## DIAMOND RANCH <u>OWNERS DEDICATION</u> Part of the NW Quarter, Section 22, T.6 N., R.3W., S.L.B.&M. Weber County, Utah 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 <u>DIAMOND RANCH</u> AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF 20 Aug, 2019 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 \_\_\_\_\_ ALEXANDER S. DIAMOND TANA L. DIAMOND North Quarter Corner of Section 22, Township 6 North, Range 3 West, 900 SOUTH ST. Salt Lake Base & Meridian, Weber County Surveyor's Brass Capped Monument. — 1963 N 89°04'06" W S 89°04'06" E (EAST) 2666.92' 215.44° Good Condition, Below Surface 0.4'. Weber County NorthWest Corner of Section 22, Township 6 North, Range 3 West, Salt Lake Base & Meridian, Weber S0°55′54″W -53.41′ County Surveyor's Brass Capped Monument. – 1963 <u>ACKNOWLEDGEMENT</u> *7945 W* Good Condition, Below Surface 0.3'. -P.O.B. STATE OF UTAH COUNTY OF WEBER } ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ PERSONALLY APPEARED ALEXANDER S. DIAMOND TANA L. DIAMOND SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY **BOUNDARY DESCRIPTION** RESIDING AT \_\_\_\_\_ A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, Scale: 1" = 100'SALT LAKE BASE AND MERIDIAN: MY COMMISSION EXPIRES: ———— BEGINNING AT A POINT WHICH BEARS N.89°04'06"W. 215.44 FEET ALONG SECTION LINE, AND SO'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 NO°55'54"E 1157.98 FEET, THENCE S89°07'36"E 198.78 FEET, WEBER COUNTY ATTORNEY ALONG SAID STREET TO THE POINT OF BEGINNING. CONTAINING 5.281 ACRES, MORE OR LESS. 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 \_\_\_\_\_ —х<del>— х</del> SIGNATURE WEBER COUNTY ENGINEER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR SUR VEYOR'S CERTIFICATE THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. I, CYNTHIA L. SEGRIFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SIGNED THIS \_\_\_\_\_DAY OF \_\_\_\_\_ 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 SIGNATURE 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. WEBER COUNTY PLANNING COMMISSION APPROVAL CYNTHIA L. SEGRIFF P.L.S. 7511(170143) 10.00' PUE (Typ) 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 NARRATIVETHE 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). N *89°25'34" W* WEBER COUNTY COMMISSION ACCEPTANCE 198.78 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). THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER THE RIGHT OF WAY HAS BEEN SHOWN PER THE DEED RECORDED AS E#2923306 OF THE WEBER COUNTY RECORDS. PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS KNOWN AS PROJECT No LG\_WC\_1200 SOUTH, IN WHICH WEBER COUNTY CONVEYED PART OF THE UDOT RIGHT OF WAY, SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS BACK TO THE ADJACENT PROPERTY OWNERS ALONG THE SOUTH SIDE OF 1200 SOUTH STREET. WEBER COUNTY SURVEYOR CHAIRMAN, WEBER COUNTY COMMISSION 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 RESPONDSIBILITIES AND/OR LEGEND: LIABILITIES ASSOCIATED THEREWITH. NOTE:

COUNTY SURVEYOR

PREPARED BY:

SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 20

C.L.S., Inc. CONSTRUCTION & LAND SURVEYORS PH. (801) 399-4935 OGDEN, UTAH 84404 CLSCLN@AOL.COM

DEVELOPER: Alex Diamond Address/Contact: 267 W 4650 S

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

WASTE WATER SYSTEM - EASEMENTS AND CONDITIONS CONTAINED THEREIN WEBER MORGAN HEALTH DEPARTMENT, DATED MARCH 20, 2019 RECORDED MARCH 20 2019 AS ENTRY #2970659

DISTANCE AND OR BEARING PER DEED OR PLAT. NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

X X EXISTING FENCES. SET 5/8" REBAR/C. & L.S. CAP. EXISTING POWER POLE

— - - — - SECTION LINE

— OHP— + EXISTING POWER LINE EXISTING FIRE HYDRANDT

---- (PUE) 10' PUBLIC UTILITY EASEMENT 

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

SIGNED THE \_\_\_\_\_\_, 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: