

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 7218 1-19-18	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Opheikens Subdivision		Number of Lots 1
Approximate Address 718 N 4100 W		Land Serial Number(s) 150270107
Current Zoning A2	Total Acreage 6	
Culinary Water Provider Taylor / West Weber	Secondary Water Provider Hooper Irrigation	Wastewater Treatment Septic

Property Owner Contact Information

Name of Property Owner(s) Brian and Stephanie Opheikens		Mailing Address of Property Owner(s) 698 South 4100 West Ogden UT 84404
Phone 801-7218 920-3543	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address Brian.Opheikens@hotmail.com		

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Phone	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address		

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Great Basin		Mailing Address of Surveyor/Engineer
Phone 801-394-4515	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address		

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

 (Property Owner)

 (Property Owner)

Subscribed and sworn to me this 19th day of JANUARY, 2018.



 (Notary)

Authorized Representative Affidavit

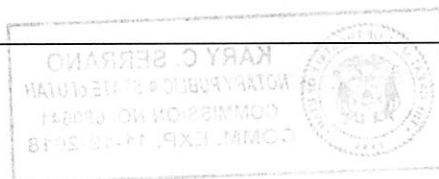
I(We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

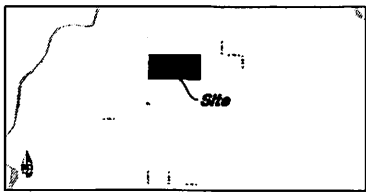
Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

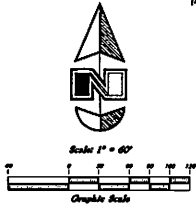


Opheikens Subdivision

A part of the Southeast 1/4 of Section 8, T6N, R2W, SLB&M, U.S. Survey
West Weber City, Weber County, Utah
October 2017



VICINITY MAP
Not to Scale



Legend

- Street Monument
- Section Corner
- (Rad.) Radial Line
- PUE Public Utility Easement
- Set 5/8" x 24" Long Rebar & Cap w/ Lath

Notes:

- Exploration Pit #1 - 2017
- 0'-18" Silty clay loam, granular structure
- 18'-32" Silty clay loam, blocky structure
- 32'-64" Silty clay loam, massive structure
- Ground water encountered at 64"

FLOOD ZONE CERTIFICATE

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 8007C0185C dated December 16, 2003 and City of Ogden - Community Flood Number 801870185C dated December 16, 2003. Zone X (not shaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plot was duly approved by the Weber County Planning Commission.

Signed this _____ day of _____, 2017.

Chairman, Weber County Planning Commission

ENGINEER
Great Basin Engineering Inc.
5748 South 1475 East Suite 200
Ogden, Utah 84405
(801) 334-4315

DEVELOPER
Bryan Opheikens
801-920-3343
bryan.opheikens@rhm.com

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.

Weber County Engineer

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plot, 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.

Chairman, Weber County Commission

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plot for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. The approval of this plot by the Weber County Surveyor does not release the licensed Land Surveyor who executed this plot from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2017.

Weber County Surveyor

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plot, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this _____ day of _____, 2017.

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 _____, 2017.

Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, Jason T. Fell, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 8242820 in accordance with Title 50, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein this plot of Opheikens Subdivision in Weber County, Utah and that it has been correctly drawn to the designated 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 Recorder's Office. Monuments have been found or placed as represented on this plot.

Signed this _____ day of _____, 2017.

Jason T. Fell

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah:

Beginning at a point located 1738.25 feet North 89°23'57" West along the Quarter Section line and 70.00 feet South 0°18'03" West from the East Quarter of said Section 8, and running thence South 0°50'21" West 315.00 feet; thence North 89°23'57" West 828.73 feet to the East right of way line of 4700 West Street (SR-134); thence North 0°50'21" East 315.00 feet along said East line; thence South 89°23'57" East 828.73 feet to the point of beginning.

Contains: 6,000 acres

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plot, and name said tract Opheikens Subdivision.

Signed this _____ day of _____, 2017.

Bryan Opheikens

ACKNOWLEDGMENT

State of Utah
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by Bryan Opheikens.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

NARRATIVE

This Subdivision Amendment was requested by Mr. Bryan Opheikens for the purpose of subdividing the existing ground to better accommodate future plans for the property.

Brass Cap monuments were found at the East Quarter, Southeast Corner, and South Quarter corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Positions for the Center of Section 8 were calculated into position from county records. The Northwest Quarter of the Southeast Quarter of said Section 8 was then calculated from these positions.

A Record of Survey for Robert Penman Dated April 22, 2008 and filed November 24, 2008; and a Record of Survey for J. Andrew Penman Dated August 10, 1988 and filed August 04, 1988 were used as reference for this plot.

A line bearing North 0°41'20" East between the Southeast Corner and East Quarter corner of Section 8 was used as the basis of bearings.

Property corners were monumented as depicted on this drawing.

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED AND

RECORDED _____

BY _____

RECORDS PAGE _____

WEBER COUNTY RECORDER

BY _____

DEPUTY

