

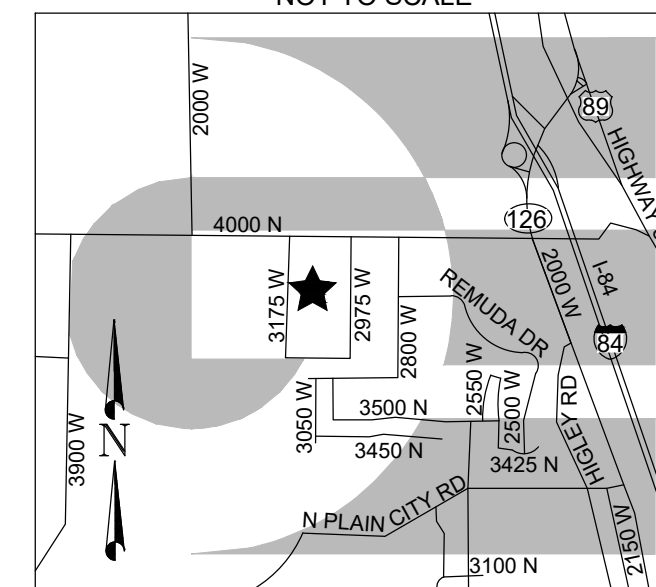
SCHILDHAUER SUBDIVISION

LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 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

VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

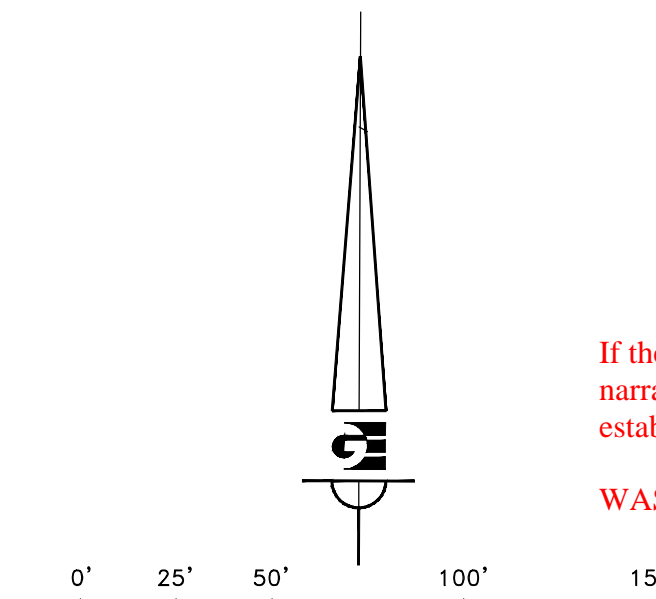
BEGINNING AT A POINT BEING LOCATED SOUTH 89°35'34" EAST 505.91 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 0°00'00" EAST 663.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; RUNNING THENCE SOUTH 88°04'04" EAST 690.42 FEET; THENCE SOUTH 1°46'35" WEST 162.50 FEET; THENCE NORTH 88°04'04" WEST 690.50 FEET; THENCE NORTH 1°48'20" EAST 162.50 FEET TO THE POINT OF BEGINNING. CONTAINS 2.58 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KEVIN SCHILDHAUER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°35'34" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 3175 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE HALES SUBDIVISION.

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).

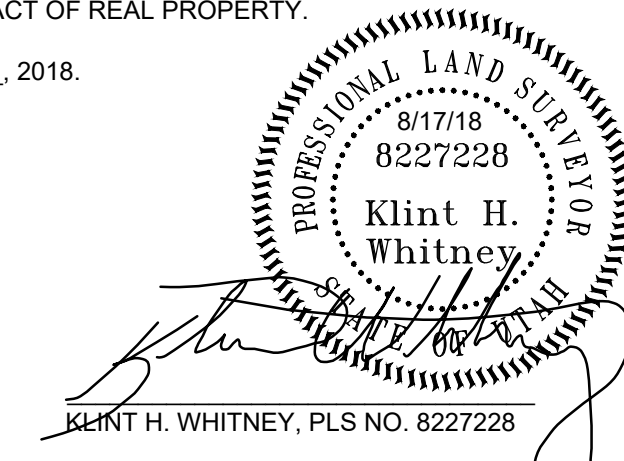
WAS BOOK/PAGE: 54:02 USED TO DEFINE THE ROW?



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SCHILDHAUER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2018.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING RIGHT-OF-WAY EASEMENT LINE
- EASEMENT
- EXISTING FENCE LINE
- SETBACK LINE
- ALTERNATE SETBACK LINE
- ▨ PRIVATE ROAD EASEMENT
- ▩ ACCESS EASEMENT
- EXISTING GRAVEL ROAD
- 4234 --- EXISTING 1' CONTOUR
- 4235 --- EXISTING 5' CONTOUR

EXISTING ROAD EASEMENT? OR IS THIS PLAT BEING USED TO CREATE A PRIVATE ROAD. IF EXISTING PLEASE NOTE BOOK AND PAGE OF PLAT SHOWING THE PRIVATE ROAD EASEMENT.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SCHILDHAUER SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2018.

BY: KEVIN SCHILDHAUER, JOINT TENANT

BY: JILL SCHILDHAUER, JOINT TENANT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2018, before me _____, A Notary Public, personally appeared KEVIN SCHILDHAUER AND JILL SCHILDHAUER, HUSBAND AND WIFE AS JOINT TENANTS. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

DEVELOPER: KEVIN SCHILDHAUER	S1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

NORTHWEST COR.
SEC. 22, T7N, R2W, S.L.B. & M
FOUND W.C. 3" BRASS CAP IN 4" PVC
GOOD CONDITION, DATED 1981

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(e)

NORTH QUARTER COR.
SEC. 22, T7N, R2W, S.L.B. & M
FOUND REFERENCE MONUMENT
DATED 2005

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d DW

If that monument is not in place, its mathematical location must be shown as well as a mathematical relationship to a monument in place. WCO 106-1-8(c)(1)d

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4)

DIMENSION OF OTHER SIDE OF THE ROAD

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) Location of ditch and BOR setback

THE TERMS IN THE BOR EASEMENT MAY NOT ALLOW ADDITIONAL EASEMENTS WITHIN THEIR BOUNDARY

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

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

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

NOTES

1. ZONE A-1 CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR-30'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES, AND OTHER PUBLIC UTILITIES.
4. SEWER IS TO BE SEPTIC AS APPROVED BY WEBER COUNTY.
5. ALL BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE TIME WHEN THE BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY.
6. SOILS NOTES:
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 411735 E 4575868 N)
0-24" LOAM GRANULAR STRUCTURE
24-58" SANDY LOAM, WEAKLY MASSIVE STRUCTURE
GROUND WATER DEPTH IF ENCOUNTERED 58 INCHES BELOW GRADE
EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 411641 E 4576382 N)
0-30" SILT LOAM, GRANULAR STRUCTURE
30-34" FIN SANDY LOAM, GRANULAR MASSIVE STRUCTURE
GROUND WATER DEPTH IF ENCOUNTERED 58 INCHES BELOW GRADE

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 THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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.

Weber County Surveyor
WCO 106-1-8(c)(1)h, 10, WCO 45-4-2(c) DW

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 _____, 2018.

COUNTY SURVEYOR

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.

COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS ____ DAY OF _____, 2018.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO 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 _____, 2018.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

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
WCO 106-1-8(c)(1)h, 7; WCO 106-8-1(1) DW

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:

WCO 106-1-8(c)(1)h, 8.; WCO 106-1-8(c)(1)h, 9.; WCO 106-8-1(5) DW