POLE PATCH PHASE 3 **BOUNDARY DESCRIPTION VICINITY MAP** LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, NOT TO SCALE A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7; RUNNING THENCE NORTH 89°47'17" WEST 1332.39 FEET ALONG THE SOUTH LINE OF SAID SECTION 7; THENCE NORTH 0°00'00" EAST 586.95 FEET; WEBER COUNTY, UTAH, DECEMBER 2019 THENCE SOUTH 72°02'01" EAST 414.96 FEET; THENCE NORTH 7°20'28" WEST 372.80 TO THE WEBER BOX ELDER LINE; THENCE ALONG SAID WEBER BOX ELDER LINE NORTH 55°06'51" EAST 777.75 FEET; THENCE SOUTH 62°04'20" EAST 393.37 FEET; THENCE SOUTH 0°00'00" EAST 1094.30 FEET TO THE POINT OF BEGINNING. CONTAINING 28.93 ACRES. PLEASANT VIEW CITY 160040011 **UNITED STATES OF AMERICA** SURVEYOR'S CERTIFICATE 160040003 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 PRIVATE ACCESS EASEMENT AS POLE PATCH PHASE 3 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS IN FAVOR OF PARCEL 160040007 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. AND THAT I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. **EXISTING 20.00' UTILITY LINE EASEMENT** SIGNED THIS DAY OF ENTRY # 2096396 10.00' -EXISTING WATER TANK LOCATION OF $\frac{1}{16}$ SECTION LINE DETERMINED BY RECORD OF SURVEY KLINT H. WHITNEY, PLS NO. 8227228 Scale in Feet NUMBER 3448 1" = 100'LOT 3 LEGEND SECTION LINE BY RECORD, DECLARATION OWNER'S DEDICATION OF COUNTY LINE BETWEEN BOX ELDER CONTAINING 786,361 SQ.FT. PLEASANT VIEW CITY AND WEBER COUNTY RECORD OF SURVEY ◆ WEBER COUNTY MONUMENT AS NOTED EX WELL PROTECTION ZONE **OR 18.06 ACRES** I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND **NUMBER 1366** 160040010 SET 24" REBAR AND CAP SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: 5192 NORTH JESSIE CREEK DRIVE MARKED GARDNER ENGINEERING POLE PATCH PHASE 3 SUBDIVISION BOUNDARY AND HEREBY DEDICATE, GRANT AND CONVEY AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID —— ADJACENT PARCEL SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF - SECTION LINE SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT OWNERS ASSOCIATION WHOSE ---- EXISTING UTILITY EASEMENT MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THI — — PUBLIC UTILITY EASEMENT PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF — EXISTING ACCESS AND UTILITY EASEMENT 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 —— EXISTING FENCE LINE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT DEDICATE AND CONVEY TO THE OWNERS OF PARCEL #160040007 PRIVATE ACCESS EASEMENT JASON L & LYNETTE KAP THEIR SUCCESSORS AND ASSIGNS A PRIVATE ACCESS EASEMENT FOR THE PURPOSES OF INGRESS AND - 55' TURNAROUND EASEMENT JENSEN BROTHERS BOX 160040007 CENTERED ON COMMON LOT CORNER EGRESS OVER AND UPON THE LANDS SHOWN AND DESCRIBED HERON AS PRIVATE ACCESS EASEMENT ELDER COUNTY PROPERTIES LLC AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY WEBER COUNTY AND ANY OTHER GOVERNMENTAL OR QUASI 160040006 LOT 2 GOVERNMENTAL BODY HAVING JURISDICTION OVER SUCH LAND, A PERPETUAL EASEMENT OF AND ACROSS TEMPORARY TURN AROUND EASEMENT FOR THE PURPOSE OF PROVIDING POLICE AND FIRE PROTECTION EXISTING ROAD TO BE IMPROVED TO CONTAINING 234,042 SQ.FT. PROVIDING EMERGENCY MEDICAL SERVICES AND PROVIDING ANY OTHER GOVERNMENTAL OR MUNICIPAL WEBER COUNTY STANDARD TO END OF OR 5.37 ACRES SERVICE UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT TURN AROUND 5135 NORTH JESSIE CREEK DRIVE SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED - 10'X40' TURNOUT LOT 1 FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS. EXISTING 60.00' ACCESS AND CONTAINING 239,789 SQ.FT. SOUTH QUARTER CORNER SEC.7, T7N, R1W, SLB&M, FOUND 3" WEBER COUNTY BRASS CAP MONUMENT THAT UTILITY EASEMENT EXISTING ACCESS ROAD TO OR 5.50 ACRES IS 2" ABOVE GROUND SURFACE (GOOD CONDITION, ENTRY # 2096395 ALSO 5122 NORTH JESSIE CREEK DRIVE SIGNED THIS DAY OF 2019. BE RELOCATED TO THE DATED 1982) ENTRY # 2692499 CENTERLINE OF EASEMENT WADMAN INVESTMENTS 30.00'100.00' EXISTING UTLITY EASEMENT EXISTING 20.00' UTILITY EASEMENT -ENTRY #2148622 ENTRY #2096397 ر P.O.B. PRINTED NAME/TITLE 1332.22' **____ ___ ___** 484.11'**_** _____ 848.28' ____ ____ N89°47'17"W 2664.61' (BASIS OF BEARING) N89°47'17"W 1332.39' **SIGNATURE** SOLAR PANALS -NOTES RELOCATED ACCESS ROAD CENTERED ON ACCESS EASEMENT recommend adding SOUTHEAST CORNER OF SEC.7, T7N, R1W, SLB&M, FOUND 3" WEBER COUNTY BRASS CAP MONUMENT THAT CURRENT ZONING - WEBER COUNTY A-1 RMP easement over IS FLUSH WITH GROUND SURFACE (GOOD CONDITION, / 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO power line as PHOEBEAR LLC FOUND FORESIGHT SURVEYING BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. constructed REBAR CAP 160120042 49057C0205F WITH AN EFFECTIVE DATE OF JUNE 2, 2015. WILLIAMS W & DONNA R WHITE **ACKNOWLEDGEMENT** EXISTING SEWER MAN HOLE **FAMILY TRUST** CONNECT AND EXTEND LINE - FOUND FORESIGHT SURVEYING ER CENTRAL WEBER SEWER AGRICULTURAL NOTE: 160120031 Recommend identifyir STATE OF UTAH MPROVEMENT DISTRICT STANDARDS AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE essie Creek Drive as OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE COUNTY OF WEBER DON H & MINDY LEE SCOTT PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT 160120041 Based on plan and profile drawing, 2019, personally appeared before me INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, water line makes 2-45-degree bends. of WADMAN INVESTMENTS, and that said document was signed by Water line easement should be NARRATIVE him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said entered on actual water line location. acknowledged to me that said *Corporation executed the same. City will bluestake water line for THE PURPOSE OF THIS SURVEY WAS TO CREAT A THREE LOT SUBDIVISION OF THE PROPERTY AS SHOWN elete note (should be or AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SPENCER BRADLEY ON BEHALF OF WADMAN survey for proper easement mprovement plans only) INVESTMENTS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AND FOUND PROPERTY CORNERS AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°47'17" WEST WEBER COUNTY, UTAH NOTARY PUBLIC STAMP NORTH, NAD 83 STATE PLANE GRID BEARING. PROPERTY BOUNDARY WAS DETERMINED BY RECORD OF SURVEY #3448, FOUND PROPERTY CORNERS WITHIN THE POLE PATCH DEVELOPMENT AND EXISTING WEBER COUNTY SURVEY MONUMENTATION. OWNERSHIP WAS DETERMINED BY QUIT CLAIM DEED RECORDED AS DEVELOPER: COUNTY RECORDER ENTRY NUMBER 2539143. WADMAN INVESTMENTS WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING SPENCER BRADLEY ENTRY NO. 2920 S 925 W ACCEPTANCE **COMMISSION APPROVAL** TYPICAL ACCESS EASEMENT CROSS SECTION (N.T.S.) see plan and profile I HEREBY CERTIFY THAT THE WEBER COUNTY I HAVE EXAMINED THE FINANCIAL I HEREBY CERTIFY THAT THE REQUIRED OGDEN, UTAH FILED FOR AND RECORDED SURVEYORS OFFICE HAS REVIEWED THIS PLAT PUBLIC IMPROVEMENT STANDARDS AND **GUARANTEE AND OTHER DOCUMENTS** THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THIS IS TO CERTIFY THAT THIS sheet for comments 801-621-4185 AND ALL CONDITIONS FOR APPROVAL BY THIS ASSOCIATED WITH THIS SUBDIVISION DRAWINGS FOR THIS SUBDIVISION THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY PLAT AND IN MY OPINION THEY CONFORM OFFICE HAVE BEEN SATISFIED. THE APPROVAL CONFORM WITH COUNTY STANDARDS THE WEBER COUNTY PLANNING WAYS AND FINANCIAL GUARANTEE OF PUBLIC OF THIS PLAT BY THE WEBER COUNTY WITH THE COUNTY ORDINANCE AND THE AMOUNT OF THE FINANCIAL IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION COMMISSION. GUARANTEE IS SUFFICIENT FOR THE SURVEYOR DOES ONT RELIEVE THE LICENSED APPLICABLE THERETO AND NOW IN THEREON ARE HEREBY APPROVED AND ACCEPTED RECORDS, PAGE 2.0' SHOULDER - 2.0' SHOULDER INSTALLATION OF THESE IMPROVEMENTS. LAND SURVEYOR WHO EXECUTED THIS PLAT FORCE AND EFFECT. BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH SIGNED THIS____DAY OF ______, 2019. NATURAL NATURAL SIGNED THIS____DAY OF______, 2019. SIGNED THIS___DAY OF ___ SIGNED THIS____DAY OF ____ SIGNED THIS___DAY OF _____, 2019. ____, 2019. | GROUND GROUND | 8" GRANULAR BARROW GAS LINE COUNTY RECORDER CHAIRMAN, WEBER COUNTY COMMISSION MUNICIPAL - LAND SURVEYIN - DRAINANGE SWALE COUNTY SURVEYOR CHAIRMAN, WEBER COUNTY PLANNING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 **COUNTY ATTORNEY** WATERLINE (SEWER LINE COUNTY ENGINEER DRAINANGE SWALE NAME/TITLE COMMUNICATIONS LINE COMMISSION