RUSSIAN OLIVES SUBDIVISION

PART OF THE NE 1/4 OF SECTION 27 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: JANUARY 2018

NORTH

Scale ~ 1" = 40'

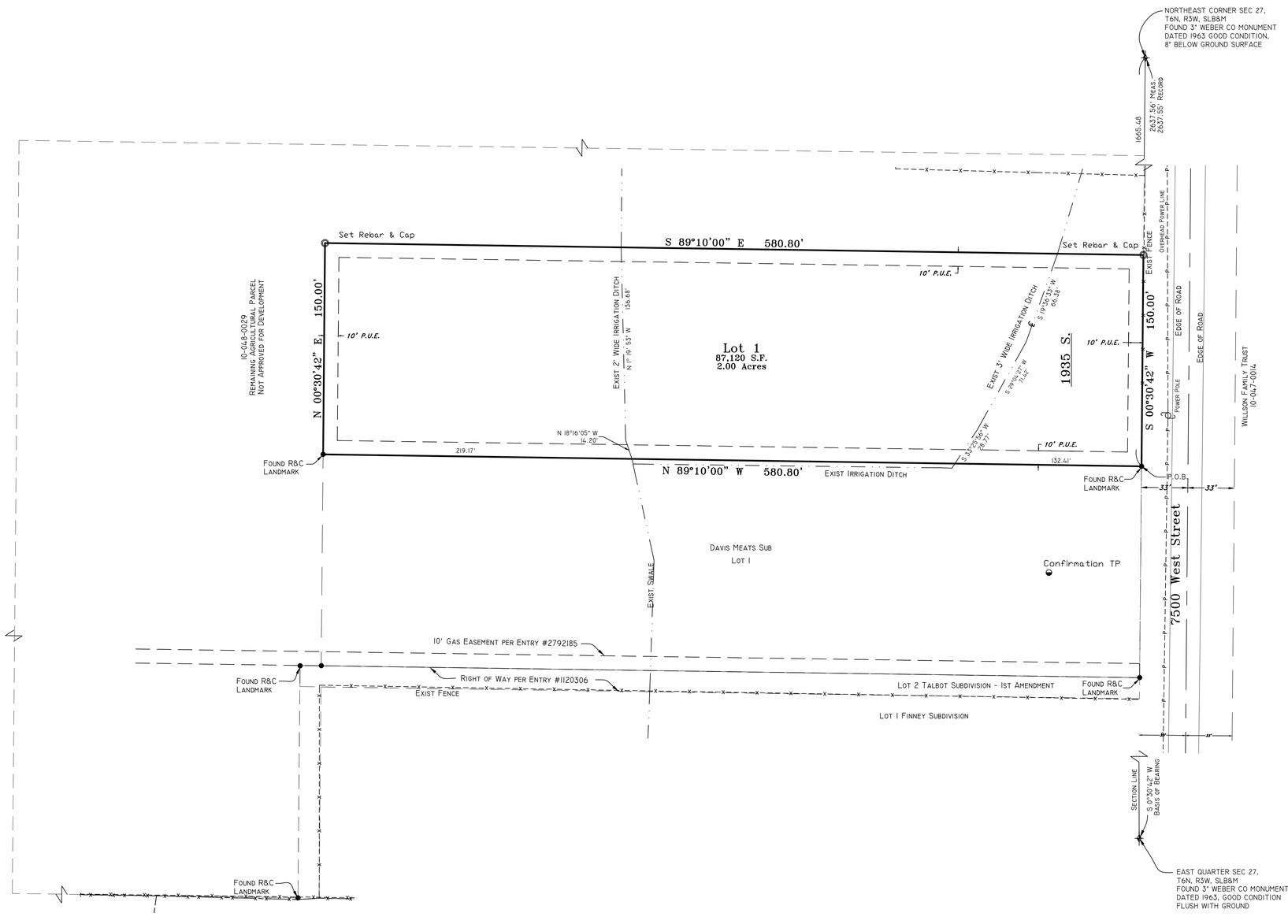
0 40 80

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ADJACENT PROPERTY
- SUBDIVISION BOUNDARY
- FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

NOTE:

1. Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(b)(5)]
2. 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 until curb and gutter is installed.
3. The existing 2 foot wide and 3 foot wide ditches may have an Easement of Use for down stream land owners in it's current location. Easement is to remain in force unless and/or until the Grantor(s) successors, or assigns may desire to relocate the ditch to another location while maintaining proper water supply to down stream land owners, at which time this easement shall automatically become void and released without the recording of a release document.
4. Rocky Mountain Power "Power Company" maintains a Blanket Easement (Entry #2792763, dated May 11, 2016 in the Weber County Recorders Office) over the parent parcel of this subdivision. All visible evidence of Power Companies equipment and use have been found and are shown on this plat to be in the road right of way. Power Company may need to be contacted to determine if the portion of the blanket easement within this Subdivision Boundary may be released or voided.



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 RUSSIAN OLIVE SUBDIVISION:

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Corporate Acknowledgement

IN WITNESS WHEREOF, the herein named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this ____ day of _____ , 20___.

Mountain Views Land & Livestock LLC

By: By:

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the North half of the Southeast Quarter of the Northeast Quarter of Section 27, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast Corner of Davis Meats Subdivision according to the official Plat thereof, said point being 1665.48 feet South 0°30'42" West along the Section Line from the Northeast corner of said Section 27: and running thence North 89°10'00" West 580.80 feet; thence North 0°30'42" East 150.00 feet; thence South 89°10'00" East 580.80 feet; thence South 0°30'42" West 150.00 feet to the point of beginning.

Contains 2.00 acres.

NARRATIVE

The purpose of the survey is to create a 1 Lot subdivision from a larger parcel created by that Corrective Warranty Deed Entry #2721773 as found in the Weber County Recorders office.

Documents used to aide in this survey:

1. Weber County Tax Plat 10-048.
2. Deeds of record as found in the Weber County Recorders Office for parcels 10-048-0011, 10-048-0018, 10-045-0022, 10-048-0024, 10-048-0027, 10-048-0029.
3. Plats of Record: 45-048 Finney Subdivision, 77-060 Talbot Subdivision 1st Amendment, 80-093 Davis Meats Subdivision.
4. Record of Survey's: #1201, 2265, 2464, 5249, 5706.

Centerline of 7500 West Street is 33 feet East of the Section Line as established in prior Plats and Survey's.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the county.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT PRELIMINARY 9008384 STATE OF UTAH

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 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 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

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 _____, 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 Clerk

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION #16603 NO EXPLORATION PIT*
CONFIRMATION	0" - 17"	SANDY LOAM, GRANULAR STRUCTURES
	17" - 30"	SANDY LOAM, MASSIVE STRUCTURES
	30" - 65"	FINE SANDY LOAM, MASSIVE STRUCTURES

* SOILS INFORMATION FROM SOIL LOG #16169 DATED APRIL 3, 2017

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

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Jeffrey Lloyd Davis
Address: 1900 S. 7500 W. Ogden UT, 84404

NE 1/4 of Section 27, Township 6 North, Range 3 West, Salt Lake Base and Meridian.

Subdivision Plat

Revisions	
	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 1-2-2017
	FILE: 3796

Weber County Recorder

Entry no. _____

Fee paid _____

Filed for record and recorded

_____day of _____ 2016.

at _____

in book_____ of official records,

on page_____

County Recorder: Leann H Kilts

By Deputy:_____

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