MARRIOTT FAMILY FARM SUBDIVISION

LOCATED IN THE: NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN,

LIBERTY, WEBER COUNTY, UTAH - FEBRUARY 2018 FOUND WEBER COUNTY FOUND WEBER COUNTY LOT 1, HADLOCK SUBDIVISION HOW WAS SHAW BRASS CAP MONUMENT BRASS CAP MONUMENT OWNER: ESTABLISHED? STAMPED "1966" STAMPED "1997" JAMES HADLOCK (SEE NARRATIVE) (SEE NARRATIVE) (PARCEL NO. 22-236-0001) LOT 2, HADLOCK SUBDIVISION OWNER: EXISTING STRUCTURE — WILLIAM HADLOCK (36'X16') (PARCEL NO. 22-236-0002) IRRIGATION EASEMENT PER EXISTING STRUCTURE — STATE OF UTAH LIBERTY IRRIGATION (10'X12') (RECORD OF SURVEY NO. 4217) SECTION LINE POINT OF BEGINNING N85° 51' 11"E 2668.51' (CALC) REBAR / CAP "REEVE" → ÎRRIGATION EASEMENT PER LIBERTY IRRIGATION 10.0' WIDE RECORD OF SURVEY NO. 4 CALC. POSITION IRRIGATION EASEMENT PER — FOUND REBAR / CAP 1957.51' (CALC) P.U.E. NW COR SEC. 18 LIBERTY IRRIGATION "REEVE" ITS BOARD OF DIRECTORS,) AND SAID (RECORD OF SURVEY NO. 4217) The existing location, widths, and other FOUND dimensions of all existing or platted REBAR / CAP - ILLEGIBLE buildings and structures within and (0.75' WEST OF THE ROW) 50° immediately adjacent (within 30') to the LOT: 1 tract of land to be subdivided. WCO 106-1-5(a)(6) 239593 S.F. **DIMENSIONS TO THE BOUNDARY** 5.50 AC. **TEST PIT LOCATION** IRRIGATION EASEMENT PER LIBERTY IRRIGATION RECORD OF SURVEY NO. 4217 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY FOUND RIGHT-OF-WAY S85° 51' 11"W 767.77' MONUMENT "66+00" REMAINING AGRICULTURAL PARCEL **EXISTING STRUCTURE** (NOT APPROVED FOR DEVELOPMENT) (16'X34') 762309 S.F. / 17.5 AC +/-SET REBAR / CAP -FOUND RIGHT-OF-WAY "EPIC ENGINEERING" (TYP.) MONUMENT "65+43.9 / 65+33.3" (DISTURBED) FOUND LINE OF SAID SECTION 18 AND WIRE FENCE LINE TO THE POINT OF BEGINNING. RIGHT-OF-WAY MONUMENT CONTAINS: 239,593 S.F. / 5.50 AC +/-"65+43.9 / 65+33.3" OWNER: OWNER: (PARCEL NO. 22-008-0005) (PARCEL NO. 22-008-0001) ENTRY NO. 2813411 PLATS, UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT OF WAY DRAWINGS (SR-162 / SP OWNER: STATE ROAD COMMISSION OF UTAH (PARCEL NO. 22-008-0004) CONCRETE, FLUSH WITH THE GROUND (GOOD CONDITION), TOWNSHIP 7 NORTH, RANGE 1 EAST, OWNER: RICARDO GOMEZ OWNER: (PARCEL NO. 22-008-0007) SAMUEL DEYOUNG (PARCEL NO. 22-008-0022) **NOTES** AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE FOUND WEBER COUNTY PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO BRASS CAP MONUMENT I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT (SEE NARRATIVE) INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A WEBER COUNTY SURVEYOR **WEBER COUNTY ATTORNEY** WEBER - MORGAN COUNTY HEALTH DEPARTMENT VICINITY MAP LEGEND HEREBY CERTIFY THAT THE WEBER COUNTY FARM SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL | I HAVE EXAMINED THE FINANCIAL GUARANTEE AND | I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES ON THE GROUND AS SHOWN ON THIS PLAT. CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN | OTHER DOCUMENTS ASSOCIATED WITH THIS | AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN The surveyor making the plat shall certify that the surveyor "holds a SECTION CORNER (FOUND) SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER | SUBDIVISION PLAT AND IN MU OPINION THEY CONFORM | INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR license in accordance with Title 58, COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED | WITH THE COUNTY ORDINANCE APPLICABLE THERETO | ON-SIT WASTEWATER DISPOSAL SYSTEMS. Chapter 22, Professional Engineers and SECTION CORNER (CALC) LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE \parallel AND NOW IN FORCE AND AFFECT. Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

PROJECT SITE 4800 N. S

LIBERTY, UT •

SECTION LINE **BOUNDARY LINE** PARCEL LINE WOOD FENCE VINYL FENCE WIRE FENCE EDGE OF ASPHALT FOUND ROW MARKER FOUND MONUMENT (AS NOTED) SET MONUMENT (AS NOTED) PUBLIC UTILITY EASEMENT P.U.E.

RESPONSIBILITIES AND / OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS __

COUNTY SURVEYOR

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE

HEREBY APPROVED AND ACCEPTED BY THE

SIGNED THIS ______ DAY OF ______, 2018, A.D.

COMMISSIONERS OF WEBER COUNTY, UTAH.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY CLERK

ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE COMMISSION.

, 2018, A.D. | SIGNED THIS ____

COUNTY ATTORNEY WEBER COUNTY PLANNING COMMISSION APPROVAL

DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND | THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS | I HEREBY CERTIFY THAT THE REQUIRED PUBLIC FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS | DULY APPROVED BY THE WEBER COUNTY PLANNING | IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS

IMPROVEMENTS.

COUNTY ENGINEER

SIGNED THIS _____ DAY OF __ , 2018, A.D. | SIGNED THIS _____ PLANNING DIRECTOR

WEBER COUNTY ENGINEER SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS

 $_$ DAY OF $_$

DIRECTOR WEBER - MORGAN COUNTY HEALTH DEPT.

L1 25.38 S84°24'28"W SUFFICIENT FOR THE INSTALLATION OF THESE __ DAY OF ___ __, 2018, A.D. HWJR, LLC.

Address Table

Lot # Address HIGHWAY 162 Parcel Line Table

Line # | Length | Direction

DEVELOPER

1871 N. RULON WHITE BLVD.

OGDEN, UT. 84404

L2 | 95.45 | S58°11'01"E

	_
3341 South 4000 West West Valley, Utah 84120 (801)955-5605 50 East 100 South Heber City, Utah 84032 (435)654-6600	

Mark		000	
1	0 1" = 80'	1"	PROJECT #:
			17SM3003
	DRAWN:		DATE:
		JD	02/06/2018
	CHECKED:		SHEET NO:
		PC)	1 OF 1

WEBER COUNTY RECORDER FEE PAID:

FILED FOR RECORD AND RECORDED THIS $-\!-\!-$ DAY OF $_$ AT_____(.M.) IN BOOK____ ___OF OFFICIAL RECORDS PAGE DATE: COUNTY RECORDER

DEPUTY RECORDER DATE:

MARRIOTT FAMILY FARM SUBDIVISION

P.L.S. 319686

NE1/4 OF SEC. 18, T.7N., R.1E., SLB&M., EDEN, WEBER COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT MARRIOTT FAMILY FARM SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS A PUBLIC UTILITY EASEMENT. THE SAME TO BE USED FOR THE INSTALLATION. MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENT. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS , 2018, AD.

ACKNOWLEDGMENT

BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT

HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH,

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, BEING A FOUND WEBER COUNTY BRASS CAP MONUMENT DATED "1997". THENCE SOUTH 85°51'11" WEST 125.73 FEET

ALONG THE NORTH LINE OF SAID SECTION 18 TO A FOUND REBAR AND CAP STAMPED "REEVE"

AND THE POINT OF BEGINNING; THENCE SOUTH 58°11'01" EAST 95.45 FEET TO A POINT ON THE

WEST LINE OF HIGHWAY 162 (3100 EAST STREET); THENCE SOUTH 00°27'56" WEST 254.77 FEET

ALONG THE WEST LINE OF SAID HIGHWAY 162; THENCE SOUTH 85°51'11" WEST 767.77 FEET;

THENCE NORTH 04°08'49" WEST 310.00 FEET TO A POINT ON AN EXISTING WIRE FENCE AND THE

NORTH LINE OF SAID SECTION 18; THENCE NORTH 85°51'11" EAST 711.00 FEET ALONG THE NORTH

NARRATIVE

THE BOUNDARY, AS DEPICTED ON THIS SURVEY, WAS ESTABLISHED FROM MULTIPLE RECORD

DOCUMENTS TO INCLUDE, BUT NOT LIMITED TO: DEEDS, RECORDS OF SURVEY, SUBDIVISION

IN ADDITION, FOUND SECTION CORNER AND PROPERTY CORNER MONUMENTS WERE LOCATED, AS NOTED ON THIS PLAT. ANY MISSING PROPERTY CORNERS WERE SET WITH A REBAR AND

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS, THE

NORTHEAST CORNER OF SECTION 18, A FOUND WEBER COUNTY 3" BRASS CAP STAMPED "1997",

SET IN A RING AND LID MONUMENT (GOOD CONDITION) AND THE EAST QUARTER CORNER OF

SECTION 18, A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT STAMPED "1998", SET IN

SALT LAKE BASE AND MERIDIAN, WITH A MEASURED BEARING AND DISTANCE OF SOUTH 00°14'38"

WEST 2661.32 FEET. AN ADDITIONAL MONUMENT (BELIEVED TO HAVE BEEN THE NORTHEAST

CORNER OF SECTION 18 FOR A PERIOD OF TIME), ACCEPTED AS A POSSIBLE WITNESS CORNER

TO THE NORTHEAST CORNER OF SAID SECTION 18. PER THE WEBER COUNTY SURVEYOR'S TIE

SHEET AND PREVIOUS RECORDS OF SURVEY. SAID WITNESS CORNER IS A WEBER COUNTY 3" BRASS CAP MONUMENT STAMPED "1966", SET IN CONCRETE FLUSH WITH THE GROUND (ROUGH CONDITION - CAP MARRED), LOCATED NORTH 84°24'28" EAST 25.38 FEET FROM THE STAMPED

SURVEYOR'S CERTIFICATE

AND THAT I HOLD LICENSE NUMBER 319686 AS PRESCRIBED BY THE LAWS OF THE STATE OF

SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND

STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE MARRIOTT FAMILY

PHIJUL R.

ENTRY NO.

\CHRIL™ENSEN | 😤

EPIC ENGINEERING WAS HIRED TO CREATE A ONE (1) LOT SUBDIVISION FOR HWJR, LLC.

, 2018 A.D., PERSONALLY APPEARED BEFORE ME

ACKNOWLEDGED TO ME

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE

OF HWJR. LLC. AND THAT SAID DOCUMENT WAS SIGNED BY

COUNTY OF

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DESCRIBED AS FOLLOWS:

1645) AND EASEMENTS.

"1997" SECTION CORNER.

PHILLIP R. CHRISTENSEN

"EPIC ENGINEERING" STAMPED CAP.

THAT SAID CORPORATION EXECUTED THE SAME