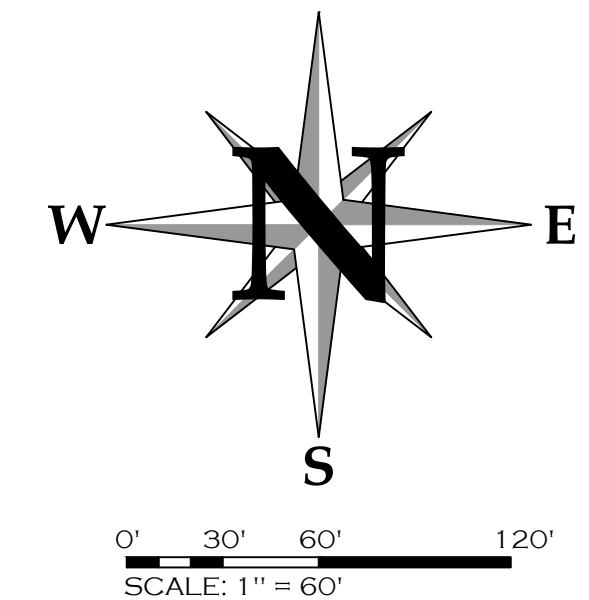


HAMMONS RANCH SUBDIVISION

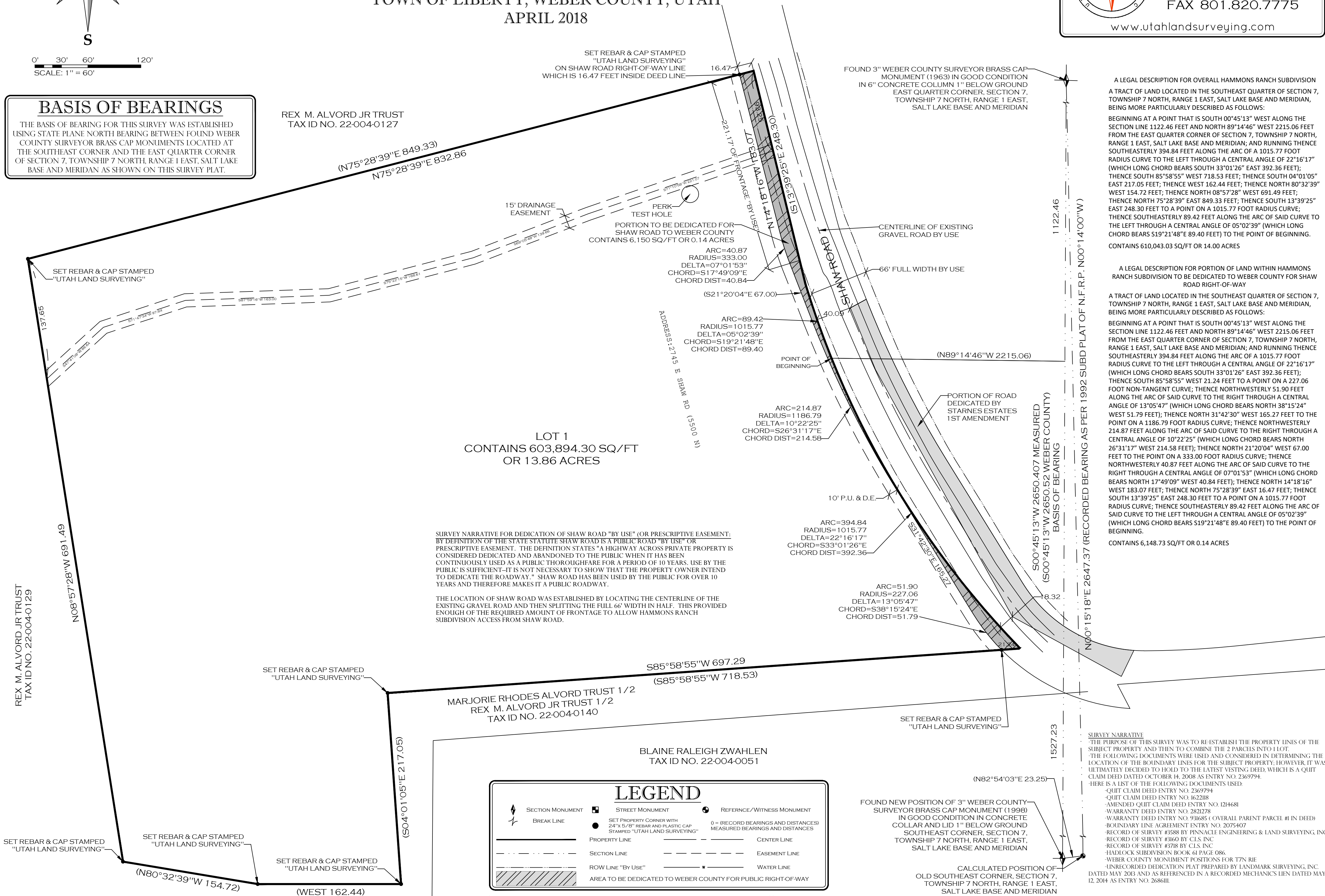
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
TOWN OF LIBERTY, WEBER COUNTY, UTAH
APRIL 2018



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING STATE PLANE NORTH BEARING BETWEEN FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

REX M. ALVORD JR TRUST
TAX ID NO. 22-004-0127



SURVEY NARRATIVE FOR DEDICATION OF SHAW ROAD "BY USE" (OR PRESCRIPTIVE EASEMENT):
BY DEFINITION OF THE STATE STATUTE SHAW ROAD IS A PUBLIC ROAD "BY USE" OR PRESCRIPTIVE EASEMENT. THE DEFINITION STATES "A HIGHWAY ACROSS PRIVATE PROPERTY IS CONSIDERED DEDICATED AND ABANDONED TO THE PUBLIC WHEN IT HAS BEEN CONTINUOUSLY USED AS A PUBLIC THOROUGHFARE FOR A PERIOD OF 10 YEARS. USE BY THE PUBLIC IS SUFFICIENT-IT IS NOT NECESSARY TO SHOW THAT THE PROPERTY OWNER INTEND TO DEDICATE THE ROADWAY." SHAW ROAD HAS BEEN USED BY THE PUBLIC FOR OVER 10 YEARS AND THEREFORE MAKES IT A PUBLIC ROADWAY.

THE LOCATION OF SHAW ROAD WAS ESTABLISHED BY LOCATING THE CENTERLINE OF THE EXISTING GRAVEL ROAD AND THEN SPLITTING THE FULL 66' WIDTH IN HALF. THIS PROVIDED ENOUGH OF THE REQUIRED AMOUNT OF FRONTAGE TO ALLOW HAMMONS RANCH SUBDIVISION ACCESS FROM SHAW ROAD.

LEGEND			
	SECTION MONUMENT		STREET MONUMENT
	REFERENCE/WITNESS MONUMENT		PROPERTY LINE
	BREAK LINE		CENTER LINE
	SECTION LINE		EASEMENT LINE
	ROW LINE "BY USE"		WATER LINE
	AREA TO BE DEDICATED TO WEBER COUNTY FOR PUBLIC RIGHT-OF-WAY		

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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 **HAMMONS RANCH 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 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

MICHAEL L. WANGEMANN, PLS #6431156
DATE _____

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:

HAMMONS RANCH 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.

AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2019.

SIGNATURE _____
PRINT NAME AND TITLE _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ____ DAY OF _____, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ____ DAY OF _____, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____, 2019.

WEBER/MORGAN HEALTH DEPARTMENT

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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2019.

HAMMONS RANCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
TOWN OF LIBERTY, WEBER COUNTY, UTAH

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 _____, 2019.

ATTEST: _____
COUNTY RECORDER

COUNTY COMMISSION CHAIR

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR _____
FEE PAID _____
RECORD AND RECORDED _____
2019, AT _____ IN BOOK _____ OF _____
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR _____

WEBER COUNTY RECORDER

DEPUTY.

GENERAL NOTES:

- 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.
- 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.
- HAMMONS RANCH SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGIST SITE RECONNAISSANCE AND REVIEW HAS BEEN PERFORMED BY GCS GEO SCIENCES (DATE: NOVEMBER 28, 2017 AND JOB NO. 2017-44). THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

SURVEY PERFORMED FOR:
JESSE HAMMOND
2947 S. MIDLAND DR.
OGDEN, UT 84401

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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2019.

SIGNATURE

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 _____, 2019.

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 _____, 2019.

SIGNATURE