

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 6/12/19	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name ELIAS ESTATES		Number of Lots 1
Approximate Address 2836 S 4300 W		Land Serial Number(s) 150900059
Current Zoning A1	Total Acreage 0.96	
Culinary Water Provider Taylor West Weber	Secondary Water Provider Hooper Irrigation	Wastewater Treatment SEPTIC SYSTEM

Property Owner Contact Information

Name of Property Owner(s) ALLEN BERRETT		Mailing Address of Property Owner(s) 2750 S 4150 W OGDEN, UT 84401	
Phone (801) 388-8639	Fax		
Email Address apberrett@gmail.com		Preferred Method of Written Correspondence Email Fax <input checked="" type="radio"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) BROCK BALLIF		Mailing Address of Authorized Person 2750 S. 4300 W OGDEN, UT 84401	
Phone (801) 866-5910	Fax		
Email Address brockballif@gmail.com		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email Fax Mail	

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer GARDNER ENGINEERING		Mailing Address of Surveyor/Engineer 5150 S 375 E OGDEN, UT 84405	
Phone (801) 476-0066	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax <input checked="" type="radio"/> Mail	

Property Owner Affidavit

I (We), ALLEN BERRETT, 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.



 (Property Owner)

 (Property Owner)

Subscribed and sworn to me this 12th day of June, 2019.

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorize 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 out agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

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

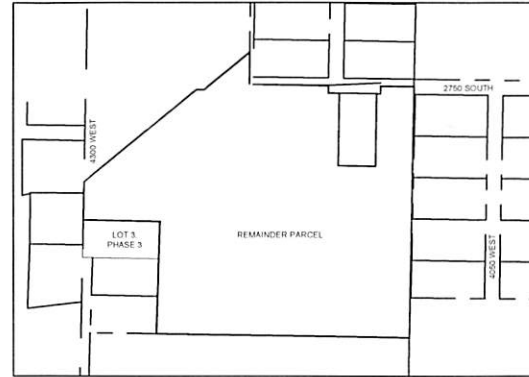
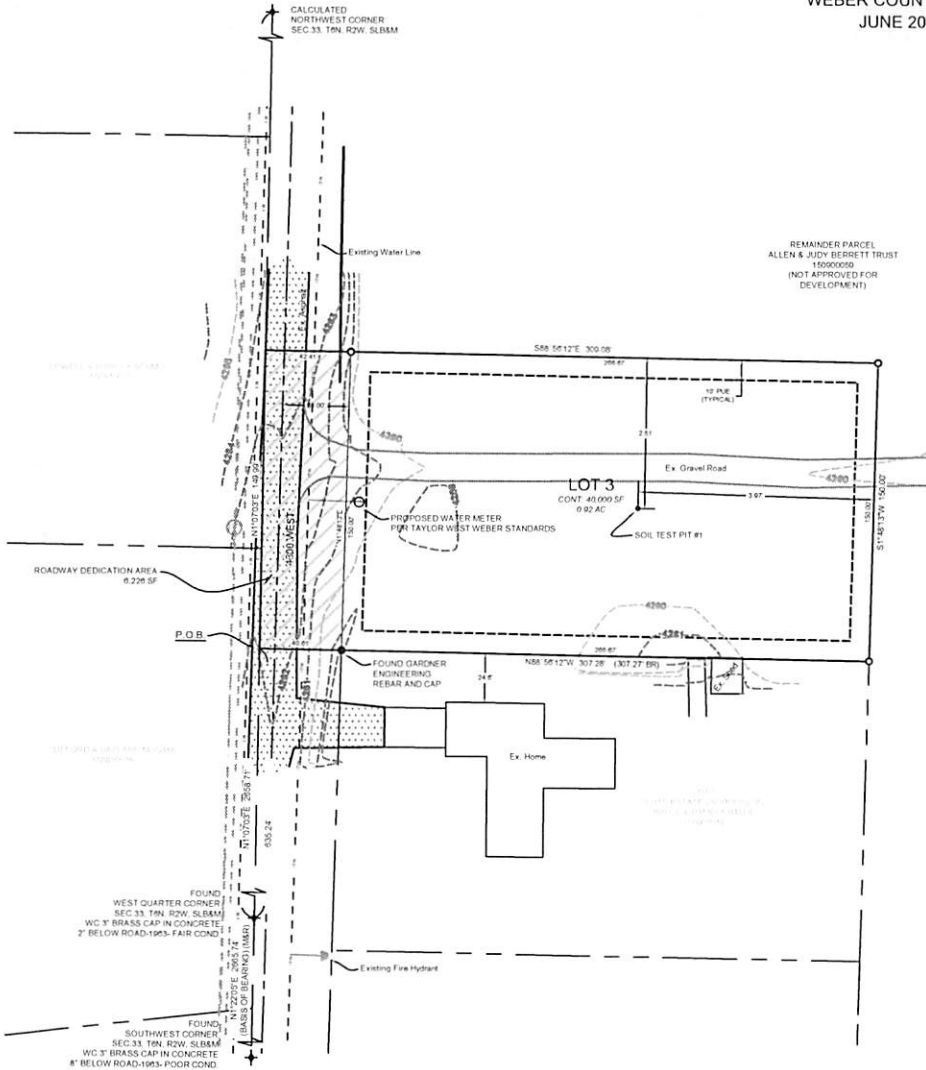
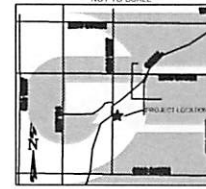
Notary

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°07'00" EAST 835.24 FEET ALONG SAID LINE FROM THE WEST QUARTER CORNER OF SAID SECTION, RUNNING THENCE ALONG SAID WEST LINE NORTH 1°07'00" EAST 180.00 FEET; THENCE SOUTH 89°12' EAST 300.00 FEET; THENCE SOUTH 1°48'13" WEST 160.00 FEET TO THE NORTH-EAST 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 48.223 SF, OR 1.06 AC, MORE OR LESS.

VICINITY MAP
 NOT TO SCALE



NOTES

1. ZONE (A-1) CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' WITH TOTAL OF 2' SIDE YARDS NOT LESS THAN 2' // 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. 4803024E 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: 402045 E 406142N)
 0-40" 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 BRCC 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 SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 1°22'55" 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. OUT CLAIM DEED RECORDED AS # 2510913 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

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. 822728 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, HEREINAFTER TO BE KNOWN AS ELIAS ESTATES PHASE 3, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE POINTS 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. 822728

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 WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED 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) // ALLEN P. BERRETT (SUCCESSOR CO-TRUSTEE)

ACKNOWLEDGMENT

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 proved to my satisfaction) and who, in my presence, 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 MAURICE A. BERRETT AND MARIAN P. BERRETT in his/her presence, and that said document was signed by ALICE B. ROWLEY AND ALLEN P. BERRETT acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

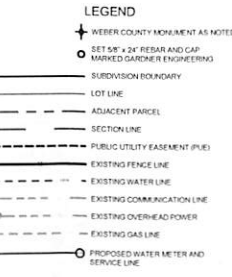
WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS ____ DAY OF _____, 2019.

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE FRANCHISE, GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREOF AND IN MY FORCE AND EFFECT.
 SIGNED THIS ____ DAY OF _____, 2019.

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAINAGE FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FRANCHISE GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
 SIGNED THIS ____ DAY OF _____, 2019.

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN FULLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 SIGNED THIS ____ DAY OF _____, 2019.

WEBER - MORGAN HEALTH DEPARTMENT
 I DO HEREBY CERTIFY THAT THE SOIL PERCOLATION RATES AND MOISTURE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR PRIVATE WASTEWATER DISPOSAL SYSTEMS.
 SIGNED THIS ____ DAY OF _____, 2019.



DEVELOPER: BRCC BALLIF, 2750 S 4300 W, OGDEN, UT 84401, 801-688-5000

COUNTY RECORDER: ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS. PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____

GARDNER ENGINEERING
 CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING
 5130 SOUTH 375 EAST OGDEN, UT OFFICE 801-474-0202 FAX 801-474-0066

11/20/2019 10:52:13 AM 11/20/2019 10:52:13 AM 11/20/2019 10:52:13 AM



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	109464

Receipt Date
06/12/19

Received From:
ELIAS ESTATES

Time: 15:12
Clerk: amartin

Description	Comment	Amount
PLAN SUBDIV FEE	SUBDIVISION	\$545.00
SURVEY SUBDIV	SUBDIVISION	\$425.00
ENG SUBDIV FEES	SUBDIVISION	\$255.00

Payment Type	Quantity	Ref	Amount
CHECK		4	

AMT TENDERED:	\$1,225.00
AMT APPLIED:	\$1,225.00
CHANGE:	\$0.00