

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

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

\_\_\_\_\_  
ALEXANDER S. DIAMOND      TANA L. DIAMOND

ACKNOWLEDGEMENT

STATE OF UTAH        |  
                          |SS:  
COUNTY OF WEBER |

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20

PERSONALLY APPEARED ALEXANDER S. DIAMOND , AND  
TANA L. DIAMOND

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 \_\_\_\_\_, 200

\_\_\_\_\_  
TITLE  
\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION      ATTEST

EASEMENT AND CONDITIONS CONTAINED THEREIN:  
WEBER MORGAN HEALTH DEPARTMENT  
Dated: March 20, 2019  
Recorded: March 20, 2019  
Entry No: 2970659  
Note on plat concerning the Waste Water System

COUNTY RECORDER

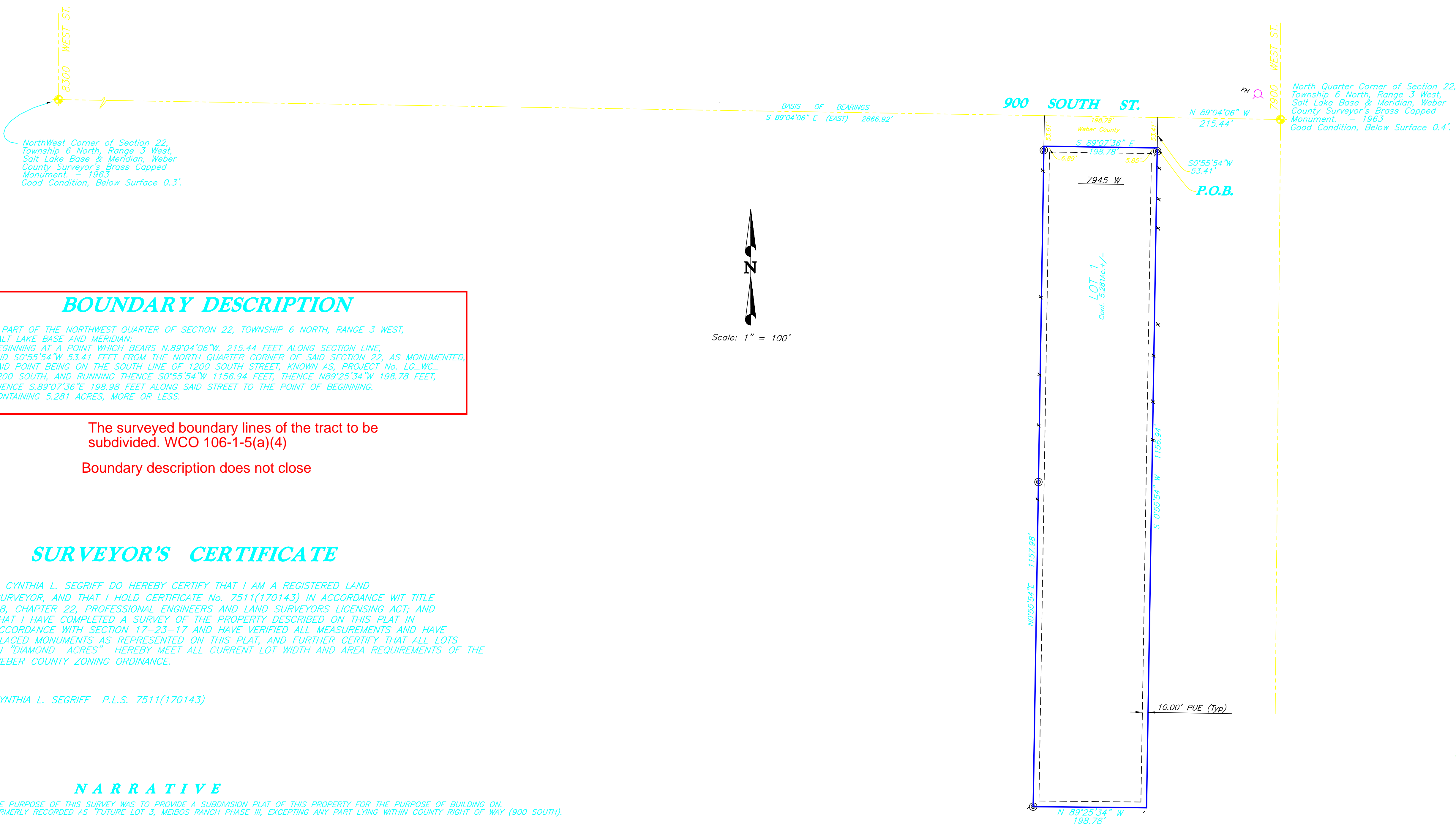
ENTRY No. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED:  
\_\_\_\_\_ 20\_\_\_\_, AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
OF OFFICIAL RECORDS.  
RECORDED FOR:

\_\_\_\_\_  
"DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT"

COUNTY RECORDER:  
\_\_\_\_\_  
BY:

**900 SOUTH ST.**



**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.

The surveyed boundary lines of the tract to be subdivided. WCO 106-1-5(a)(4)  
Boundary description does not close

**SURVEYOR'S CERTIFICATE**

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511(170143) IN ACCORDANCE WITH 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 ACRES" HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

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

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A SUBDIVISION PLAT OF THIS PROPERTY FOR THE PURPOSE OF BUILDING ON, FORMERLY RECORDED AS "FUTURE LOT 3, MEIBOS RANCH PHASE III, EXCEPTING ANY PART LYING WITHIN COUNTY RIGHT OF WAY (900 SOUTH).

THE BASIS OF BEARINGS IS ALONG THE NORTH MONUMENTED SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, WHICH BEARS N.89°04'06"W. (State Plane Grid).

THE RIGHT OF WAY HAS BEEN SHOWN PER THE DEED RECORDED AS E#2923306 OF THE WEBER COUNTY RECORDS, KNOWN AS PROJECT No LG\_WC\_1200 SOUTH, IN WHICH WEBER COUNTY CONVEYED PART OF THE UDOT RIGHT OF WAY, BACK TO THE ADJACENT PROPERTY OWNERS ALONG THE SOUTH SIDE OF 1200 SOUTH STREET.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL OF THIS PLAT BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS 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

**NOTE:**

AGRICULTURE IS THE PREFERRED 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 TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUN OFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

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

The existing location, widths, and other dimensions of all existing or platted streets or railroad line within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) 900 south street

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

**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.
- ⊙ EXISTING POWER POLE
- EXISTING POWER LINE
- ⊙ EXISTING FIRE HYDRANT
- (PUE) 10' PUBLIC UTILITY EASEMENT