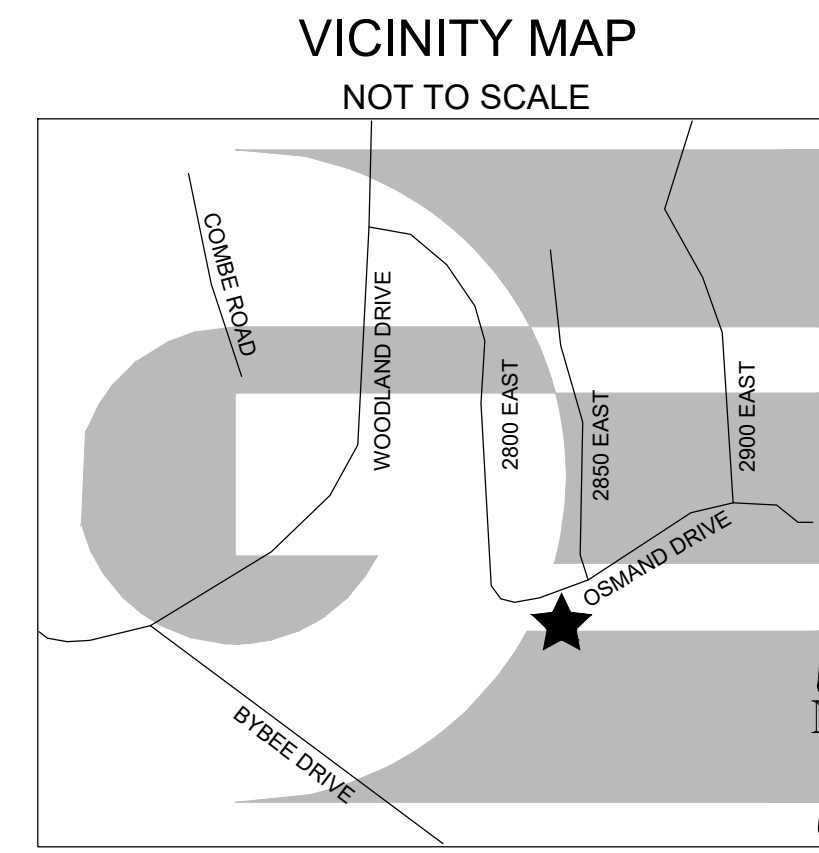


# VANDERHEIDE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
OCTOBER 2020



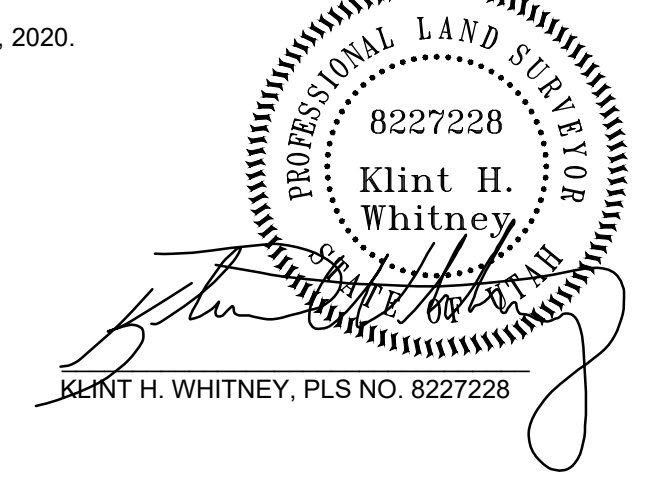
### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OSMAND DRIVE BEING LOCATED SOUTH 1°12'20" WEST 1256.62 FEET AND NORTH 90°00'00" EAST 494.19 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE SOUTH LINE OF OSMAND DRIVE FOLLOWING TWO (2) COURSES: (1) NORTH 55°27'19" EAST 31.97 FEET; (2) ALONG THE ARC OF A 119.66 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°24'31" WITH A CHORD BEARING NORTH 62°06'08" EAST 32.08 FEET; THENCE SOUTH 3°24'25" WEST 199.62 FEET; THENCE SOUTH 74°21'04" WEST 55.67 FEET; THENCE SOUTH 55°32'08" WEST 133.65 FEET TO THE NORTH EASTERLY BOUNDARY LINE OF PROMONTORY SUBDIVISION; THENCE ALONG SAID NORTH EASTERLY BOUNDARY LINE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 6.65 FEET, HAVING A CENTRAL ANGLE OF 3°48'29" WITH A CHORD BEARING NORTH 61°37'03" WEST 6.64 FEET; THENCE NORTH 3°24'25" EAST 170.69 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 54°29'50" EAST 143.32 FEET TO THE POINT OF BEGINNING. CONTAINING 30,141 SQUARE FEET OR 0.691 ACRES.

### SURVEYOR'S CERTIFICATE

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 AS VANDERHEIDE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.



### OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

#### VANDERHEIDE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

RALPH P. VANDERHEIDE REVOCABLE TRUST, DATED THE 9TH DAY OF AUGUST, 1990

BY: RALPH P. VANDERHEIDE, TRUSTEE

JUDITH H. VANDER HEIDE REVOCABLE TRUST, DATED THE 3RD DAY OF AUGUST 1990

BY: JUDITH H. VANDERHEIDE, TRUSTEE

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me RALPH P. VANDER HEIDE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE of RALPH P. VANDERHEIDE REVOCABLE TRUST, DATED THE 9TH DAY OF AUGUST, 1990, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said RALPH P. VANDER HEIDE acknowledged to me that said Trust executed the same.

STAMP

NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me JUDITH H. VANDER HEIDE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE of JUDITH H. VANDER HEIDE REVOCABLE TRUST, DATED THE 3RD DAY OF AUGUST, 1990, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JUDITH H. VANDER HEIDE acknowledged to me that said Trust executed the same.

STAMP

NOTARY PUBLIC

DEVELOPER:  
RALPH VANDERHEIDE  
2873 E OSMAND DRIVE  
OGDEN 84403

S1  
1

GARDNER  
ENGINEERING

CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_

### LEGEND

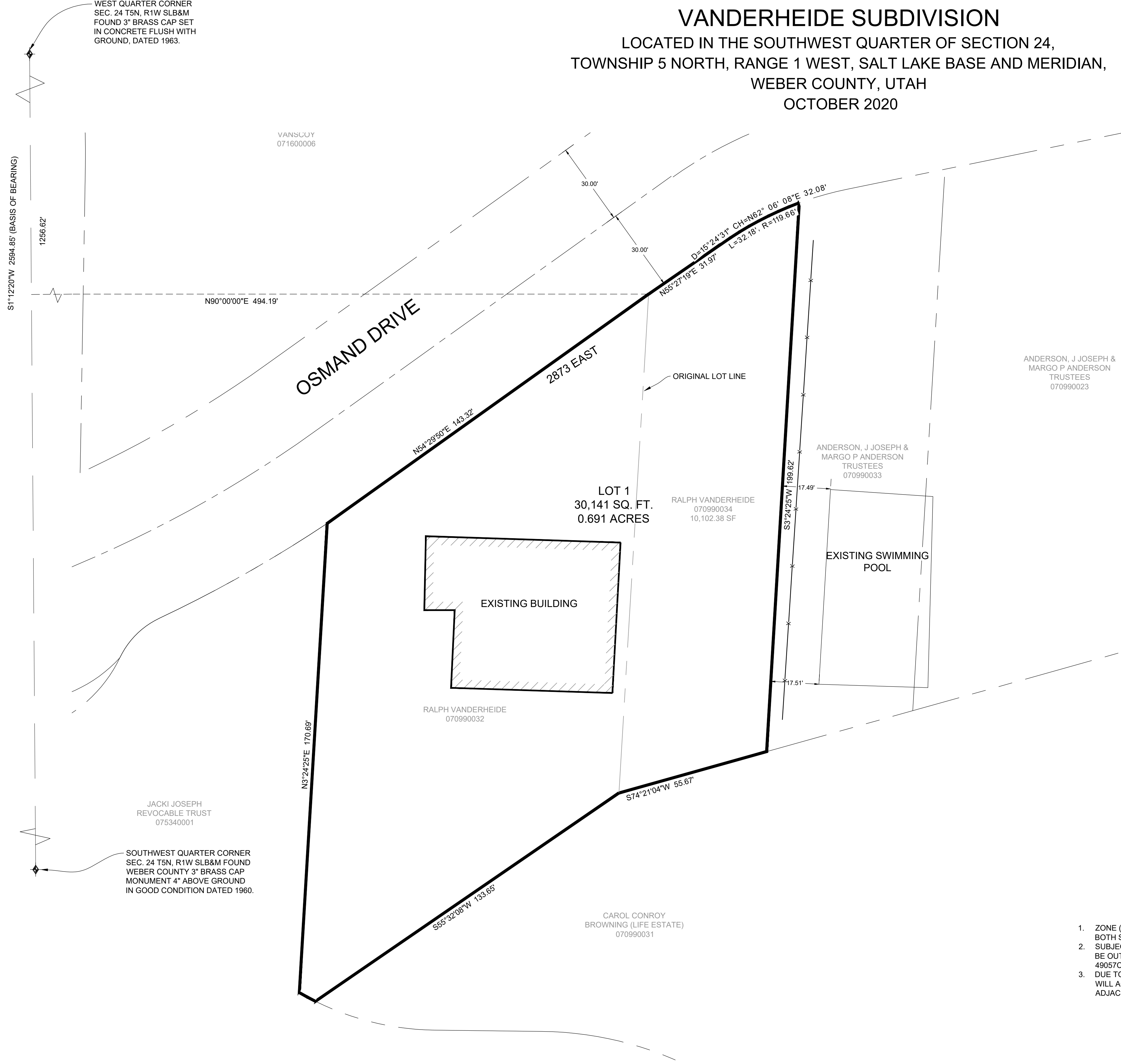
- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE

### NOTES

1. ZONE (RE-20) CURRENT YARD SETBACKS: FRONT; 30 FEET; SIDE; 10 FEET WITH BOTH SIDES EQUALING 24 FEET; REAR; 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FEMA MAP NO. 49057C0443F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. DUE TO THE TOPOGRAPHY 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.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SINGLE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RALPH VANDERHEIDE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 1°12'20" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY SURVEYOR

#### 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.

COUNTY ATTORNEY

#### 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY ENGINEER

#### 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

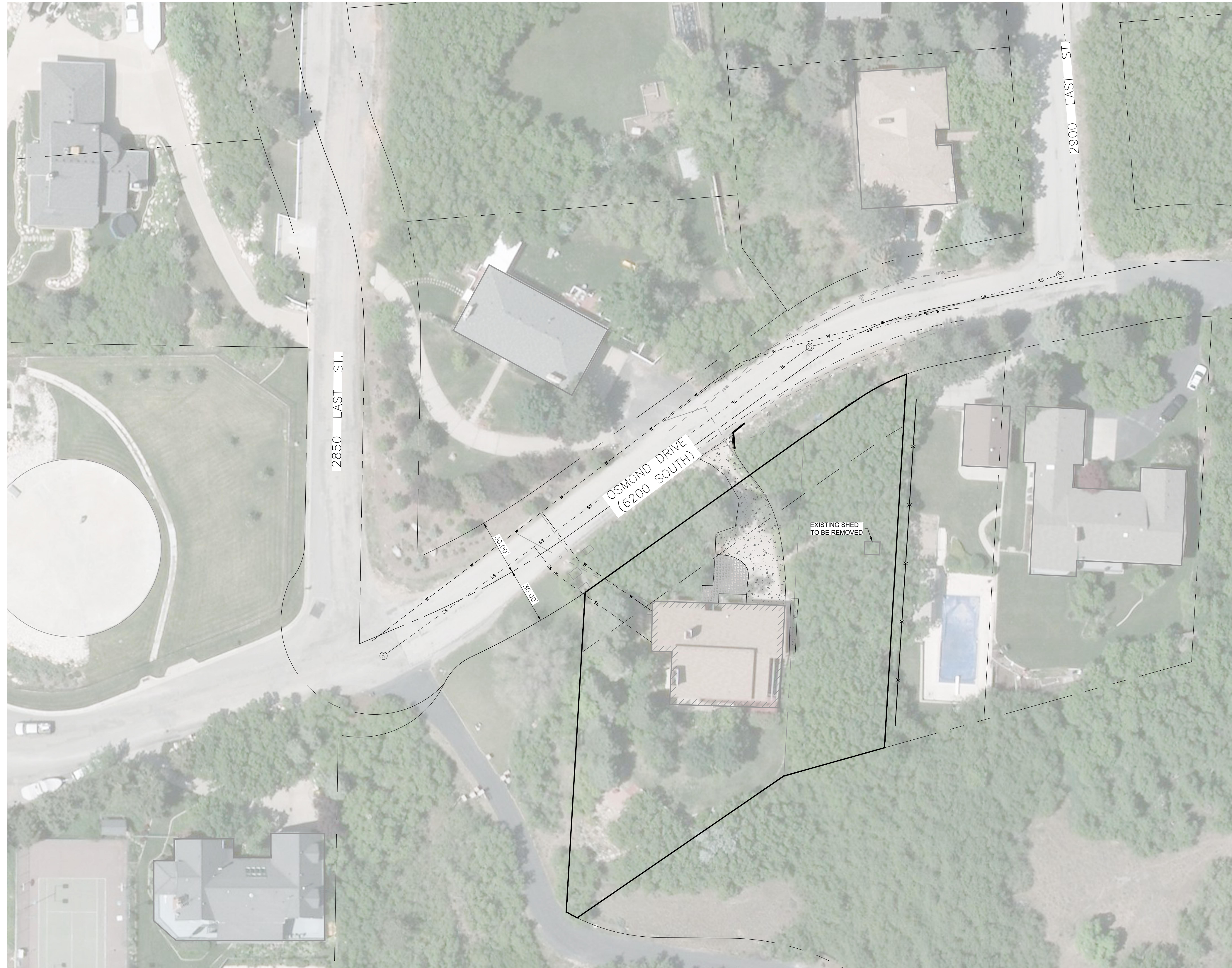
ATTEST: \_\_\_\_\_  
NAME/TITLE

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

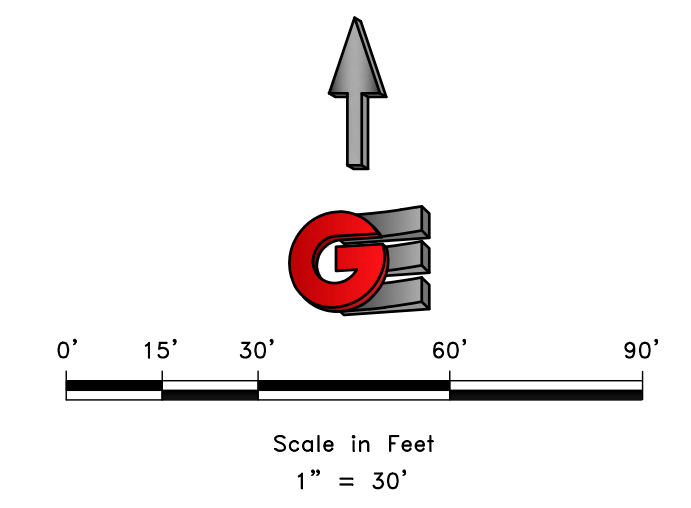


**LEGEND**

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	BUILDING SET BACK
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	RIDGE LINE
	SAWCUT LINE
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER LATERAL
	EXISTING CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING UNDERGROUND POWER LINE
	NEW POWER SERVICE LINE
	NEW POWER METER
	EXISTING NATURAL GAS MAIN
	NEW NATURAL GAS SERVICE LINE
	NEW NATURAL GAS METER
	NEW ASPHALT PAVING

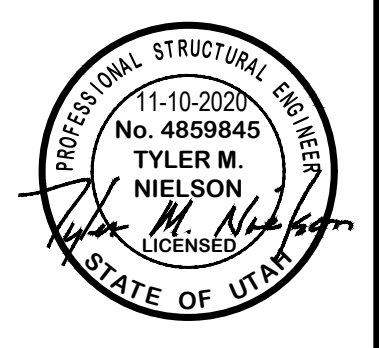
**GENERAL NOTES:**

1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.
2. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
4. ALL CULINARY WATER AND SANITARY SEWER IMPROVEMENTS AS PER UTAH HIGHLANDS IMPROVEMENT DISTRICT STANDARDS.
5. DUE TO THE TOPOGRAPHY 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.
6. THE DEVELOPER WOULD LIKE TO DEFER INSTALLATION OF THE CURB, GUTTER AND SIDEWALK DUE TO THE ABSENCE OF SIMILAR IMPROVEMENTS IN THE AREA.



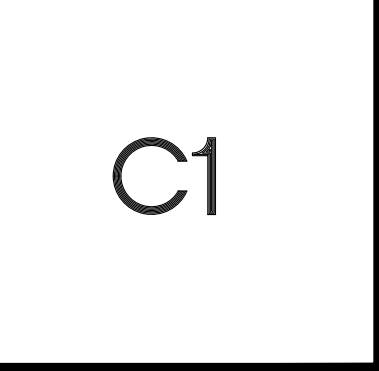
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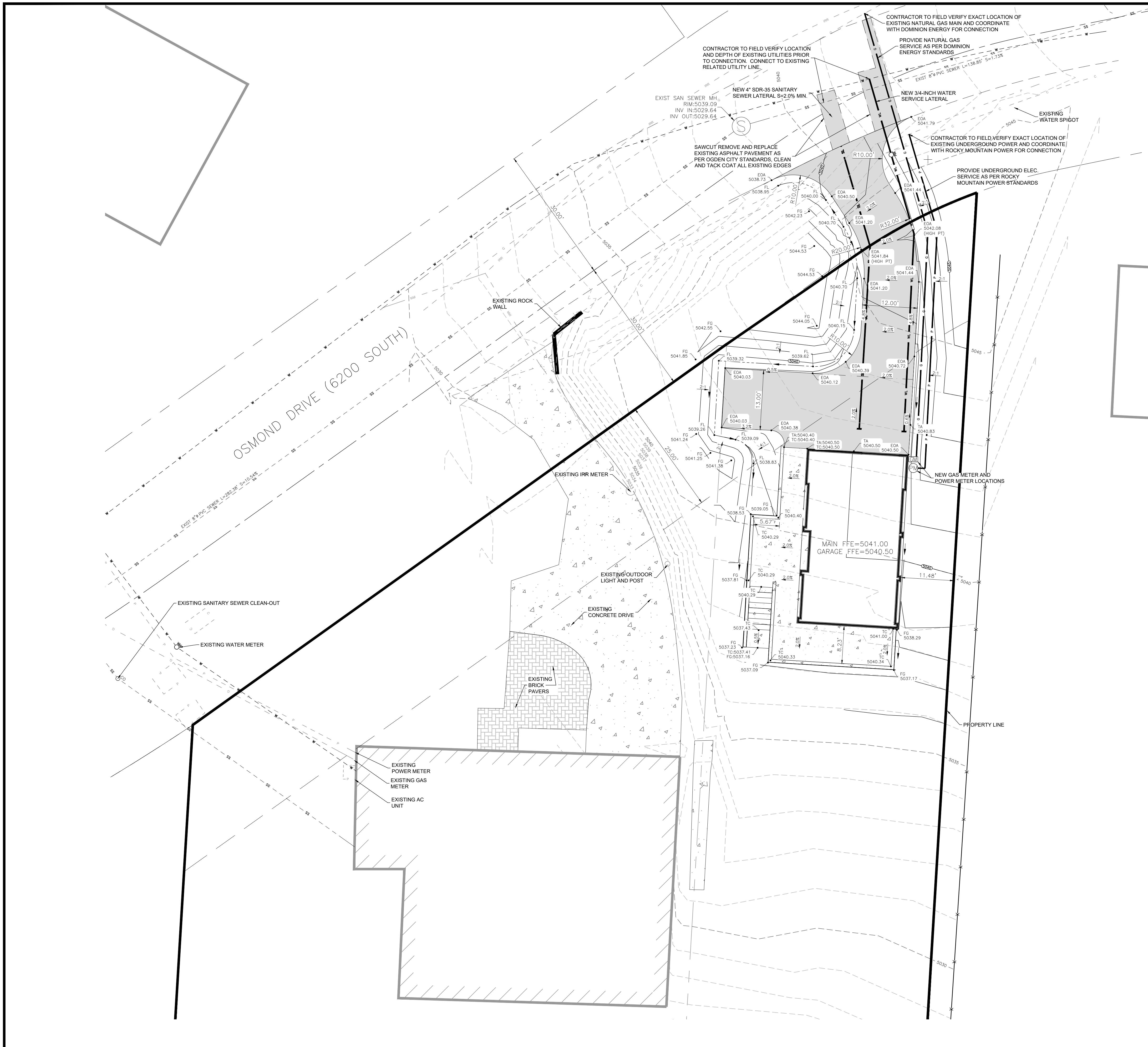
REVISIONS	DESCRIPTION
DATE	



**EXISTING SITE CONDITIONS**  
**VANDER HEIDE LOT COMBINATION**  
**2873 EAST OSMOND DRIVE**  
**SOUTH OGDEN CITY, WEBER, UTAH**

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
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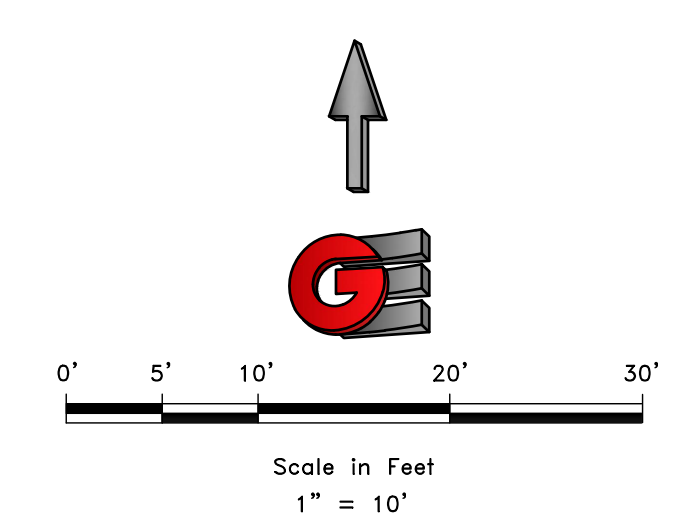




**LEGEND**

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	BUILDING SET BACK
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	RIDGE LINE
	SAWCUT LINE
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	NEW SANITARY SEWER LATERAL
	EXISTING CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING UNDERGROUND POWER LINE
	NEW POWER SERVICE LINE
	NEW POWER METER
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	NEW NATURAL GAS SERVICE LINE
	NEW NATURAL GAS METER
	NEW ASPHALT PAVING

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SCALE: 1" = 10' DATE: 11-10-2020 DESIGN: BD DRAWN: BD CHECKED: TM	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 90%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION						
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<p><b>UTILITY GRADING AND GRADING PLAN</b>  <b>VANDER HEIDE LOT COMBINATION</b>  <b>2873 EAST OSMOND DRIVE</b>  <b>SOUTH OGDEN CITY, WEBER, UTAH</b></p>									
<p><b>GARDNER ENGINEERING</b>          CIVIL • LAND PLANNING          MUNICIPAL • LAND SURVEYING          5150 SOUTH 375 EAST OGDEN, UT          OFFICE: 801.476.0202 FAX: 801.476.0066</p>									
<p>C2</p>									