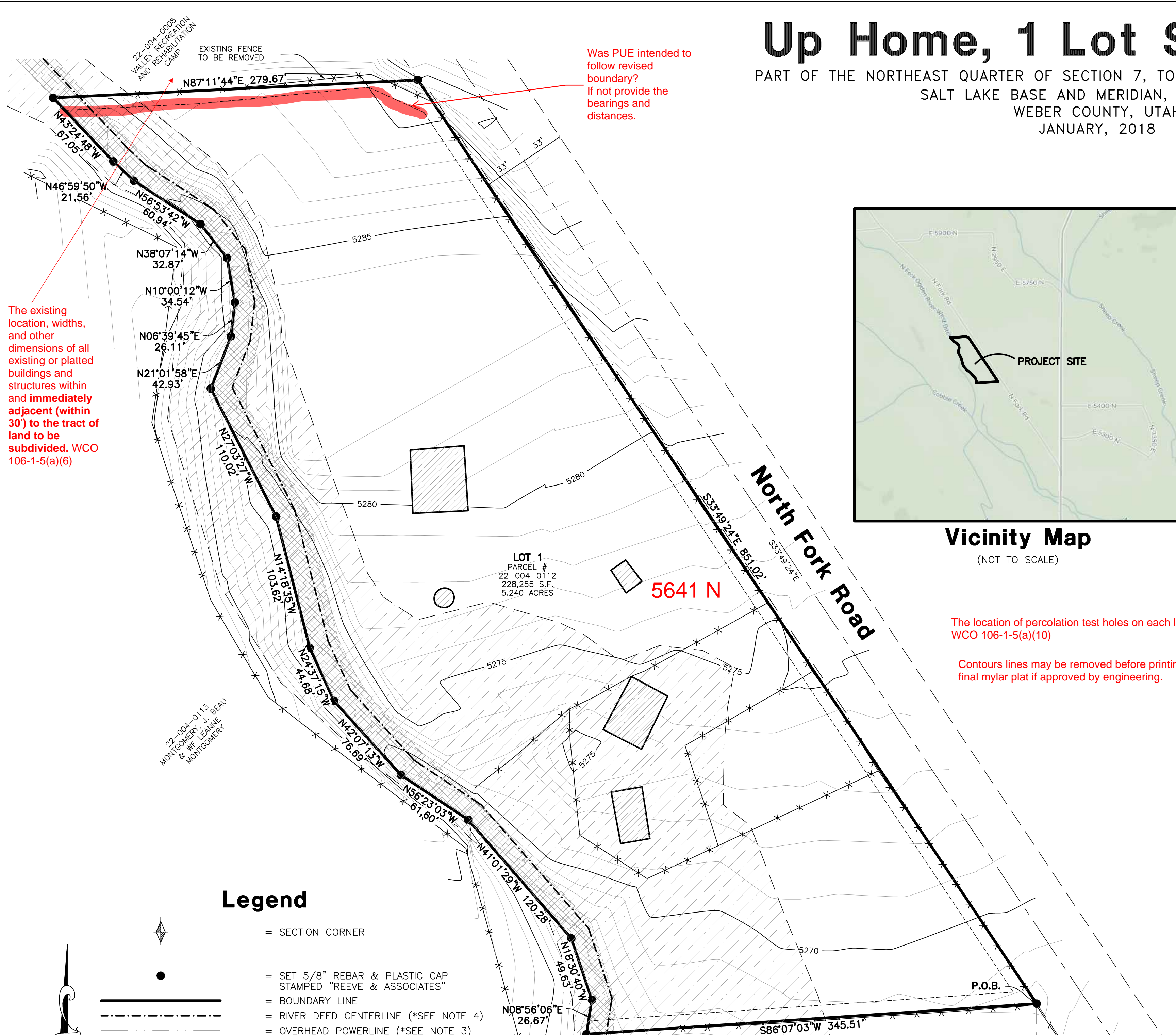


# Up Home, 1 Lot Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2018

The surveyor making the plat shall certify that the surveyor holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. UCA 17-27a-604(4)(b)(i)



Was PUE intended to follow revised boundary? If not provide the bearings and distances.

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

Contours lines may be removed before printing final mylar plat if approved by engineering.

## Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. THE DEEDS IN THIS AREA SEEM TO HAVE SOME ERRONEOUS TIES TO THE SECTION CORNERS. THERE WERE SOME ADJOINING DEEDS THAT WERE TIED TO THE MONTGOMERY SUBDIVISION AND BY IGNORING SECTION TIES AND SHIFTING DEEDS TO MATCH MONTGOMERY SUBDIVISION, THE DEEDS WERE RECONCILED TO MATCH EXISTING OCCUPATION REASONABLY WELL. THE NORTH LINE IS PLACED ALONG THE DEED USING THE METHOD DESCRIBED ABOVE. THE SOUTH LINES IS PLACED MORE OR LESS ON THE EXISTING FENCE LINES, WHICH MATCHES THE DEEDS REASONABLY WELL AS PLACED USING THE ABOVE DESCRIBED METHOD. THE EAST LINE OF THIS SUBDIVISION IS THE WEST LINE OF NORTH FORK ROAD. THE RIGHT OF WAY FOR NORTH FORK ROAD WAS DETERMINED BY MATCHING WILSON ESTATES SUBDIVISION, WHICH MATCHES THE EXISTING ROAD VERY WELL. THE WEST LINE OF THIS SUBDIVISION IS THE WEST LINE OF NORTH FORK RIVER AS SURVEYED ON THE GROUND. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD, SAID POINT ALSO BEING ON AN EXISTING FENCE, SAID POINT BEING WEST 1624.93 FEET AND NORTH 462.35 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE S86°07'03"W ALONG SAID EXISTING FENCE. 345.51 FEET A POINT ON THE WEST LINE OF AN EXISTING RIVER; THENCE ALONG THE WEST LINE OF SAID RIVER THE FOLLOWING FIFTEEN (15) COURSES; (1) N08°56'06"E 26.67 FEET; (2) N18°30'40"W 49.63 FEET; (3) N41°01'29"W 120.28 FEET; (4) N56°23'03"W 61.60 FEET; (5) N42°07'13"W 76.69 FEET; (6) N24°37'15"W 44.68 FEET; (7) N14°18'35"W 103.62 FEET; (8) N27°03'27"W 110.02 FEET; (9) N21°01'58"E 42.93 FEET; (10) N06°39'45"E 26.11 FEET; (11) N10°00'12"W 34.54 FEET; (12) N38°07'14"W 32.87 FEET; (13) N56°53'42"W 60.94 FEET; (14) N46°59'50"W 21.56 FEET; (15) N43°24'48"W 67.05 FEET; THENCE N87°11'44"E 279.67 FEET A PORTION OF WHICH RUNS ALONG AN EXISTING FENCE, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD; S33°49'24"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 851.02 FEET TO THE POINT OF BEGINNING. CONTAINING 228,255 SQUARE FEET OR 5.240 ACRES MORE OR LESS

## Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS "N00°45'13"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

## Notes

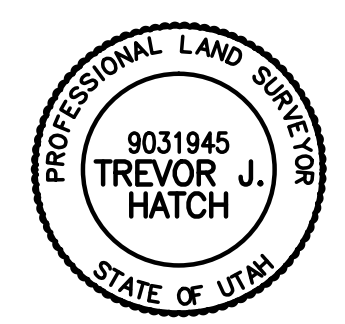
- ENTIRE RIVER SHOWN HEREON FROM THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY TO THE EAST BANK OF SAID RIVER, EXACT WIDTH VARIES.
- FLOOD ZONE AE PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0207F DATED JUNE 2, 2015. THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, AREAS OF SPECIAL FLOOD HAZARD AREA IS THE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATIONS THE WATER SURFACE ELEVATION OF 1% ANNUAL CHANCE FLOOD. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREA THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. (THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)
- OVER HEAD POWER LINE RUNS ALONG THE EAST BOUNDARY LINE OF THE SUBJECT PROPERTY
- SUBJECT PROPERTY IS SUBJECT TO A 15' RIVER ACCESS EASEMENT (ENTRY #2314464, DATED JANUARY 8, 2008) ALONG THE WESTERLY BOUNDARY LINES, FROM THE WEST BANK OF RIVER TO THE CENTERLINE OF SAID RIVER. A signature block for County Attorney conforming to state code and county ordinance. 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 \_\_\_, 20\_\_.

## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **UP HOME, 1 LOT SUBDIVISION** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

9031945  
UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **UP HOME, 1 LOT SUBDIVISION**, AND DO HEREBY DEDICATE TO WEBER COUNTY AN EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

LUKE B. CARVER

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## PROJECT INFO.

Surveyor: **T. HATCH**  
Designer: **D. CAVE**  
Begin Date: **9-29-2017**  
Name: **CARVER 1 LOT SUBDIVISION**  
Number: **6932-01**  
Revision: \_\_\_\_\_  
Scale: **1"=50'**  
Checked: \_\_\_\_\_



## DEVELOPER INFO.

LUKE CARVER  
2801 NORTH 400 EAST  
NORTH OGDEN, UT. 84414

Signature **WCO 106-1-8(c)(1)h.7; WCO 106-8-1(1).**

**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 WASTE WATER DISPOSAL SYSTEMS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN

**OGDEN VALLEY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN

**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 ASSOCIATE THEREWITH

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WEBER COUNTY SURVEYOR

**WEBER COUNTY COMMISSION**

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 ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WEBER COUNTY ENGINEER

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE **UP HOME, 1 LOT SUBDIVISION**. AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY ATTORNEY DATE \_\_\_\_\_

**WEBER COUNTY RECORDER**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Recorded, \_\_\_\_\_ At \_\_\_\_\_  
In Book \_\_\_\_\_ Of The  
Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder  
Deputy.