

CROSS RANCH SUBDIVISION

A PART OF THE N.W. QUARTER OF SECTION 7, T.6N., R.2E., S.L.B.&M.

WEBER COUNTY, UTAH

APRIL 2012

MONUMENT LOCATION
FND WEBER CO
MONUMENT
PDDR COND.
1994

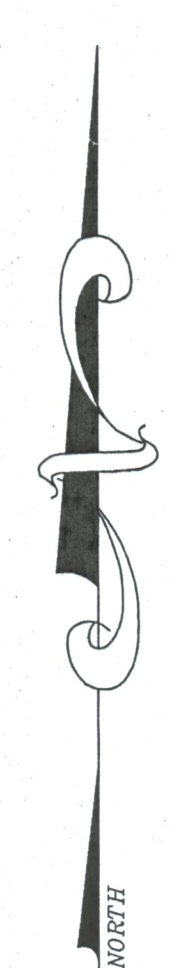
MONUMENT LOCATION
FND BLM. BRASS
CAP GOOD COND
DATE?

2654.74 REC
2654.74 REC
BASIS OF BEARINGS
UTAH STATE PLANE
PER WEBER CO.

500'23'27"V
2656.39

NORTHWEST CORNER
SEC 7, T6N., R2E
PER WEBER CO. RECORDS

NORTH 1/4 CORNER
SEC 7, T6N., R2E
PER WEBER CO. RECORDS



SCALE: 1" = 100'

○ = 5/8" x 24" REBAR WITH
CAP STAMPED 172757

PERC TABLE

DEPTH, IN.	PERC. RATE, %	SOILS EVALUATION #2238, WEBER-MORGAN HEALTH DEPARTMENT
36"	90%	0-24" GRAVELLY SANDY CLAY LOAM, ORGANICS, 60% GRAVEL
		24-52" GRAVELLY SANDY CLAY, 70% GRAVEL, WHITE POSSIBLE VOLCANIC REDOX
		52-112" GRAVELLY SANDY CLAY LOAM, 70% GRAVEL, LIMITED SILTS OXIDIZED

AGRICULTURAL NOTE

THIS IS THE PREFERRED USE IN THE AGRICULTURE ZONES. OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE ARE PERMITTED AT ANY TIME INCLUDING OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE WILL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT IS IN CONFLICT WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS ZONE.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS PERCOLATION RATES, CONDITIONS FOR THIS SUBDIVISION HAVE BEEN DETERMINED BY THIS OFFICE AND ARE APPROVED FOR WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20__

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__

SIGNATURE _____

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__

SIGNATURE _____

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__

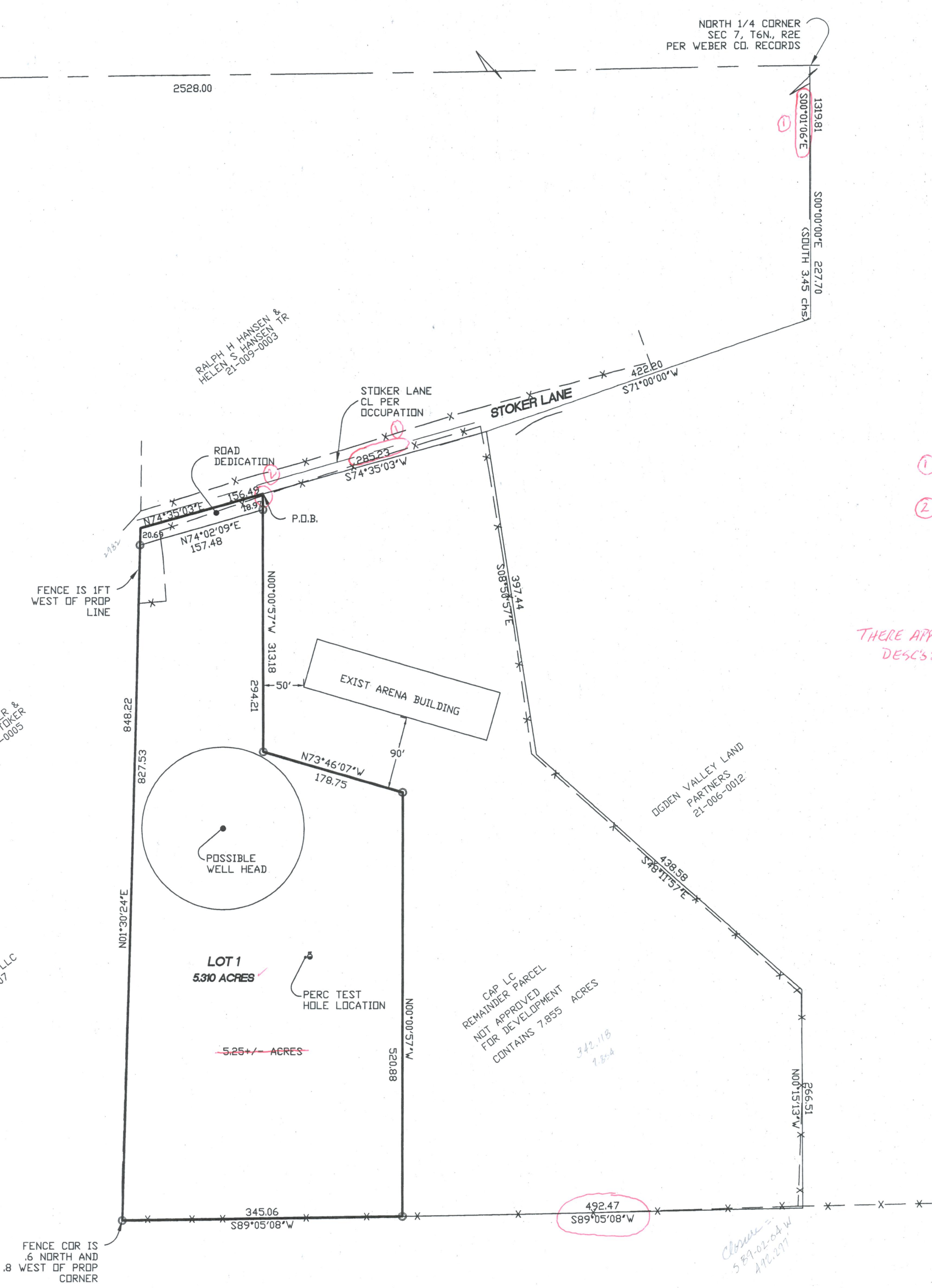
SIGNATURE _____

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, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20__

ATTEST:
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____



SURVEYOR'S CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF CROSS RANCH SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____, 20__

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 CROSS RANCH SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. ALSO 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, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20__

ACKNOWLEDGMENT

STATE OF UTAH) ss
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT (SOUTH 00°00'57" EAST 1319.81, SOUTH 00°00'57" EAST 227.70 FEET, SOUTH 71°00'00" WEST 422.20 FEET AND SOUTH 74°35'03" WEST 227.00 FEET) FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 00°00'57" EAST 313.18 FEET; THENCE SOUTH 73°46'07" EAST 178.75 FEET; THENCE SOUTH 00°01'57" EAST 520.88 FEET; THENCE SOUTH 89°05'09" WEST 345.06 FEET; THENCE NORTH 01°30'24" EAST 849.22 FEET; THENCE NORTH 74°35'03" EAST 156.49 FEET TO THE POINT OF BEGINNING. CONTAINS 5.378 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION FOR CONSTRUCTION OF A NEW HOME. THE EXISTING FENCES ARE A REASONABLE FIT TO THE DIMENSIONS OF THE PARCEL AND WERE GENERALLY ACCEPTED ALONG THE EAST LINE OF THE PARENT PARCEL IN A SURVEY BY ENSIGN THE FENCES ARE SHOWN BUT ARE NOT IN AGREEMENT WITH THIS SURVEY'S LOCATION IN SOME AREAS. OLD LONG STANDING FENCES ALONG THE SOUTH AND WEST LINES HAVE BEEN ACCEPTED AND ARE IN AGREEMENT WITH ADJOINERS DEEDS AND OTHER SURVEYS IN THE AREA AS NEAR AS CAN BE DETERMINED WITH THE LACK OF MONUMENTATION IN THIS SECTION. THE NORTH LINE IS SET BY DEED AND ROAD DEDICATION FOR STOKER LANE DETERMINED BY CURRENT OCCUPATION ALONG THIS FRONTAGE BUT I WOULD ANTICIPATE A P.I. POINT NEAR THE NORTHEAST CORNER OF THE PARENT PARCEL AS THE LANE DEVELOPER'S BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS DETERMINED BY WEBER COUNTY.

DEVELOPER:
WITT CROSS
1555 S 8000 E
HUNTSVILLE, UT 84317

<p>LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W., #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506</p>	<p>WEBER COUNTY RECORDER</p> <p>ENTRY # _____ FEE _____</p> <p>FILED FOR RECORD & RECORDED</p> <p>THIS _____ DAY OF _____, 20__</p> <p>AT _____ IN BOOK _____ OF _____</p> <p>PAGE _____</p> <p>WEBER COUNTY RECORDER</p> <p>BY _____ DEPUTY</p>
	<p>CLIENT: WIT CROSS</p> <p>LOCATION: PART OF NE 1/4 SEC 7, T6N, R2E., S.L.B.M.</p> <p>SURVEYED: MARCH 2012</p> <p>REVISIONS: _____</p> <p>05-29-12</p>

ENTRY #'S ARE GETTING LARGE
COULD YOU EXPAND THIS FIELD?