Opheikens Subdivision SURVEYOR'S CERTIFICATE A part of the Southeast 1/4 of Section 8, T6N, R2W, SLB&M, U.S. Survey 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 West Weber City, Weber County, Utah 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 October 2017 hereon this plat of Opheikens Subdivision in Weber County, Utah and that it has been Please show the existing location, widths and other dimensions 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 of all existing or platted streets and other important features such as, but not limited to, railroad lines, sanitary sewers, storm compiled from records in the Weber County Recorder's Office. Monuments have been drains, water supply mains, fire hydrants, water wells, land found or placed as represented on this plat. drains, culverts, watercourses, wetlands, stream corridor Unincorporated setbacks, floodplain, fence lines or other lines of occupation, Signed this _____, day of ______, 2017. exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to VICINITY MAP the tract of land to be subdivided. LUC 106-1-5(a)(6) Not to Scale Robert & Joyce Penman Center of Section 8, T6N, R2W, SLB&M, U.S. Survey. -East Quarter corner of Section 8, -T6N, R2W, SLB&M, U.S. Survey. Revocable Trust (Not Found. Position Calculated) (Found Brass Cap Monument) S 89°23'57" E Calc'd. 2628.61' Calc'd.-Max & Gene Loock —S 0°36'03" W 70.00' BOUNDARY DESCRIPTION —Point of Beginning 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 Please show accurately drawn boundaries, showing the distance and bearings of all lines said Section 8, and running thence South 0°50'21" West 315.00 feet; thence North retraced or established by the survey, including the lines of the subdivision. LUC 106-1-8(c)(1)d. 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 ∕ Exploration Pit #1 Please include the street address of lot 1 as assigned by the weber county addressing official. Legend Street Monument OWNER'S DEDICATION Please show lot size Section Corner 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 (Rad.) Radial Line tract Opheikens Subdivision. Signed this____day of____ PUE Public Utility Easement Set 5/8"x 24" Long Rebar & Cap w/ Lathe Brian Opheikens Max & Gene Loock Stephanie Opheikens is referenced as an owner in We typically see a 10 ft public utility easement along all boundary lines. The following the title report, please include an area for her anguage should also be included as part of the owners dedication signature and acknowledgment. Notes: Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, stormwater detention ponds drainage easements Exploration Pit #1 - 2017 and canal maintenance easement, the same to be used for the installation 0−16" Silty clay loam, granular structure maintenance and operation of public utility service line, storm drainage facilities, 16-32" Silty clay loam, blocky structure - S 89°30'34" E Meas. (S 89°37'45" E W.C.S.) irrigation canals or for the perpetual preservation of water channels in their natural 32-64" Silty clay loam, massive structure **ACKNOWLEDGMENT** state whichever is applicable as may be authorized by the governing authority, with no Ground water encountered at 64" State of Utah buildings or structures being erected within such easements. South Quarter corner of Section 8, ~ T6N, R2W, SLB&M, U.S. Survey County of Subdivisions located in areas which are zoned for agriculture (A-1, A-2, (Found Brass Cap Monument) Southeast corner of Section 8, T6N, R2W, SLB&M, U.S. Survey.-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. (Found Brass Cap Monument) A R/W OR PROPERTY LINE R/W OR PROPERTY LINE The foregoing instrument was acknowledged before me this_____ day of Agricultural operations as specified in the Land Use Code for a particular 2017 by Brian Opheikens. 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 Residing At:___ that it interferes with activities of future residents of this subdivision." LUC — EXPANSION-CONTRACTION – JOINT AND END OF SIDEWALK A Notary Public commissioned in Utah NOTE 5B 106-1-8(c)(5) Commission Number: Commission Expires:_ 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 FLARED DRIVEWAY WITH PARKSTRIP chance floodplain." FLARED DRIVEWAY WITH ADJACENT SIDEWALK NARRATIVE DRIVEWAY FLARE AREA CHAR Signature block dates should be 2018 This Subdivision Amendment was requested by Mr. Brian Opheikens for the SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTION. INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED. or 20____ purpose of subdividing the existing ground to better accommodate future plans for MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY. Brass Cap monuments were found at the East Quarter, Southeast Corner, and WEBER COUNTY PLANNING SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK. South Quarter corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base COMMISSION APPROVAL and Meridian, U.S. Survey. Positions for the Center of Section 8 were calculated into 4' MIN 5' DESIRABLE APRON & GUTTER position from county records. The Northwest Quarter of the Southeast Quarter of said This is to certify that this subdivision plat Section 8 was then calculated from these positions. was duly approved by the Weber County Planning A Record of Survey for Robert Penman Dated April 22, 2008 and filed November SECTION A-A USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS. Commission. 24, 2008; and a Record of Survey for J. Andrew Penman Dated August 10, 1988 USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS. Signed this day of and filed August 04, 1989 were uses as reference for this plat. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS. A line bearing North 0°41'20" East between the Southeast Corner and East REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES. Quarter corner of Section 8 was used as the basis of bearings. Property corners were monumented as depicted on this drawing. EXPANSION-CONTRACTION JOINT DETAIL DESIGN-ONLY NOTES: Chairman, Weber County Planning Comission . DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RUL R830-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF ST, HIGHWAY RIGHTS OF WAY." Please include the mailing address of the applicant. LUC 106-1-5(a)(3).

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the

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 Comission

,2017.

dedication of streets and other public ways and

Signed this day of

Attest:

Title:

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 day of , 2017.

Weber County Surveyor

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

Signed this

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's

correctness, section corner data, and for harmony with

approval of this plat by the Weber County Surveyor does

not relieve the licensed Land Surveyor who executed this

, 2017.

lines and monument on record in County Offices. The

Weber County Surveyor

Office has reviewed this plat for mathematical

plat from the responsibilities and/or liabilities

day of

associated therewith.

Signed this

WEBER COUNTY ATTORNEY

documents associated with this subdivision plat, and

Ordinance applicable thereto and now in force and

Weber County Attorney

in my opinion they conform with the County

I have examined the financial guarantee and other

, 2017.

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

5746 South 1475 East Suite 200 (801) 920-3543

ENGINEER

Ogden, Utah 84403

(801) 394-4515

Great Basin Engineering Inc.

DEVELOPER

GREAT BASIN 0

NGINEERING

Brian Opheikens

brian.opeikens@hotmail.com

WEBER COUNTY ENGINEER

improvement standards and drawings for this subdivision

conform with County standards and the amount of the

financial guarantee is sufficient for the installation of

Weber County Engineer

I hereby certify that the required public

these improvements.