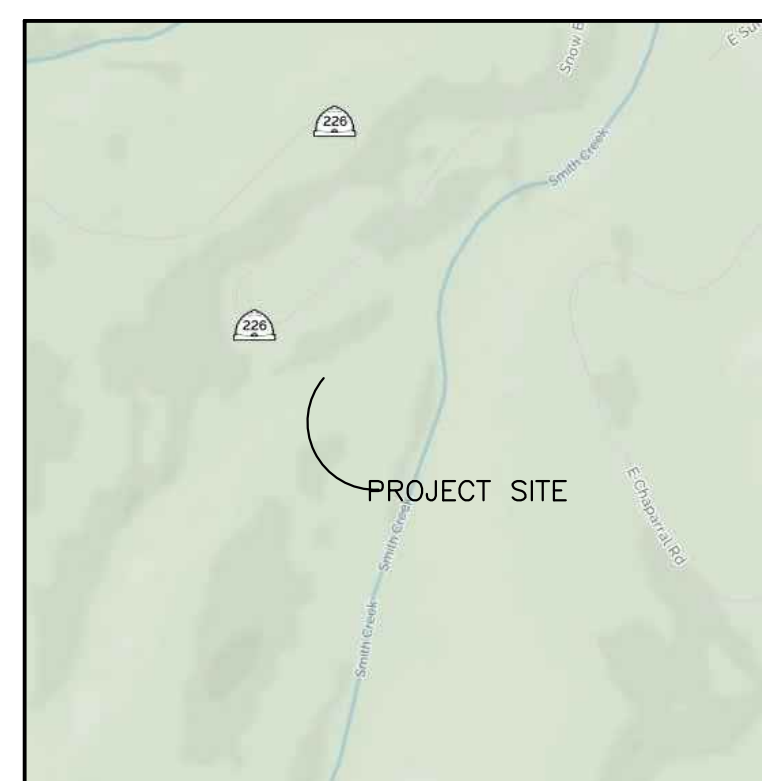


MWT Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
DISTRICT OF HUNTSVILLE, WEBER COUNTY, UTAH
JANUARY, 2018

EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
(*SEE MONUMENT DETAIL 3)



Vicinity Map
(NOT TO SCALE)

Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 23, SAID POINT BEING N89°40'44"W ALONG THE SOUTH LINE OF SAID SECTION 23, 36.97 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23; AND RUNNING THENCE N89°40'45"W ALONG SAID LINE, 1215.90 FEET; THENCE N42°34'11"E 789.18 FEET; THENCE N07°24'07"E 197.59 FEET; THENCE S39°56'47"E 1022.57 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 429,452 SQUARE FEET OR 9.859 ACRES MORE OR LESS

Basis of Bearings

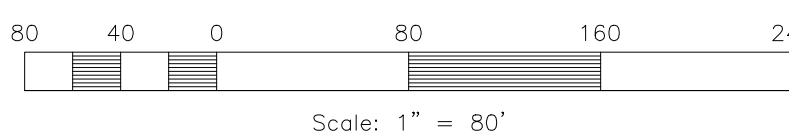
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°40'44"W, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY

Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY RETRACING AND MATCHING PARCEL B OF AN EXISTING RECORD OF SURVEY OF THE CAMERON PROPERTY, PERFORMED BY REEVE AND ASSOCIATES, INC., SURVEY #002388, DATED OCTOBER 12, 1999 WHICH MATCHES THE DEEDS WELL. THERE IS NO FENCING OR VISIBLE OCCUPATION LINES AROUND THE PARCEL. THE BOUNDARY WAS ROTATED FROM THE EXISTING RECORD OF SURVEY'S BASIS OF BEARINGS TO MATCH RECORD, AS SHOWN HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

Legend

- = SECTION CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = *SEE NOTE 1*



Notes

1- 50' RIGHT-OF-WAY EASEMENT AS PER SPECIAL WARRANTY DEED ENTRY #2737593, RECORDED ON MAY 27, 2015, IN THE OFFICE OF THE WEBER COUNTY RECORDER

- Geologic Note that provides:**
1. Notice that the parcel is located within a study area
 2. Notice that geologic and geo-technical report are available at the Weber County Planning Office.
 3. State the type and severity of hazards on the site.
 4. Name or names of person who prepared the report with contact information.
 5. Any restrictions on use of the property required in the natural hazard report.

Your build-able area must contain at least 3,000 sq ft and be able to fit a 40x40 foot square within it, and have an average grade of <25%. Based on the slop analysis (Job #15-124) you should be able to meet those requirements.

Please add this note: "Notice to Purchasers of Lots with Designated Buildable Areas." Lots with designated "buildable areas" have been approved subject to the condition that building development shall take place only within such designated areas."

20-035-0031
BLACKSON,
ELEANOR J ETAL

Please show both percolation test pit locations.
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:

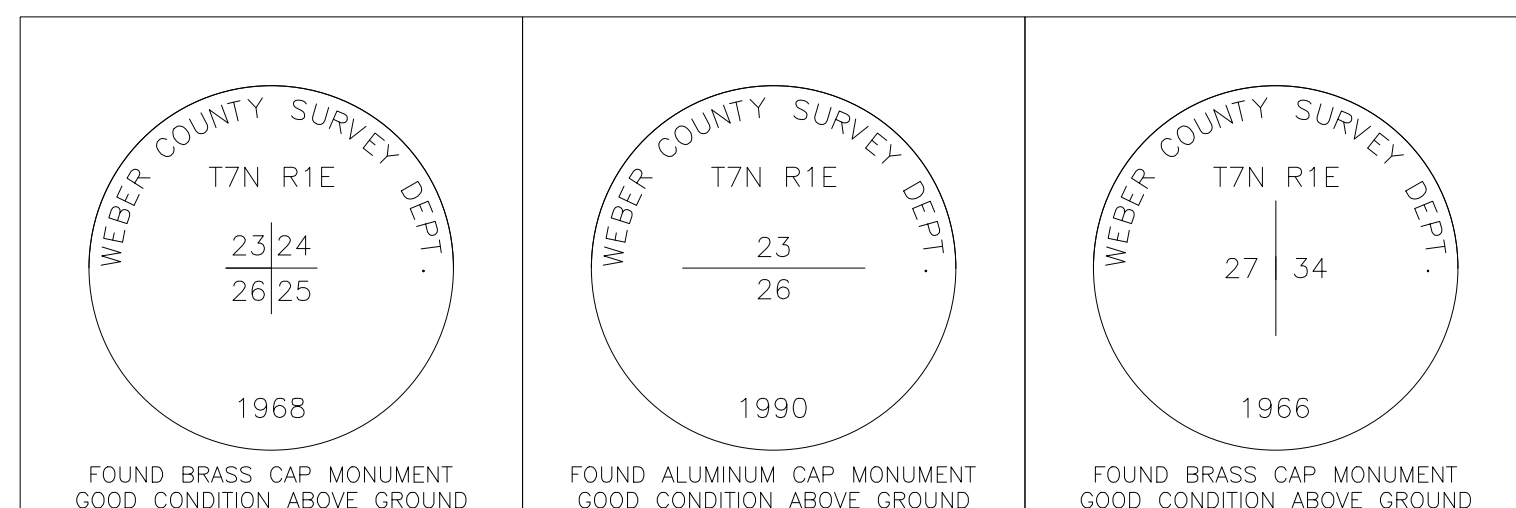
- (1) The average percent of slope within the buildable area as defined by this section shall be less than 25 percent;
- (2) The gross land area of the buildable area shall contain at least 3,000 square feet and be configured such that it can contain one 40-foot by 40-foot square;
- (3) It shall not 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.

Please show the building site and that it meets criteria above. The Geologic and Geotechnical Investigation (Page 11) states that "Landslide Hazard present within the building site is considered to be low to moderate."

For plat with "build-able area":
The area shall be designated with short dashed lines.
The area shall provide sufficient survey detail, make it locatable within lot boundary.
The words "Buildable Area" shall be placed within the dashed lines.

SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
(*SEE MONUMENT DETAIL 2)

SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
(*SEE MONUMENT DETAIL 1)



Monument Detail 1
(NOT TO SCALE)

Monument Detail 2
(NOT TO SCALE)

Monument Detail 3
(NOT TO SCALE)

DEVELOPER INFO.

MATT TOLIVER
4960 E 2775 N
EDEN, UTAH 84310

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 WASTE WATER DISPOSAL SYSTEMS

THIS _____ DAY OF _____, 20____.

CHAIRMAN

OGDEN VALLEY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON

THIS _____ DAY OF _____, 20____.

CHAIRMAN

WEBER COUNTY SURVEYOR

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

THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY COMMISSION

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 ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE ROBINS ROOST SUBDIVISION, 1st AMENDMENT AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY DATE

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Recorded, _____ Filed For Record And _____ At _____
In Book _____ Of The _____
Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy.

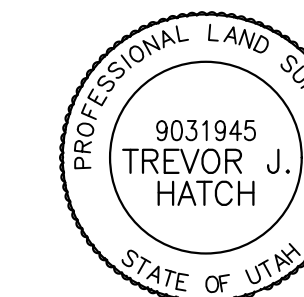
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 **MWT SUBDIVISION** IN THE **DISTRICT OF HUNTSVILLE, 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 **DISTRICT OF HUNTSVILLE, WEBER COUNTY, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



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 LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **MWT SUBDIVISION**.

SIGNED THIS _____ DAY OF _____, 20____.

MATTHEW ERIC TOLIVER

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: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **1-2-2018**
Name: **MATT TOLIVER, 1 LOT SUBDIVISION**
Number: **6915-01**
Revision: _____
Scale: **1"=80'**
Checked: _____



Reeve & Associates, Inc.
5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS