# VICINITY MAP Not to Scale

## 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

Robert & Joyce Penman

Revocable Trust

The lines, dimensions, bearings,

Opheikens

Max & Gene Loock

areas, and numbers of all lots and

blocks. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c)

Pit #1

The map or plat shall have a detailed description of all monuments found and each one shall be referenced on the map including the type, size, condition, and location in reference to the surface of the ground. Weber County Code § 45-3-3(b)

2628.61' Calc'd.-

—S 0°36'03" W 70.00'

—Point of Beginning

The map shall show the basis of

the distance and course to two or

Utah Code Ann. § 17-23-17(3)(d)

2611.96' Meas. (2643.57' W.C.S.)

Southeast corner of Section 8, T6N, R2W, SLB&M, U.S. Survey. -(Found Brass Cap Monument)

WC RECORDS SHOW THE

CAP WAS FOUND TO BE DAMAGE IN 2008.

corners or quarter corners,

and range, or to identified

monuments within a

recorded subdivision.

bearing and

more section

#### SURVEYOR'S CERTIFICATE

PROFESSIONAL -

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.

BOUNDARY DESCRIPTION

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

(SR-134); thence North 0°50'21" East 315.00 feet along said East line; thence South

Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah:

89°23'57" West 829.73 feet to the East right of way line of 4700 West Street

A part of the Southeast Quarter of Section 8, Township 6 North, Range 2 West,

Signed this \_\_\_\_ day of

Center of Section 8, T6N, R2W,

(Not Found. Position Calculated)

The existing location, widths, and other dimensions of all existing or platted

immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-

streets or railroad lines within and

FENCE DOESN'T AGREE WITH

SLB&M, U.S. Survey. -

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 - 2017 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"

ADDRESS WILL BE GIVEN AT SECOND SUBMITTAL

#### FLOOD ZONE CERTIFICATE

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 49057C0189E 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

Chairman, Weber County Planning Comission

ENGINEER Great Basin Engineering Inc. 5746 South 1475 East Suite 200 (801) 920-3543 Ogden, Utah 84403 (801) 394-4515

DEVELOPER Brian Opheikens brian.opeikens@hotmail.com

GREAT BASIN 9 NGINEERING 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1) A-2, A-3, and V-3), the following statement shall be required on each page of the final plat: Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

The existing location, widths, and other

adjacent (within 30') to the tract of land

to be subdivided. WCO 106-1-5(a)(6)

dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks,

flood plain within and immediately

- S 89°23'57" E Calc'd.

- S 89°30'34" E Meas. (S 89°37'45" E W.C.S.)

South Quarter corner of Section 8, ∼T6N, R2W, SLB&M, U.S. Survey

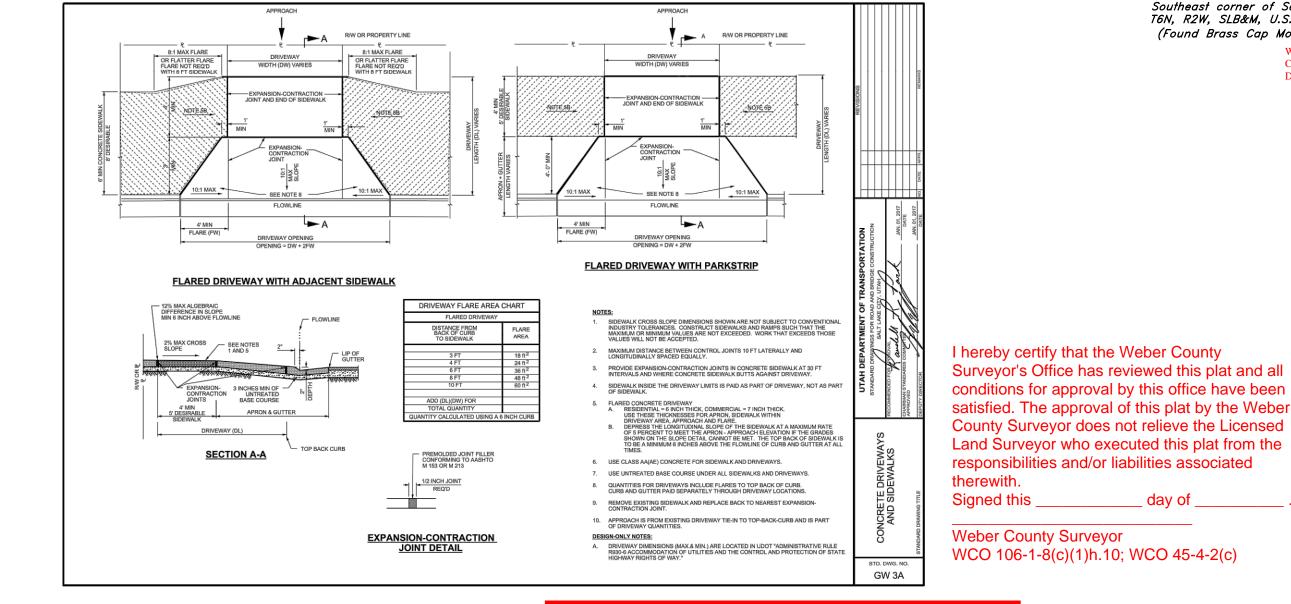
(Found Brass Cap Monument)

#### 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

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. Signed this day of , *2017* 

Chairman, Weber County Comission Attest: Title:

#### WEBER COUNTY SURVEYOR

Accurately drawn/boundaries, showing distance and bearings of all lines

and dimensions of all boundary lines of

17-27a-603(1)(b); UCA 17-23-17(3)(d)

the subdivision. WCO 106-1-8(c)(1)d; UCA

traced or established by the survey,

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. Signed this , 2017. day of

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 Signed this

Weber County Attorney

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

89°23'57" East 829.73 feet to the point of beginning.

Contains: 6.000 acres

tract Opheikens Subdivision. Signed this\_\_\_\_day of Owner's Dedication Certificate shall include the following Public Utility, **Drainage and Canal Maintenance** 

dedication as applicable: Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for public utility service lines, storm drainage facilities, irrigation canals 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

WCO 106-7-1

East Quarter corner of Section 8, -T6N, R2W, SLB&M, U.S. Survey.

(Found Brass Cap Monument)

**ACKNOWLEDGMENT** 

Brian Opheikens

ADDITIONAL OWNERS TO BE

SIGNED AND ACKNOWLEDGMENT

State of Utah } *ss* County of

The <u>foregoi</u>ng instrument was acknowledged before me this\_\_\_\_\_ 2017 by Brian Opheikens.

Residing At:\_ A Notary Public commissioned in Utah Commission Number: Commission Expires:

#### 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, <mark>So</mark> 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 uses 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.

### WEBER-MORGAN HEALTH DEPARTMENT

l hereb and site coi investigate wastewater Signed this

ny certify that the soils, percolation rates, anditions for this subdivision have been by this office and are approved for on—site disposal systems.  day of , 2017.	ENTRY NOFEE PAID
Weber County Surveyor	WEBER COUNTY RECORDER  BY:  DEPUTY

W:\17N816 - Loock Property - West Weber\Drawings\17N816-PS1.dwg, 1/19/2018 8:21:42 AM, jasonf, 1:1, JTF, JTF

WEBER COUNTY RECORDER