

# FELTER SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 OCTOBER, 2020



VICINITY MAP  
 NOT TO SCALE

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND NAIL AT THE NORTH QUARTER CORNER AND THE FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 22 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.  
 SHOWN HEREON AS: S89°08'54"E

### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7500 WEST STREET, SAID POINT BEING S89°08'54"E 8.40 FEET AND S00°51'06"W 3307.08 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00°42'17"W ALONG SAID WESTERLY LINE, 171.61 FEET TO AN EXISTING FENCELINE; THENCE N88°26'25"W ALONG SAID FENCELINE AND THE NORTH BOUNDARY LINE OF JERRY AND KATIE HOMESTEAD AND MURRAY FLAG LOT SUBDIVISION 789.22 FEET TO A FOUND REBAR AT A CORNER OF THE MURRAY FLAG LOT SUBDIVISION; THENCE N00°42'22"E ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 159.56 FEET TO A FOUND REBAR IN AN EXISTING FENCELINE; THENCE S89°18'55"E ALONG SAID FENCELINE, 789.13 TO THE WESTERLY RIGHT-OF-WAY LINE OF 7500 WEST STREET AND TO THE POINT OF BEGINNING.

CONTAINING 130,669 SQUARE FEET OR 3.000 ACRES MORE OR LESS.

### AGRICULTURAL STATEMENT

"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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

### EXPLORATION PIT INFORMATION

EXPLORATION PIT #1 (12T 0402627 UTM 4566129 +/- 12FT)  
 0-11" SANDY CLAY LOAM, GRANULAR STRUCTURE  
 11-48" SANDY LOAM, MASSIVE STRUCTURE  
 OBSERVED GROUND WATER TABLE @ 48 INCHES.

### NARRATIVE

THE BOUNDARY WAS DETERMINED USING THE MONUMENTS SHOWN HEREON. THE NORTH LINE WAS PLACED BY DEED, THE SOUTH AND EAST LINES WERE PLACED ALONG THE MURRAY FLAG LOT SUBDIVISION AND IT'S EXTENSION EAST. THE EAST LINE WAS PLACED ALONG THE CALCULATED SECTION LINE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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 THAT THIS PLAT OF **FELTER SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
 UTAH LICENSE NUMBER **TREVOR J. HATCH**

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **FELTER SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 BRIAN FELTER

\_\_\_\_\_  
 SHAWNA FELTER

### ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRIAN FELTER AND SHAWNA FELTER SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

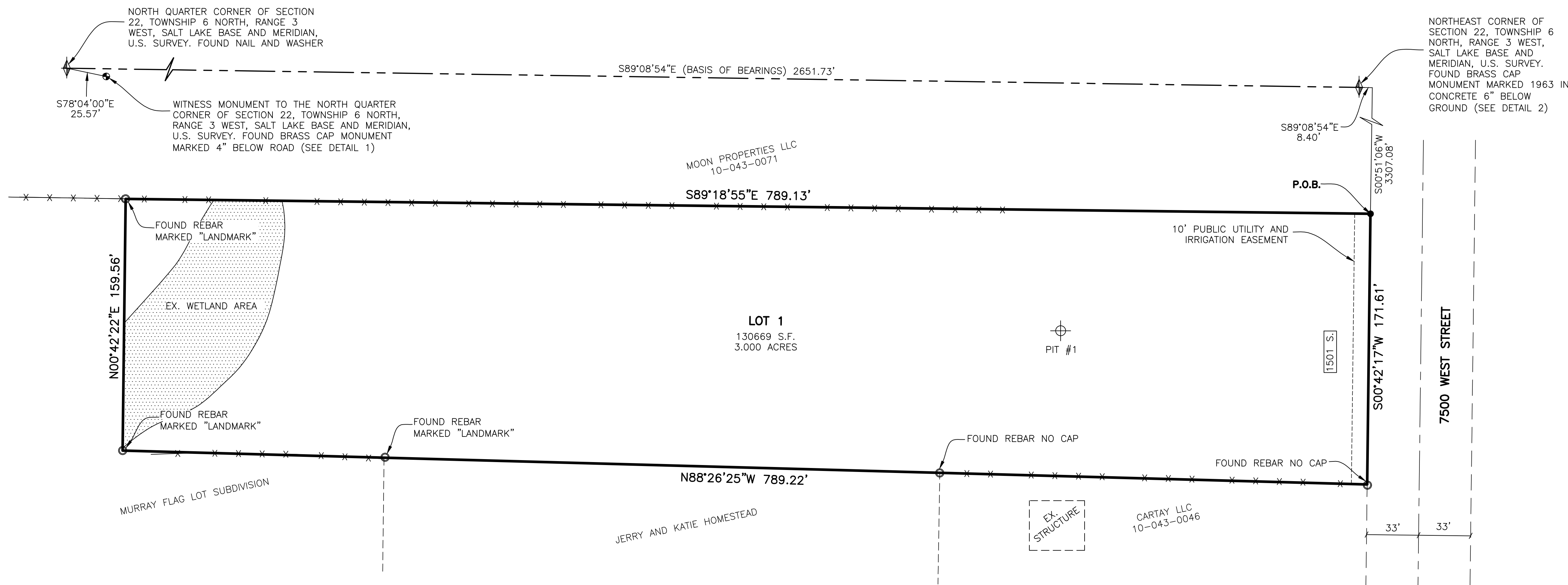
\_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: T. HATCH  
 Designer: E. ROCHE  
 Begin Date: 10-19-20  
 Name: FELTER SUBDIVISION  
 Number: 7554-01  
 Revision: 12-3-20 E.R.  
 Scale: 1' = 40'  
 Checked: \_\_\_\_\_

5160 S 1500 W, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

**DEVELOPER**  
 SHAUNA FELTER  
 6606 W. 200 N.  
 WEST WARREN, UT. 84404

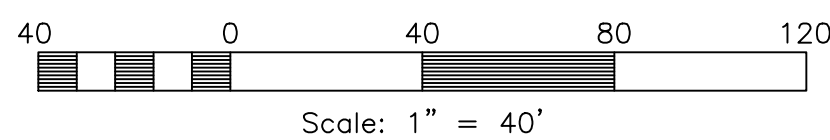


### LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- = WITNESS CORNER MONUMENT
- = SOIL PERCOLATION HOLE
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE

**MONUMENT DETAIL 1**  
 (NOT TO SCALE)

**MONUMENT DETAIL 2**  
 (NOT TO SCALE)



### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

### 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER 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 AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER COUNTY ATTORNEY

### 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ in Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.