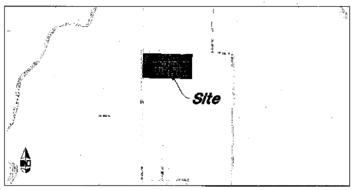
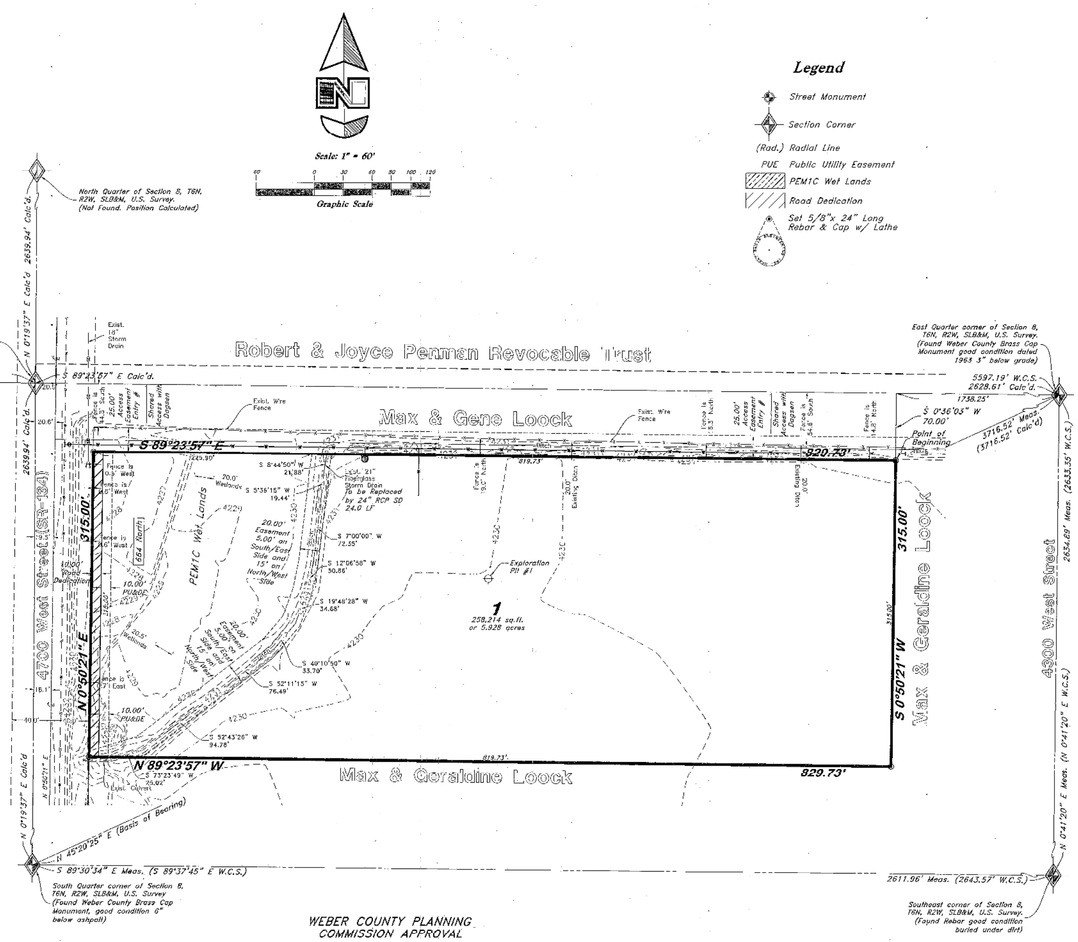
83-48



Opheikens Subdivision

A part of the Southeast 1/4 of Section 8, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
April 2018



S 89°30'43" E W.C.S.
2628.61'

West Quarter of Section 8, T6N, R2W, SLB&M, U.S. Survey. (Not Found. Position Calculated)

Notes:

Exploration Pit #1 - 2018
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"

Notes:

1. 10' wide Public Utility and Drainage Easements as depicted here on.
2. 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.

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."

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a 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 Professional 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 24th day of MAY, 2018.

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 foot 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 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 the installation maintenance and operation of public utility service line, 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 easements, and name said tract Opheikens Subdivision.

Signed this 29 day of May, 2018.

Brian Opheikens

Stephanie Opheikens

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 29 day of May 2018 by Brian Opheikens and Stephanie Opheikens.

Residing At: Weber

Commission Number: 694624

Commission Expires: 04-19-2021

A Notary Public commissioned in Utah

Tiffany Bennett
Print Name

NARRATIVE

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

A Rebar was found at the Southeast Corner and brass Cap monuments were found at the East Quarter 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.

Section Corners Not Found were calculated in from bisecting Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

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 45°20'25" East between the South Quarter Corner and East Quarter corner of Section 8 was used as the basis of bearings.

Property corners were monumented as depicted on this drawing.

The Right of Way for 4700 West Street was established by using Highway plan obtained from UDOT Region 1 (FAS-155-A-B_AB03, FAS-155-B(1)_AB03).

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

Signed this 25 day of MAY, 2018.

Chairman, Weber County Planning Comission

SEE RECORD OF SURVEY # 6002

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

DEVELOPER
Brian Opheikens
(801) 920-3543
brian.opeikens@hotmail.com

GREAT BASIN INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.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.

Signed this 29 day of MAY, 2018.

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 , 2018.

Chairman, Weber County Comission

Attest:
Title: Admin Assistant, C/A

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.

Signed this 25th day of MAY, 2018

B. R
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 affect.

Signed this day of , 2018.

Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigate by this office and are approved for on-site wastewater disposal systems.

Signed this 25th day of May, 2018.

Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NO. 2923235 FEE PAID $30.00 FILED FOR RECORD AND RECORDED 30-MAY-2018, AT 4:04 PM IN BOOK 83 OF OFFICIAL RECORDS, PAGE 49. RECORDED FOR BRIAN OPHEIKENS

LEANN H. KILTS
WEBER COUNTY RECORDER

BY:
DEPUTY

83-49