

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <i>Mountain Vista</i>		Number of Lots <i>34</i>
Approximate Address <i>2060 Ryan Circle</i>		Land Serial Number(s) <i>07-086-0068</i>
Current Zoning <i>R-2</i>	Total Acreage <i>1.5</i>	
Culinary Water Provider <i>Uintah Highlands</i>	Secondary Water Provider <i>Weber Basin</i>	Wastewater Treatment <i>Uintah Highlands</i>

Property Owner Contact Information

Name of Property Owner(s)		Mailing Address of Property Owner(s) <i>2060 Ryan Cir Ogden, UT 84403</i>
Phone <i>801-476-3333</i>	Fax	
Email Address <i>RSWATERFALL@gmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Phone	Fax	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <i>Andy Hubbard / Great Basin</i>		Mailing Address of Surveyor/Engineer <i>5746 S 1475 E Ste 200 Ogden, UT 84405</i>
Phone <i>801-394-4515</i>	Fax	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

RS Waterfall

(Property Owner)

Nancy Waterfall

(Property Owner)

Subscribed and sworn to me this *20* day of *Jan*, 20*18*



[Signature]

(Notary)

Authorized Representative Affidavit

I(We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Preliminary Plan for

Mountain Vista Subdivision

All of Lot 11, Utah Highlands No. 6, and a part of the Northwest 1/4 of Section 23, T5N, R1W, SLB&M, U.S. Survey

Weber County, Utah

November 2018

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 62222222 in accordance with Title 50 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Mountain Vista Subdivision is Weber County, Utah has been correctly drawn to the designated 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 Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-12, Monumented Lot corners have been set as shown on this drawing.

I also certify that Lots 12, 13 and 14 within Mountain Vista Subdivision, in Weber County meet the fringe and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2018.

License No. _____
Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and parcels as shown on this plat, and name said tract Mountain Vista Subdivision, and hereby dedicate, grant and convey to Weber County certain rights of easements for public utility and drainage purposes as shown thereon, the same to be used for the installation, maintenance, and operation of public utility service lines. All dedications may be authorized by Weber County, with no buildings or structures being erected with such easements.

Signed this _____ day of _____, 2018.

Scott Waterfall Nancy Waterfall

Scott Waterfall - Owner Nancy Waterfall - Owner

ACKNOWLEDGMENT

State of Utah
County of Weber | **
The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by _____
Reading At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

DESCRIPTION

All of Lot 11, Utah Highlands No. 6, and a part of the Northwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, South Ogden City, Weber County, Utah:
Beginning at a point on the Northwest Right of Way Line of Ryan Circle and the Southeast Corner of Lot 20, Utah Highlands No. 6 Subdivision, South Ogden City, Weber County, Utah (Entry Number 2338895, Weber County Recorder's Office), said point being 733.07 feet South 0°40'20" West along the Section Line and 426.22 feet South 87°18'00" East from the Northwest Corner of said Section 23, and running thence North 24°00'58" East 238.53 feet along the Southeastery Line of said Lot 20 to a point on the Southerly Right of Way Line of Combe Road; thence along said Southerly Right of Way Line the following three (3) courses: (1) South 68°32'00" East 225.65 feet to a point of curvature, (2) Southwesterly along the arc of a 60.34 foot Radius curve to the right a distance of 40.82 feet (Control Angle equals 44°30'22" and Long Chord bears South 52°53'03" East 40.48 feet) to a non-concurrent curve, and (3) Southwesterly along the arc of a 40.00 foot Radius curve to the right a distance of 31.17 feet (Control Angle equals 44°30'22" and Long Chord bears South 17°15'14" East 30.31 feet) to a non-concurrent curve and the Westerly Line of Skyline Drive; thence along said Westerly Line the following two (2) courses: (1) Southwesterly along the arc of an 83.00 foot Radius curve to the right a distance of 39.40 feet (Control Angle equals 18°55'37" and Long Chord bears South 14°31'53" West 23.23 feet) and (2) South 23°59'50" West 103.59 feet to a point on the Westerly Line of the Nancy Waterfall Property (Parcel 07-434-0004, Weber County Recorder's Office, Utah); thence along said Westerly and Westerly Lines the following four (4) courses: (1) North 58°00'03" West 86.28 feet, (2) South 52°10'35" West 43.00 feet, (3) South 29°04'20" West 86.39 feet and (4) South 50°00'00" West 85.12 feet to the Easterly Right of Way Line of said Ryan Circle; thence along said Easterly Right of Way Line the following three (3) courses: (1) Northwesterly along the arc of a 118.26 foot Radius curve to the right a distance of 46.24 feet (Control Angle equals 21°25'44" and Long Chord bears North 28°12'29" West 43.88 feet), (2) North 18°30'00" West 113.00 feet to a point of curvature and (3) Northwesterly along the arc of a 189.53 foot Radius curve to the left a distance of 44.10 feet (Control Angle equals 12°18'54" and Long Chord bears North 23°25'17" West 44.60 feet) to the South West Corner of said Lot 20 and the Point of Beginning.
Contains 75,925 Sq. Ft. or 1,744 Acres



VICINITY MAP
Not to Scale



Scale 1" = 50'



NARRATIVE

This Subdivision Plat was requested Scott and Nancy Waterfall for the purpose of creating three (3) Residential Lots.
Monuments found in the Northwest and West Quarter Corners of Section 23 with a bearing of South 0°20'40" West was used as the Basis of Bearings for this Plat.
The Westerly Line was established by the Utah Highlands No. 6 Subdivision (Book 62, Page 22).
The Northwesterly Line was established by following the South Right of Way Line of Combe Road.
The Easterly Line was established by following the Westerly Right of Way Line of Skyline Drive per Mountain Edge Subdivision (Book 87, Page 81).
The Southerly Line was established by following the Northwesterly Right of Way Line of Ryan Circle per Utah Highlands Subdivision No. 6 (Book 25, Page 45).
Property Corners were set as monumented on this Plat.

Line	Bearing	Length
L1	S 27°38'30" W	103.69
L2	N 30°03'11" W	86.24
L3	S 24°10'23" W	43.00
L4	S 23°04'20" W	86.39
L5	S 20°00'00" W	85.12
L6	N 18°30'00" W	113.00

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	29°10'32"	60.34	40.82	40.48	S 52°53'03" E
C2	44°30'22"	40.00	31.17	30.31	S 17°15'14" E
C3	18°55'37"	83.00	39.40	23.23	S 14°31'53" W
C4	21°25'44"	118.26	46.24	43.88	N 28°12'29" W
C5	12°18'54"	189.53	44.10	44.60	N 23°25'17" W

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, have been hereby approved and accepted by the Weber County Commission, Utah this _____ day of _____, 2018.

Title _____
Attest _____
Chair, Weber County Commission

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 _____, 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 are in force and effect.

Signed this _____ day of _____, 2018.

Signature _____

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2018.

Chair, 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 approval of the District Engineer is sufficient for the installation of these improvements.

Signed this _____ day of _____, 2018.

Signature _____



ENGINEER:
Andy Hubbard
3744 South 1475 East Suite 200
Ogden, Utah 84403
(801) 294-4213

DEVELOPER:
Scott Waterfall
3040 Ryan Circle
Ogden, UT 84403
(801) 478-3232

WEBER COUNTY RECORDER	
ENTRY NO. _____	FILE NO. _____
RECORDED _____	INDEXED _____
DATE RECORDED _____	DATE INDEXED _____
WEBER COUNTY RECORDER	
DEPUTY	



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt Number **93402**

Receipt Date
11/20/18

Received From:
WATERFALL

Time: 14:46
Clerk: amartin

Description	Comment	Amount
PLAN SUBDIV FEE	MOUNTAIN VISTA	\$620.00
SURVEY SUBDIV	MOUNTAIN VISTA	\$500.00
ENG SUBDIV FEES	MOUNTAIN VISTA	\$330.00

Payment Type	Quantity	Ref	Amount
CHECK		655	

AMT TENDERED: \$1,450.00
 AMT APPLIED: \$1,450.00
 CHANGE: \$0.00