

# R & W WADMAN SUBDIVISION

A PART OF THE WEST HALF OF THE SOUTHEAST ¼ OF  
SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
MARCH 2018

## LEGEND:

- — — — — CENTER LINE OF ROAD
- — — — — SECTION LINES
- — — — — NEW BOUNDARY LINE
- - - - - 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
- - - - - x — — — — — EXISTING FENCE LINE
- ⊙ SET 5/8 X 24" REBAR AND J-U-B ENGINEERS INC CAP
- FOUND REBAR AND CAP
- ⦿ STREET MONUMENT
- ◆ SECTION CORNER
- ⊕ PLUG IN CURB

## NARRATIVE:

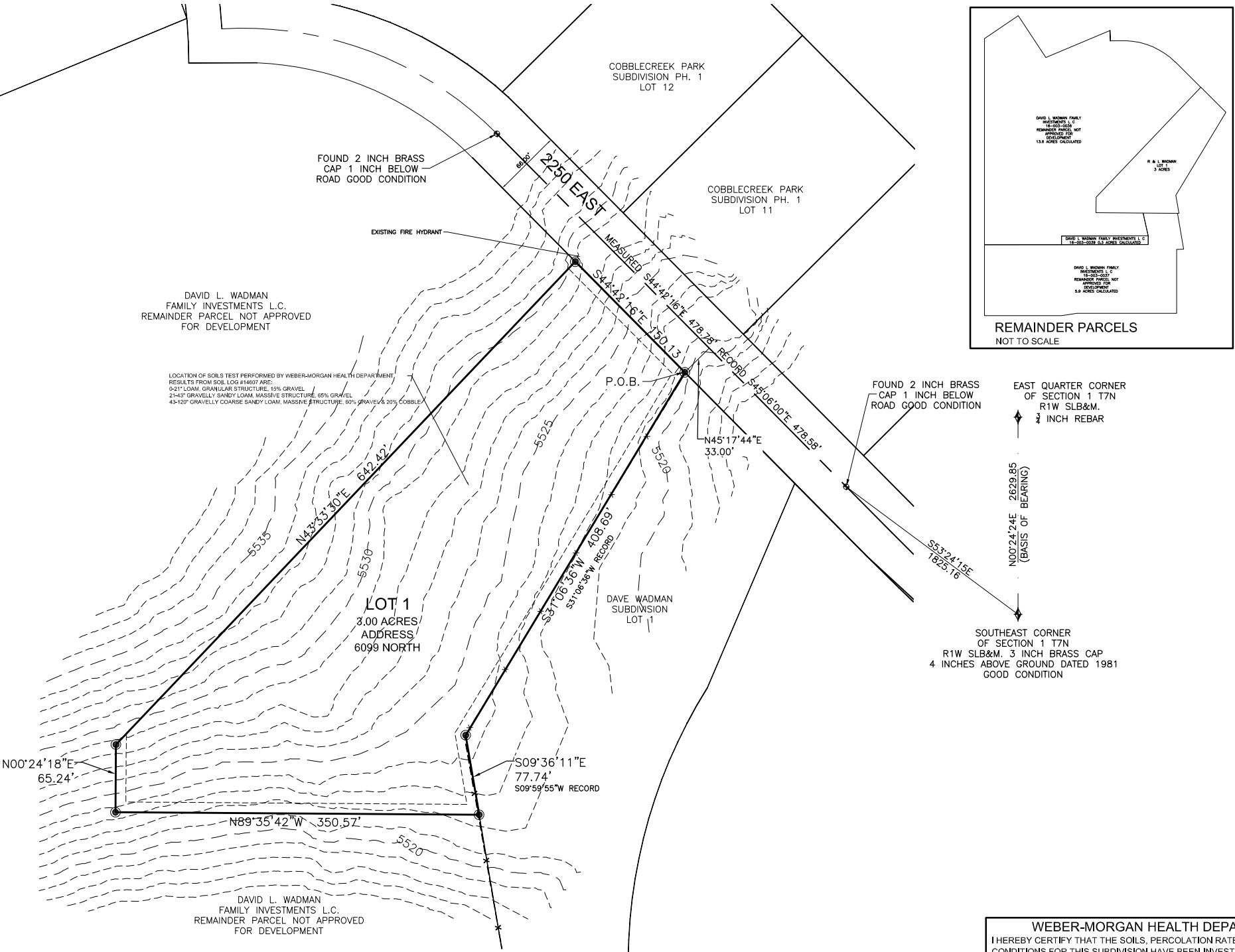
THIS SURVEY WAS REQUESTED BY DAVE WADMAN TO LOCATE THE BOUNDARY AND CREATE A SUBDIVISION PLAT. THIS PROPERTY IS LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, T7N, R1W, SLB&M. BASIS OF BEARING IS NORTH 00°24'24" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION. STREET MONUMENTS WERE USED TO DETERMINED THE LOCATION OF 2250 EAST STREET AND COBBLECREEK PARK SUBDIVISION PHASE 1. THE WESTERLY LINE OF DAVE WADMAN SUBDIVISION WAS HELD AS THE BOUNDARY.

## NOTE:

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.

R & W WADMAN SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. THE NATURAL HAZARD STUDY AND REPORT ARE AVAILABLE FOR PUBLIC INSPECTION IN THE COUNTY PLANNING DIVISION OFFICE. A REPORT NAMED "SA PROJECT NO. 18-283" WAS COMPLETED FOR THIS SUBDIVISION BY DAVID B. SIMON, P.G. OF SIMON ASSOCIATES LLC. DATED FEBRUARY 2, 2018. THE GEOLOGIC RECONNAISSANCE PREPARED BY SIMON ASSOCIATES RECOMMENDS THAT A SOIL AND FOUNDATION INVESTIGATION BE PERFORMED BY A QUALIFIED GEOTECHNICAL ENGINEERING FIRM PRIOR TO DESIGN AND CONSTRUCTION OF DWELLING ON THE PROPERTY.

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY.



## BOUNDARY DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 2250 EAST STREET, SAID POINT BEING N.44°42'16"W. 187.88 FEET ALONG THE MONUMENTED CENTER LINE OF 2250 EAST STREET AND S.45°17'44"W. 33.33 FEET FROM A STREET MONUMENT THAT IS LOCATED N.53°24'15"W. 1825.16 FROM THE SOUTHEAST CORNER OF SECTION 1, T.7N., R.1W., THENCE AS FOLLOWS: ALONG THE WESTERLY BOUNDARY OF THE DAVE WADMAN SUBDIVISION THE FOLLOWING TWO (2) COURSES (1) S.31°06'36"W. 408.89 FEET; (2) S. 09°36'11" E. 77.74 FEET; THENCE N. 89°35'42" W. 350.57 FEET; THENCE N. 00°24'18" E. 65.24 FEET; THENCE N. 43°33'30" E. 642.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2250 EAST STREET; THENCE S. 44°42'16" E. 150.13 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING: 130,653 SQ. FT. 3.00 ACRES

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT R & W WADMAN SUBDIVISION AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS TO WEBER COUNTY, UTAH

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

DAVID L. WADMAN FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED LIABILITY COMPANY  
GENERAL PARTNER

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER }SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME

## SURVEYOR'S CERTIFICATE

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON PLAT.

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

SIGNATURE

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

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

## 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 \_\_\_\_\_ DAY OF \_\_\_\_\_.

WEBER COUNTY SURVEYOR

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN, WEBER COUNTY PLANNING 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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WEBER COUNTY ENGINEER

## 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 \_\_\_\_\_, 20\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

## 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\_\_.

WEBER COUNTY ATTORNEY

## DEVELOPER

DAVID L. WADMAN  
6175 N 1950 E  
LIBERTY, UT 84310

PREPARED BY



J-U-B ENGINEERS, INC.  
466 North 900 West  
Rayville, Utah 84057  
Phone (801) 547-0393

PROJECT #55-08-057-002  
NOVEMBER 2017

## WEBER COUNTY RECORDER

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

RECORDED FOR:

COUNTY RECORDER

DEPUTY BY: