

VICINITY MAP
Not to Scale

Ferguson Legacy Subdivision

A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey
Weber County, Utah
December 2019

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Ferguson Legacy Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

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 approved for on-site wastewater disposal systems.
Signed this _____ day of _____, 2020.

Weber-Morgan Health Department

OGDEN VALLEY PLANNING COMMISSION

Approved by the Ogden Valley Planning Commission this _____ day of _____, 2020.

Chairman

West Quarter Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Monument Not Found, Location Per Weber County Section Data Sheet)

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 _____, 2020.

Weber County Attorney

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 monument 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/or liabilities associated therewith.
Signed this _____ day of _____, 2020.

Weber County Surveyor

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.
Signed this _____ day of _____, 2020.

Chairman, Weber County Commission

Attest: _____
Title: _____

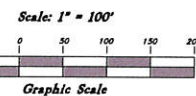
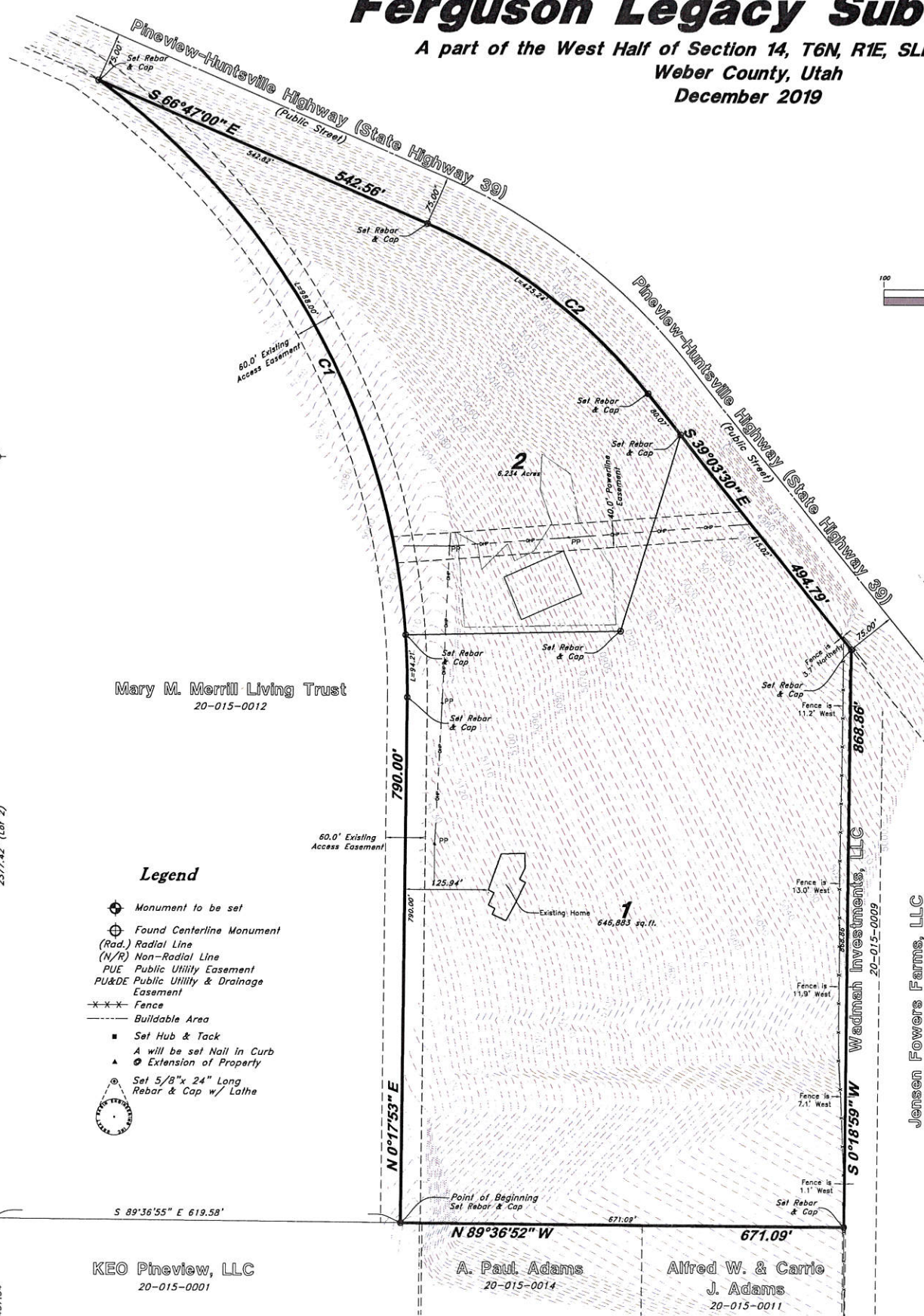
WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Weber County Engineer

NOTE

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.



PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	54°52'36"	1129.91'	1082.20'	1041.31'	N 27°08'25" W
C2	27°45'40"	878.79'	425.79'	421.64'	S 52°55'10" E

- Legend**
- ⊕ Monument to be set
 - ⊙ Found Centerline Monument
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - x-x-x- Fence
 - Buildable Area
 - Set Hub & Tack
 - ▲ will be set Nail in Curb
 - ⊙ Extension of Property
 - Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Signed this _____ day of _____, 2020.
6242920 License No. Andy Hubbard

OWNERS DEDICATION
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Ferguson Legacy Subdivision and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
Signed this _____ Day of _____, 2020.

ACKNOWLEDGMENT
State of Utah County of _____ ss
The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name _____

DESCRIPTION
A Part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville City, Weber County, Utah:
Beginning at a point on the Easterly Line of the Mary M. Merrill Living Trust Property, said point being 1437.54 feet North 0°03'31" West and 619.58 feet South 89°36'55" East from the Southeast Corner of said Section 14; and running thence along said Easterly Line the following two (2) courses: (1) North 0°17'53" East 790.00 feet to a point of tangency; and (2) Northwesterly along the arc of a 1129.91 foot Radius curve to the left a distance of 1082.20 feet (Central Angle equals 54°52'36" and Long Chord bears North 27°08'25" West) to the Southerly Right-of-Way Line of Pineview-Huntsville Highway (State Highway 39); thence along said Southerly Right-of-Way Line the following three (3) courses: (1) South 65°47'00" East 542.56 feet to a point of tangency; (2) Southwesterly along the arc of a 878.79 foot Radius curve to the right a distance of 425.79 feet (Central Angle equals 27°45'40" and Long Chord bears South 52°55'10" East 421.64 feet) to a point of tangency; and (3) South 39°03'30" East 494.79 feet; thence South 0°18'59" West 868.86 feet; thence North 89°36'52" West 671.09 feet to the Point of Beginning.
Contains 21.094 Acres, More or Less

FLOOD PLAIN
This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0243 E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)

NARRATIVE
This survey and subdivision plat were requested by Rob Ferguson for the purpose of subdividing this parcel to create a building parcel from an existing agricultural parcel.
A US Department of Interior 2" Brass Cap Monuments were found at the Southwest corner, South Quarter corner and Southeast corner of Section 14, T6N, R1E, SLB&M.
Multiple Rebar with Caps and wooden hubs with Tacks were found around the perimeter of the property. The locations of these property markers were checked against a Record of Survey prepared by Construction and Land Surveyors for Barbara Anderson, and were honored.
A line bearing North 89°36'45" West between the Southwest corner and South Quarter corner was used as the basis of bearings.
Property corners were monumented as depicted on this plat.

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
DEPUTY