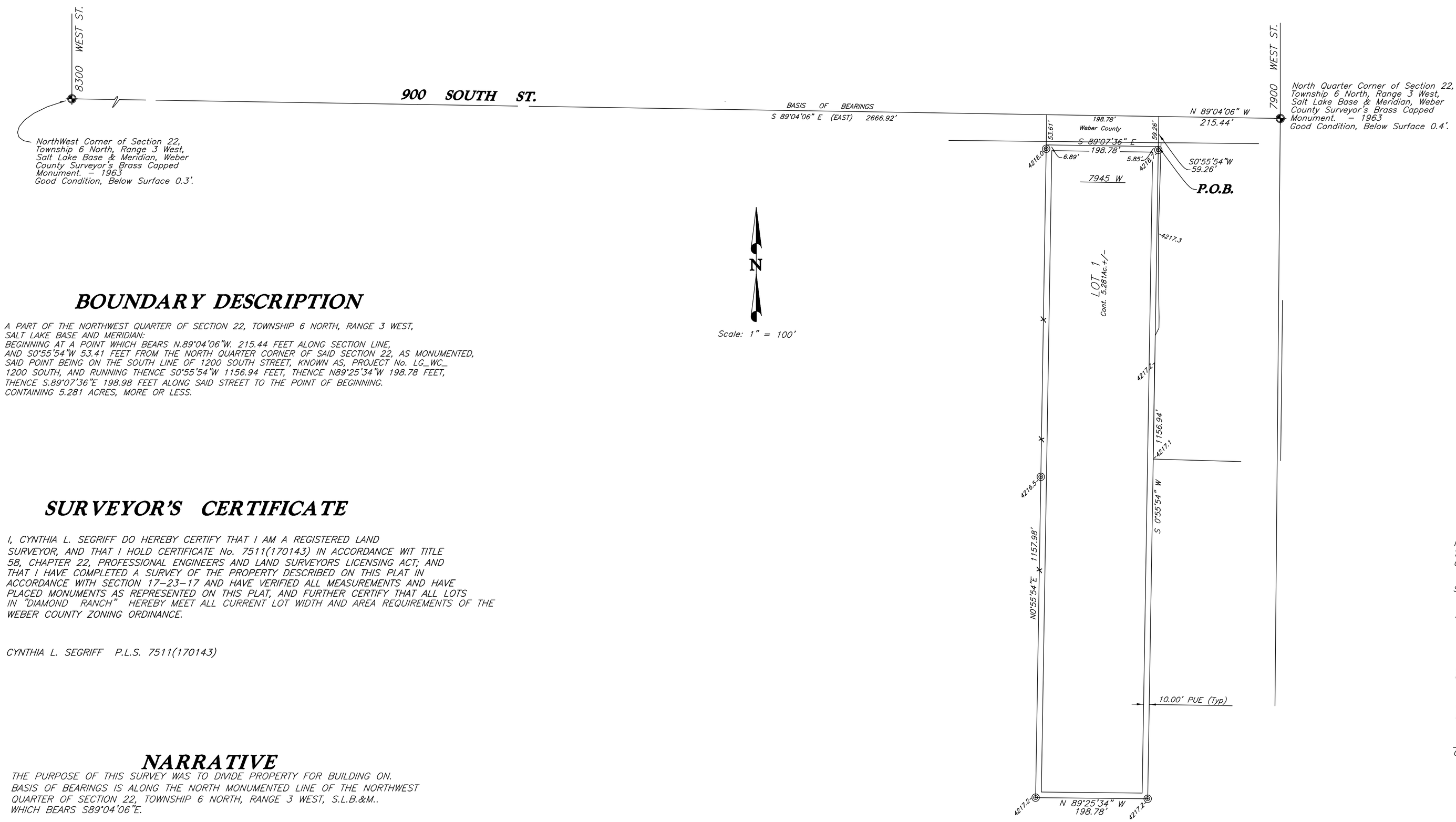
DIAMOND RANCH

Part of the NW Quarter, Section 22, T.6 N., R.3W., S.L.B.&M.
Weber County, Utah
23 Jul, 2019



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT WHICH BEARS N.89°04'06"W. 215.44 FEET ALONG SECTION LINE, AND S0°55'54"W 53.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, AS MONUMENTED, SAID POINT BEING ON THE SOUTH LINE OF 1200 SOUTH STREET, KNOWN AS, PROJECT No. LG_WC_ 1200 SOUTH, AND RUNNING THENCE S0°55'54"W 1156.94 FEET, THENCE N89°25'34"W 198.78 FEET, THENCE S.89°07'36"E 198.98 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.
CONTAINING 5.281 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511(170143) IN ACCORDANCE WIT TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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 FURTHER CERTIFY THAT ALL LOTS IN "DIAMOND RANCH" HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PROPERTY FOR BUILDING ON. BASIS OF BEARINGS IS ALONG THE NORTH MONUMENTED LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.. WHICH BEARS S89°04'06"E.

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 OFFICE DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20

_____
COUNTY SURVEYOR

PREPARED BY:
C.L.S., Inc.
CONSTRUCTION & LAND SURVEYORS
510 CANYON ROAD
PH. (801) 399–4935 OGDEN, UTAH 84404 CLSCLN@AOL.COM

DEVELOPER: Alex Diamond
Address/Contact: 267 W 4650 S
801–628–4393

NOTE:

AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

DUE TO THE TOPOGRAPHIC 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.

LEGEND:

( )	DISTANCE AND OR BEARING PER DEED OR PLAT.
	NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
	EXISTING FENCES.
	SET 5/8" REBAR/C. & L.S. CAP.
PP	EXISTING POWER POLE
	EXISTING POWER LINE
FH	EXISTING FIRE HYDRANDT

OWNERS 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 ON THE PLAT AND NAME SAID TRACT DIAMOND RANCH AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____,20

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH }
:SS:
COUNTY OF WEBER }

ON THIS _____ DAY OF _____,20

PERSONALLY APPEARED _____ , AND
_____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

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

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____,20

_____
SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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

_____ _____
TITLE

_____ _____
CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

WEBER–MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE ARE APPROVED FOR ON–SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE _____ DAY OF _____, 20

_____
DIRECTOR, WEBER–MORGAN HEALTH DEPARTMENT

COUNTY RECORDER

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED:
_____ 20 ____, AT _____

IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY: