

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

SURVEYOR'S CERTIFICATE

I, Jason T. Felt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat 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 plat.

Signed this ____ day of _____, 2017.

Jason T. Felt

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°36'03" 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 829.73 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 829.73 feet to the point of beginning.

Contains: 6.000 acres

OWNER'S DEDICATION

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

Brian Opheikens

ACKNOWLEDGMENT

State of Utah } ss
County of _____

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

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

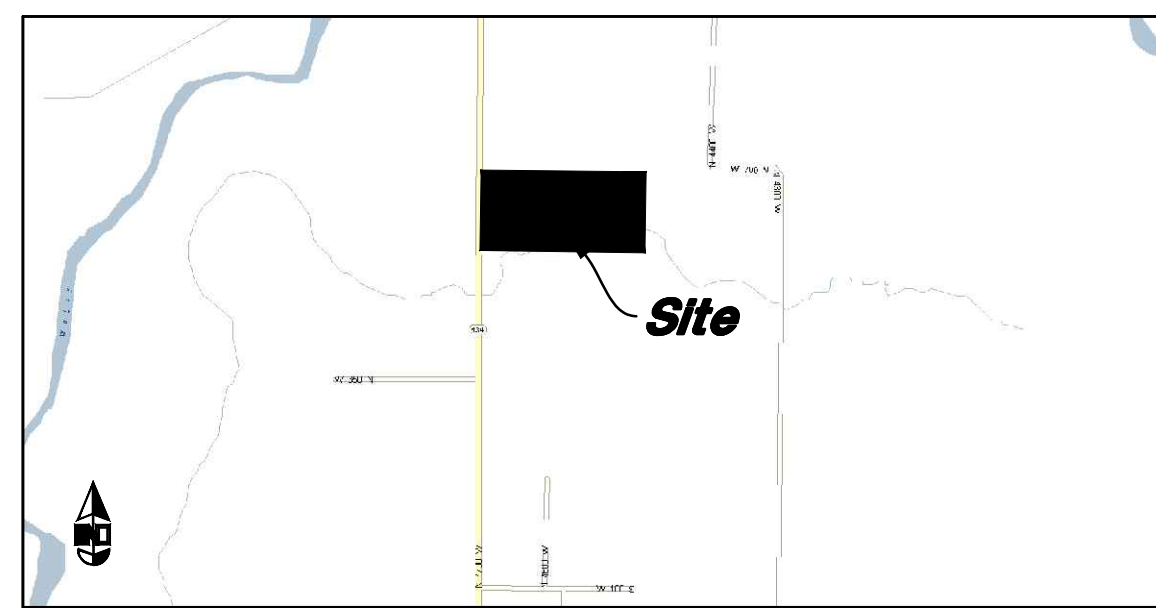
NARRATIVE

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

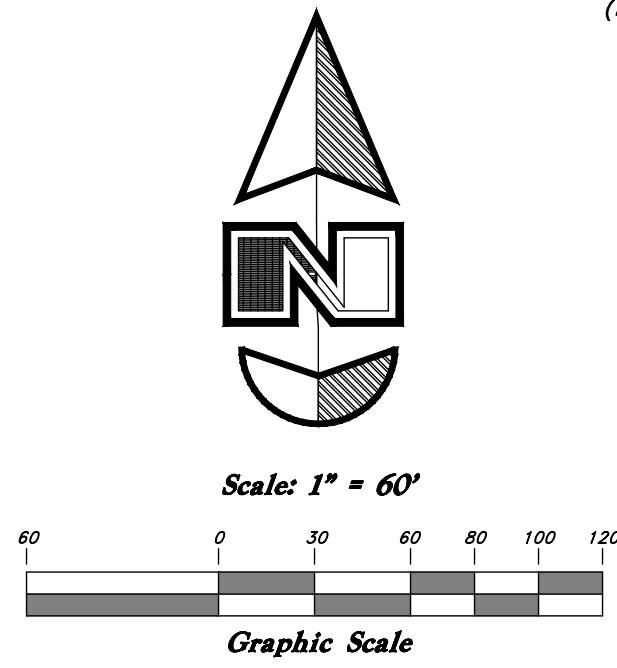
Brass Cap monuments were found at the East Quarter, Southeast Corner, and South Quarter corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Positions for the Center of Section 8 were calculated into position from county records. The Northwest Quarter of the 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, 1989 were used as reference for this plat.

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.



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/ Lathe

Notes:

Exploration Pit #1 - 1017
0-16" Silty clay loam, granular structure
16-32" 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 490570189E dated December 16, 2005 and City of Ogden - Community Panel Number 4901870189E dated December 16, 2005. 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 plat was duly approved by the Weber County Planning Commission.

Signed this ____ day of _____, 2017.

Chairman, Weber County Planning Commission

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 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.

Chairman, Weber County Commission

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 monument 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.

Weber County Surveyor

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.

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.

Weber County Surveyor

ENGINEER
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DEVELOPER
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WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND
AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

PRELIMINARY