.L.S.  
Utah Land Surveyor License No. 167819

## BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 660.01 FEET NORTH 89°02'03" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 33.00 FEET SOUTH 00°57'57" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 29;  
RUNNING THENCE SOUTH 00°48'45" WEST 632.31 FEET TO THE NORTH BOUNDARY LINE OF THE WEBER SCHOOL DISTRICT PROPERTY FILED AS ENTRY NO. 2545667 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE NORTH 89°04'32" WEST 170.00 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE NORTH 00°48'45" EAST 376.20 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF DAY'S END SUBDIVISION FILED AS ENTRY NO. 1293025 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID DAY'S END SUBDIVISION THE FOLLOWING THREE COURSES: (1) NORTH 89°02'03" WEST 164.09 FEET; (2) NORTH 00°42'50" EAST 251.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1800 SOUTH STREET; AND (3) SOUTH 88°54'40" EAST 164.53 FEET; THENCE NORTH 00°48'45" EAST 4.82 FEET; THENCE SOUTH 89°02'03" EAST 170.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.417 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said tract Rackcliff Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation 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 dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the governing Authority in witness we have here unto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Marjorie R. Day Michael Joseph Day  
Trustees of the Marjorie R. Day Irrevocable Trust dated January 26, 2016.  
Daniel Rackcliff Remedios Rackcliff

## TRUST ACKNOWLEDGMENT

State of Utah  
County of Weber  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, Marjorie R. Day and Michael Joseph Day, Trustees of the Marjorie R. Day Irrevocable Trust dated January 26, 2016, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, two in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

## ACKNOWLEDGMENT

State of Utah  
County of Weber  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, Daniel Rackcliff and Remedios Rackcliff, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

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 45-3-3(b)

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

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

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)

Owner's Dedication Certificate shall include the following Private Streets, access, rights-of-way dedication as applicable:  
"Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns." WCO 106-7-1 Alter wording as necessary to fit your private access and small subdivision situation.

Wording of the Surveyors Signature block needs to read as follows:

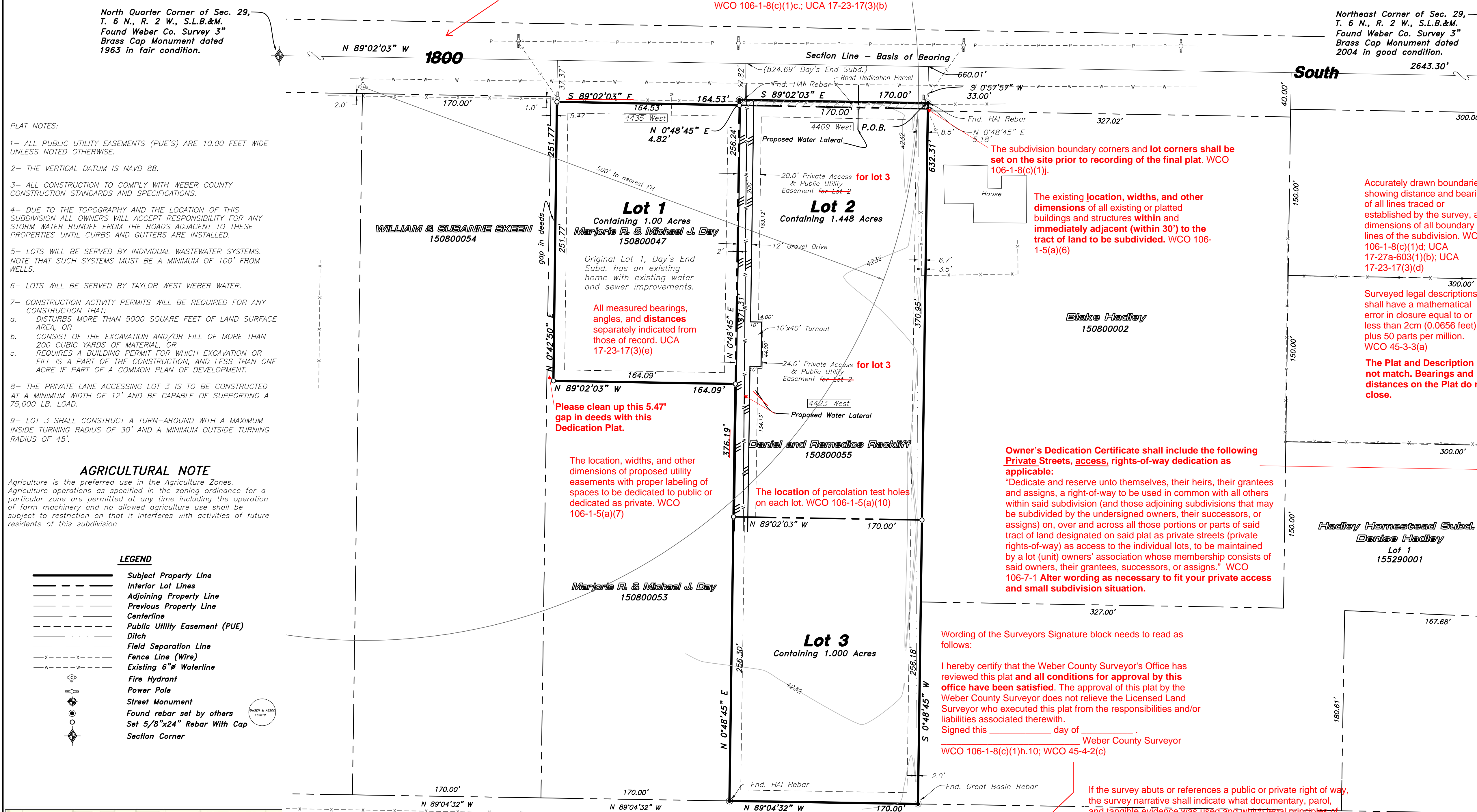
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Weber County Surveyor  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

If the survey abuts or references a public or private right of way, 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).

## NARRATIVE

The purpose of this survey was to establish and set the property corners of the three lot subdivision as shown and described hereon. This survey was ordered by Remedios Rackcliff. The west boundary of the Rackcliff property conflicts with the east boundary line of the original Days End Subdivision owned by Marjorie R. Day. Day Quit Claimed, Entry No. 285948, the overlap to Quintin Sanders, (the prior owner of the Rackcliff property) releasing any interest in the overlapping deeds. This Subdivision is an Amendment of the original Day's End Subdivision to create the new two lots on the Rackcliff property and to clear up the overlap mentioned above. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 29, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northeast Quarter of said Section which bears North 89°02'03" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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) You show a Great Basin and three HAI (your own) Found Corners. Please mention what control these corners had on your survey. They are much closer monuments than the ones you mentioned.



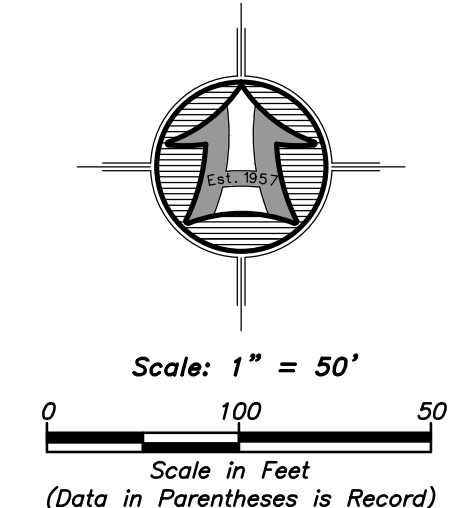
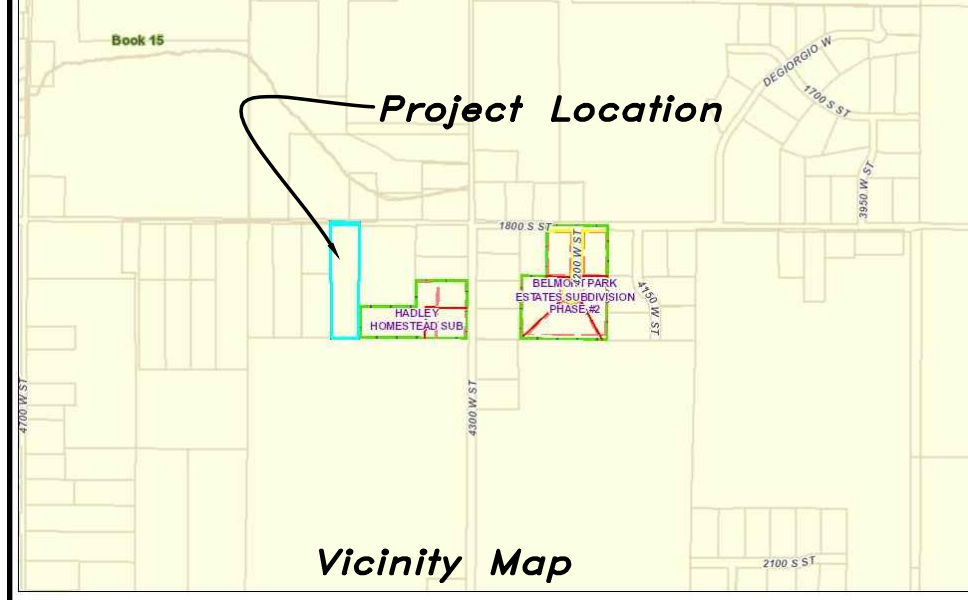
- PLAT NOTES:
- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
  - THE VERTICAL DATUM IS NAVD 88.
  - ALL CONSTRUCTION TO COMPLY WITH WEBER COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
  - DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROADS ADJACENT TO THESE PROPERTIES UNTIL CURBS AND GUTTERS ARE INSTALLED.
  - LOTS WILL BE SERVED BY INDIVIDUAL WASTEWATER SYSTEMS. NOTE THAT SUCH SYSTEMS MUST BE A MINIMUM OF 100' FROM WELLS.
  - LOTS WILL BE SERVED BY TAYLOR WEST WEBER WATER.
  - CONSTRUCTION ACTIVITY PERMITS WILL BE REQUIRED FOR ANY CONSTRUCTION THAT:
    - DISTURBS MORE THAN 5000 SQUARE FEET OF LAND SURFACE AREA, OR
    - CONSIST OF THE EXCAVATION AND/OR FILL OF MORE THAN 200 CUBIC YARDS OF MATERIAL, OR
    - REQUIRES A BUILDING PERMIT FOR WHICH EXCAVATION OR FILL IS A PART OF THE CONSTRUCTION, AND LESS THAN ONE ACRE IF PART OF A COMMON PLAN OF DEVELOPMENT.
  - THE PRIVATE LANE ACCESSING LOT 3 IS TO BE CONSTRUCTED AT A MINIMUM WIDTH OF 12' AND BE CAPABLE OF SUPPORTING A 75,000 LB. LOAD.
  - LOT 3 SHALL CONSTRUCT A TURN-AROUND WITH A MAXIMUM INSIDE TURNING RADIUS OF 30' AND A MINIMUM OUTSIDE TURNING RADIUS OF 45'.

## AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

## LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Existing 6" Waterline
- Fire Hydrant
- Power Pole
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



Developer: Remedios Day's End 801-564-5672

Notes: ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at www.haies.net  
Brigham City Ogdan Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
Celebrating 60 Years of Business

**WEBER COUNTY ENGINEER**  
I Herby 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.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2017.  
Weber County Engineer

**WEBER COUNTY SURVEYOR**  
I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the 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 \_\_\_\_\_, 2017.  
Weber County Surveyor

**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 \_\_\_\_\_, 2017.  
Chairman, Weber County Planning Commission

**WEBER-MORGAN HEALTH DEPARTMENT**  
I Herby 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 \_\_\_\_\_, 2017.  
Weber-Morgan Health Department