

CTM SUBDIVISION

A PART OF THE N.E. 1/4 OF SEC. 7, T. 7 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
DEC. 2011

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE, AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20____

P.L.S. # 167594

SIGNATURE _____

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT _____ SUBDIVISION.

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 7, Township 7 North, Range 1 East, Salt Lake Base and Meridian;
Beginning at a point being North 86°52'24" East 87.50 feet along the Quarter Section line and North 42°51'55" West 142.61 feet from the North Quarter corner of said Section 7 and running thence North 31°43'45" East 23.01 feet, thence North 89°41'18" East 662.76 feet to the West line of Deeter Subdivision, thence the following three (3) courses along the West line of Deeter Subdivision, (1) South 1°27'24" West 96.30 feet, (2) South 86°52'24" West 6.28 feet, (3) South 0°23'14" West 142.65 feet, thence South 32°01'56" East 215.64 feet, thence South 19°29'58" West 150.46 feet, thence North 63°37'49" West 62.13 feet, thence South 0°48'43" East 33.72 feet, thence North 63°37'49" West 63.79 feet, thence 138.69 feet along the arc of a 150.00 foot radius curve to the left (long chord: South 89°52'53" West 133.80"), thence South 63°23'36" West 17.14 feet, thence North 38°02'25" West 30.61 feet, thence South 63°23'36" West 149.73 feet, thence North 46°26'56" West 156.83 feet, thence North 63°23'36" East 173.13 feet, thence North 42°51'55" West 523.68 feet to the point of beginning.
Contains 6.467 acres

NARRATIVE
THIS SURVEY WAS PERFORMED TO CREATE A 2 LOT SUBDIVISION FROM A PARENT PARCEL SO A HOME COULD BE BUILT. AN EXISTING HOME OCCUPIES THE WEST HALF OF THE PARCEL. 5900 NORTH STREET IS TO THE NORTH AND THE CENTERLINE WAS DETERMINED FROM A PREVIOUS 1 LOT SUBDIVISION BOUNDARY AND A SPLIT OF FENCES ON BOTH SIDES OF 5900 NORTH STREET. THE BEARING BETWEEN THE SHOWN SECTION CORNERS IS ON THE STATE PLANE GRID BEARING SYSTEM AS PUBLISHED BY WEBER COUNTY SURVEYORS OFFICE.

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION #13795, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	100"		0-3" LOAM, GRANULAR STRUCTURE, 2% GRAVEL 23-42" SILTY CLAY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 42-100" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 75% GRAVEL, HEAVILY MOTTLED

AGRICULTURAL NOTE

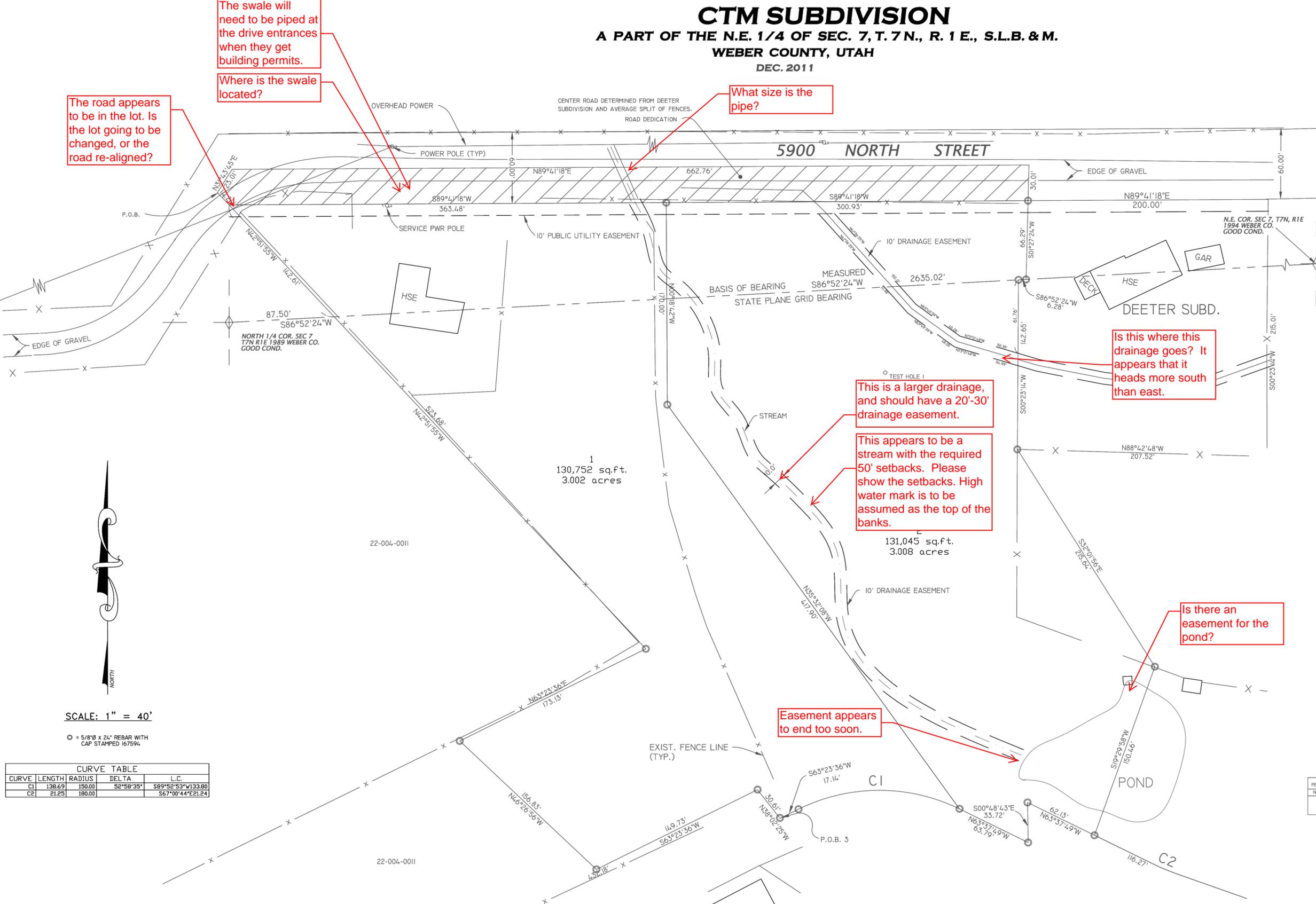
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506

WEBER COUNTY RECORDER
ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF _____
PAGE _____

CLIENT: CODY MONTGOMERY 4116 E. 4325 N., EDEN, UTAH 84310 LOCATION: PART OF NE 1/4 SEC 7, T.7N., R.1E., S.L.B.&M. SURVEYED: DECEMBER 2011	REVISIONS:	DRAWN BY: DB
		CHECKED BY:
		DATE: 11-04-11
		FILE: 3250

WEBER COUNTY RECORDER
BY _____
DEPUTY



The road appears to be in the lot. Is the lot going to be changed, or the road re-aligned?

The swale will need to be piped at the drive entrances when they get building permits.

Where is the swale located?

What size is the pipe?

Is this where this drainage goes? It appears that it heads more south than east.

This is a larger drainage, and should have a 20'-30' drainage easement.

This appears to be a stream with the required 50' setbacks. Please show the setbacks. High water mark is to be assumed as the top of the banks.

Is there an easement for the pond?

Easement appears to end too soon.

SCALE: 1" = 40'

○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594

CURVE	LENGTH	RADIUS	DELTA	L.C.
C1	138.69	150.00	52°58'35"	S89°52'53"W133.80
C2	21.25	180.00		S67°00'44"E21.24

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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 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____

SIGNATURE _____

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____

SIGNATURE _____

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 MONUMENTS 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 _____ 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:

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 _____ 20____

SIGNATURE _____