

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

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b) DW

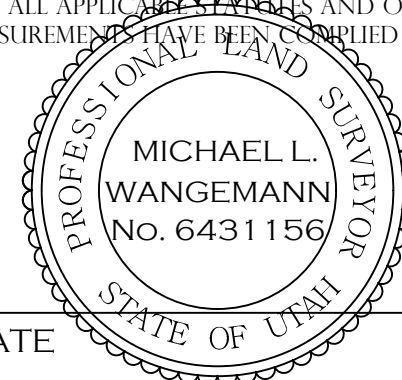
UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



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 MY 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.



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 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2018

SIGNATURE
JESSE HAMMONS

PRINT NAME AND TITLE

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS ____ DAY OF _____, 2018 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 _____, 2018 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 _____, 2018.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2018.

SIGNATURE

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 _____, 2018.

ATTEST:

COUNTY RECORDER

COUNTY COMMISSION CHAIR

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR
FEE PAID _____
RECORD AND RECORDED
2014, AT _____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR

WEBER COUNTY RECORDER

_____. DEPUTY.

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 ALVORD
TAX ID NO. 22-004-0127


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

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).


ADJOINERS WERE NOT COMPARED AGAINST DURING THIS REVIEW. WILL COMPLETE A REVIEW OF ADJOINING PROPERTIES ON NEXT REVIEW. PLEASE ADD NARRATIVE EXPLAINING HOW THE ROAD WAS ALIGNED AS WELL AS ALL SIDES OF BOUNDARIES, ESPECIALLY THOSE THAT MAY HAVE A GAP OR OVERLAP NEEDING TO BE ADDRESSED. IF A RECORD OF SURVEY WAS COMPLETED SHOWING THE NARRATIVE AND EXPLAINING THE BOUNDARY YOU CAN SEND THAT AND WILL ADDRESS THE PLAT A REFERENCE TO A ROS NUMBER.

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).


WAS THE SURVEY 3588 OR THE HADLOCK SURVEY USED IN THIS DETERMINATION. THERE ARE GAPS AND OVERLAPS AROUND THE BOUNDARY AND A NARRATIVE IS NEEDED TO EXPLAIN THE DETERMINATION OF THE BOUNDARY




SECTION MONUMENT




BREAK LINE




PROPERTY LINE




SECTION LINE




GAS LINE




AREA TO BE DEDICATED TO WEBER COUNTY FOR PUBLIC RIGHT-OF-WAY




STREET MONUMENT




SET PROPERTY CORNER WITH 24"x5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING"




CENTER LINE




EASEMENT LINE



WATER LINE



REFERENCE/WITNESS MONUMENT



0 = (RECORD BEARINGS AND DISTANCES) MEASURED BEARINGS AND DISTANCES

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 _____, 2018.

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 _____, 2018

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 _____, 2018.

SIGNATURE

REX ALVORD
TAX ID NO. 22-004-0129

BLAINE RALEIGH ZWAHLEN
TAX ID NO. 22-004-0051

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 GEOLOGICALS (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