

# 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

Please show the existing location, widths and other dimensions of all existing or platted streets and other important features such as, but not limited to, railroad lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, floodplain, fence lines or other lines of occupation, exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided. LUC 106-1-5(a)(6)

Unincorporated

## 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.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2017.

Brian Opheikens

Stephanie Opheikens is referenced as an owner in the title report, please include an area for her signature and acknowledgment.

## 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.

## 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

## 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.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 2017.

Weber County Attorney

## 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.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 2017.

Weber County Surveyor

## 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 Commission

## WEBER COUNTY ENGINEER

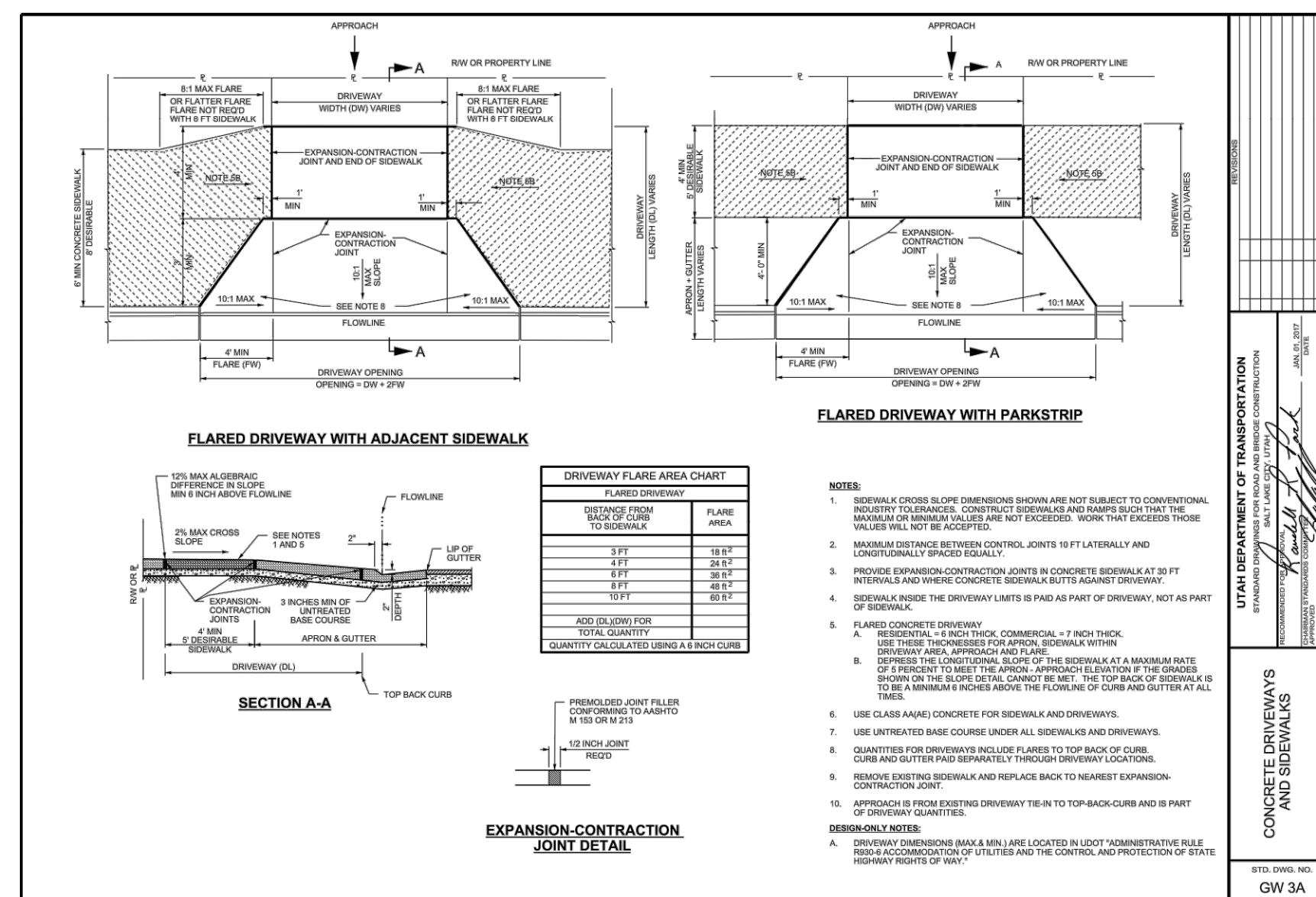
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Weber County Engineer

Please include the mailing address of the applicant. LUC 106-1-5(a)(3).

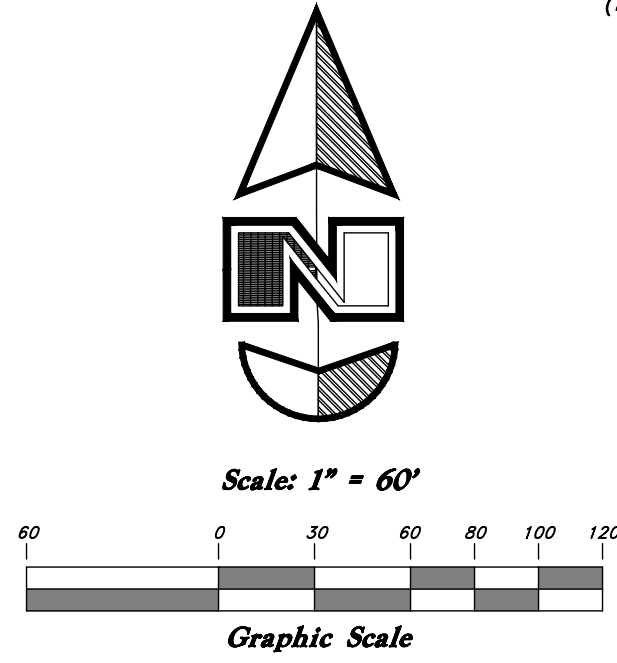
South Quarter corner of Section 8, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

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



Signature block dates should be 2018 or 20

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 - 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"

Subdivisions located in areas which are zoned for agriculture (A-1, A-2, A-3, and AV-3) shall have the following statement on each page of the final plat: "Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision." LUC 106-1-8(c)(5)

## 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

ENGINEER  
Great Basin Engineering Inc.  
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(801) 394-4515

DEVELOPER  
Brian Opheikens  
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brian.opheikens@hotmail.com



## WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

PRELIMINARY