

# ELIAS ESTATES PHASE 3

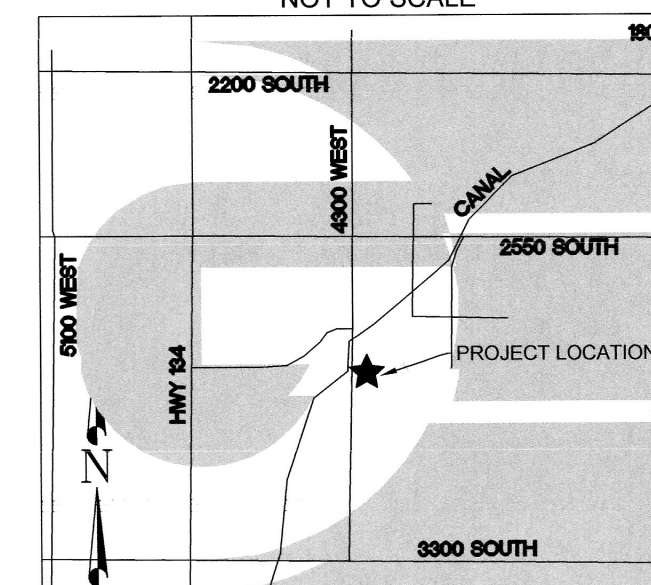
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
JUNE 2019

## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED NORTH 1°07'03" EAST 635.24 FEET ALONG SAID LINE FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID WEST LINE NORTH 1°07'03" EAST 149.99 FEET; THENCE SOUTH 88°56'12" EAST 309.08 FEET; THENCE SOUTH 1°48'13" WEST 150.00 FEET TO THE NORTHEAST CORNER OF LOT 1, ELIAS ESTATES SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT NORTH 88°56'12" WEST 307.28 FEET TO THE POINT OF BEGINNING, CONTAINING 46,223 SF, OR 1.06 AC, MORE OR LESS.

### VICINITY MAP

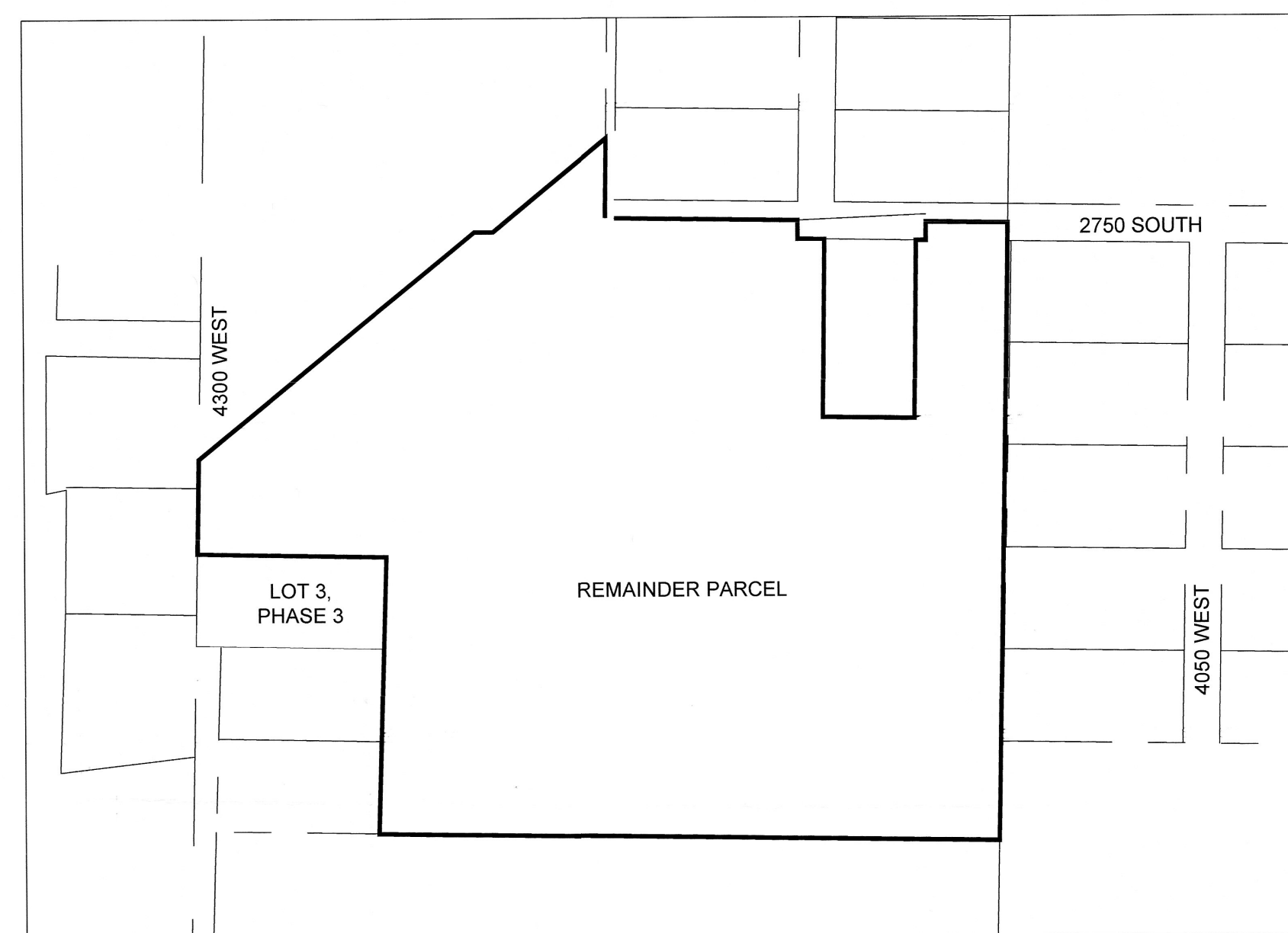
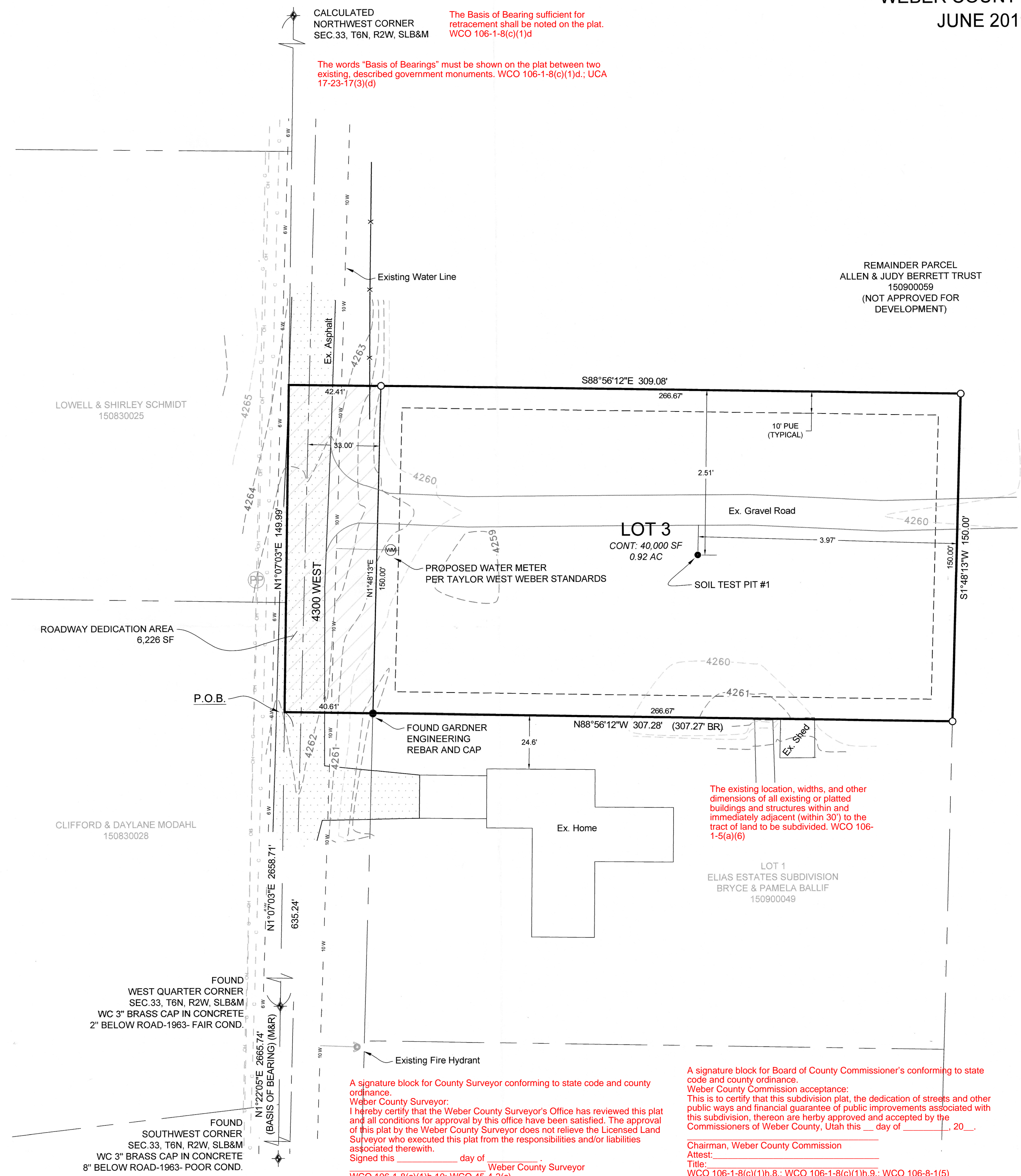
NOT TO SCALE



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)

The Basis of Bearing sufficient for retracement shall be noted on the plat. WCO 106-1-8(c)(1)d

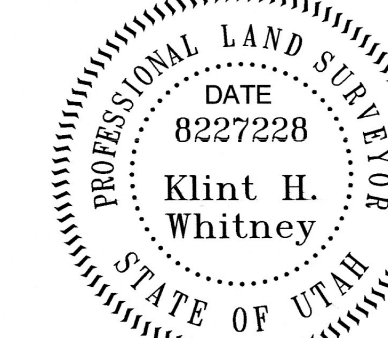
The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d; UCA 17-23-17(3)(d)



### 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 ELIAS ESTATES PHASE 3 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 \_\_\_\_\_, 2019.



KLINT H. WHITNEY, PLS NO. 8227228

### 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:

#### ELIAS ESTATES PHASE 3

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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

THE MAURICE A. BERRETT AND MARIAN P. BERRETT TRUST UNDER AGREEMENT DATED FEBRUARY 7, 1987

BY: ALICE B. ROWLEY (SUCCESSOR CO-TRUSTEE) BY: ALLEN P. BERRETT (SUCCESSOR CO-TRUSTEE)

Allen P. Berrett and Judy G. Berrett Under Trust Agreement dated December 17 1998 Per Weber County recorders Entry # 2523237

### NOTES

- ZONE (A-1) CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR-30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

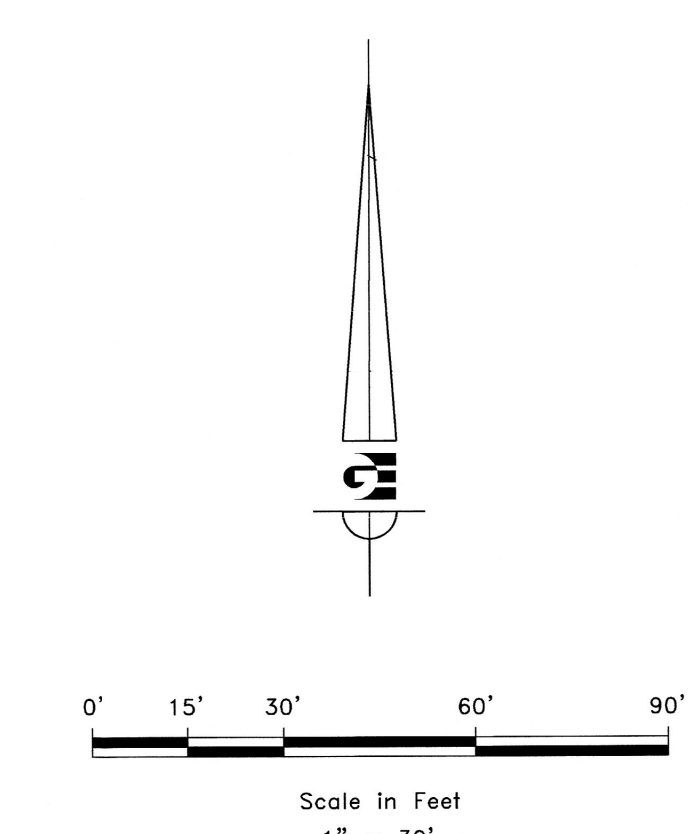
### SOIL NOTES

WEBER MORGAN HEALTH DEPARTMENT SOIL LOG #14772 DATED APRIL 24, 2019.  
EXPLORATION PIT #1 (UTM, ZONE 12T, NAD 83, 409245 E 4563142N)  
0-60" LOAMY FINE SAND, SINGLE GRAIN STRUCTURE  
GROUNDWATER DEPTH ENCOUNTERED AT 24" 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.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BROCC BALLIF. 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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 1°22'05" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4300 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE ELIAS ESTATES SUBDIVISION PHASES 1 AND 2. THE FOUND REBAR AND CAP ON THE SOUTHWEST CORNER WAS HELD. QUIT CLAIM DEED RECORDED AS # 2510913 WAS ALSO USED TO ESTABLISH THE BOUNDARY.



### LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 5/8" x 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- - - - - PUBLIC UTILITY EASEMENT (PUE)
- - - - - EXISTING FENCE LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING COMMUNICATION LINE
- ⊙ EXISTING OVERHEAD POWER
- - - - - EXISTING GAS LINE
- ⊕ PROPOSED WATER METER AND SERVICE LINE

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me ALICE B. ROWLEY AND ALLEN P. BERRETT, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the SUCCESSOR CO-TRUSTEE of THE MAURICE A. BERRETT AND MARIAN P. BERRETT TRUST UNDER AGREEMENT DATED FEBRUARY 7, 1987, and that said document was signed by him/her in behalf of said Corporation, by Authority of its Bylaws, or (Resolution of its Board of Directors) and said ALICE B. ROWLEY AND ALLEN P. BERRETT acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

DEVELOPER: BROCC BALLIF 2750 S 4300 W OGDEN, UT 84401 801-866-5910	<b>S1</b> <b>1</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER BY: _____
<b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

<b>WEBER COUNTY SURVEYOR</b> 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 _____, 2019. _____ COUNTY SURVEYOR	<b>WEBER COUNTY ATTORNEY</b> 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. _____ COUNTY ATTORNEY	<b>WEBER COUNTY ENGINEER</b> 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. _____ COUNTY ENGINEER	<b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ____ DAY OF _____, 2019. _____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	<b>WEBER - MORGAN HEALTH DEPARTMENT</b> 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 _____, 2019. _____ DIRECTOR WEBER-MORGAN HEALTH DEPT.
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