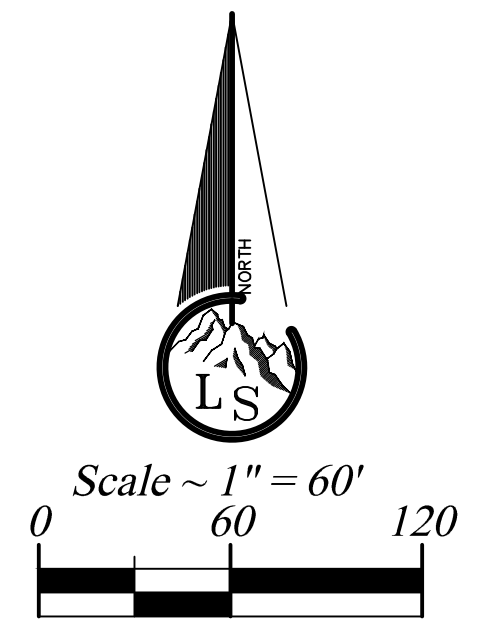


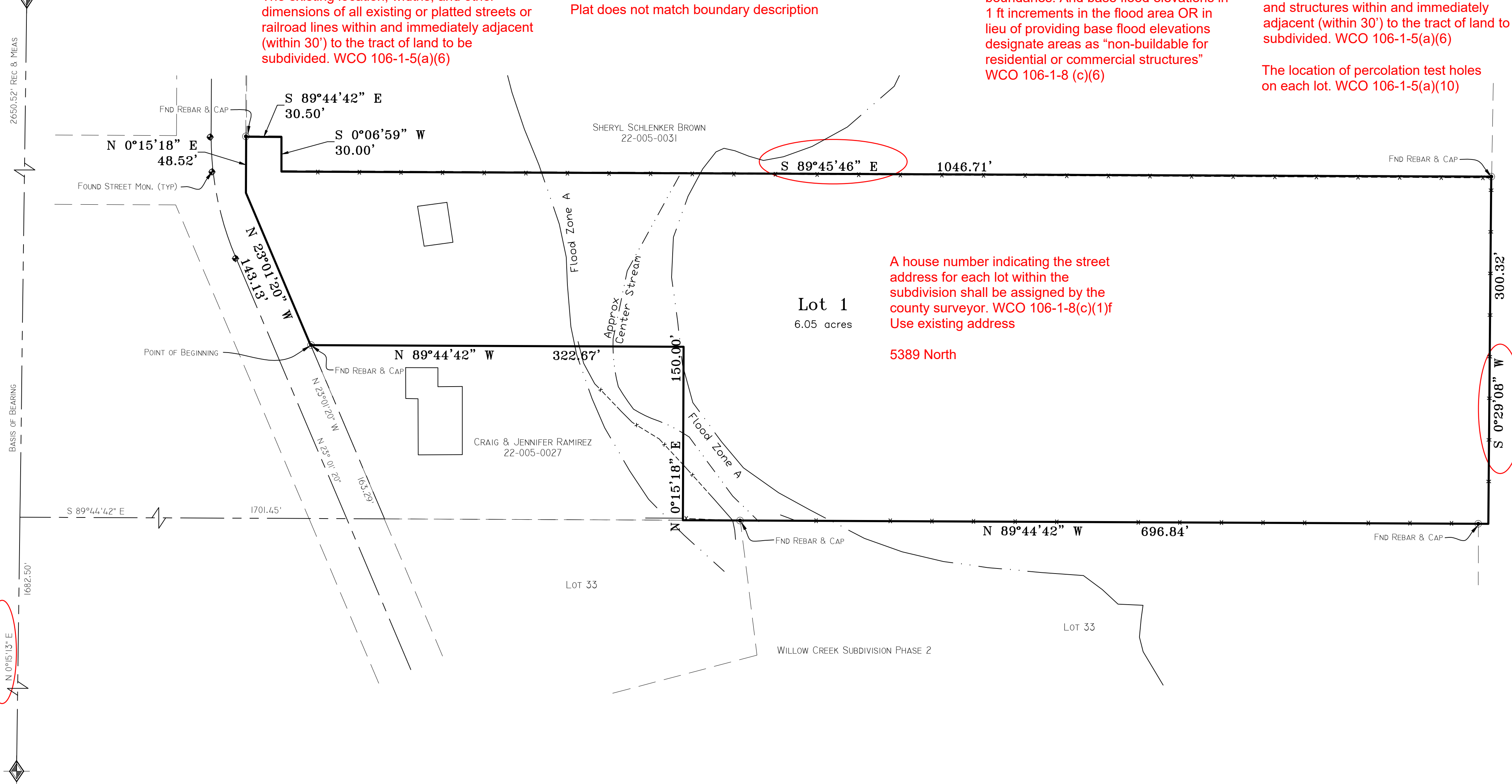
HIGUERA SUBDIVISION

PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – NOVEMBER 2020



- Legend**
- EXISTING FENCE
 - - - EASEMENTS (as labeled or granted)
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ⊕ CALC SECTION CORNER
 - ▲ FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - r RECORD DATA
 - md MEASURED DATA

WEST QUARTER SECTION 8
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M
FOUND WEBER COUNTY 3" BRASS CAP MONUMENT
DATED 1963, FLUSH WITH SURFACE



The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)
fences along frontage and South boundary

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)
Location of PUE's

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)(d); UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d)

Subdivisions that include lots that are partially or completely in the floodplain/ floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8 (c)(6)

Plat does not match boundary description

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)(f)
Use existing address
5389 North

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4)

Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)
Boundary description does not close and/or match map

BOUNDARY DESCRIPTION
A part of the southwest Quarter of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point which is 1682.50 feet North 0°45'13" East along the Section Line, 1701.45 feet South 89°44'42" East and 163.29 feet North 23°01'20" West from the Southwest corner of said Section 8, said point also being on the East right-of-way of 3350 East Street; and running thence along said right-of-way the following two (2) courses: (1) North 23°01'20" West 143.13 feet and (2) North 0°15'18" East 48.52 feet; thence South 89°44'42" East 30.50 feet; thence South 0°06'59" West 30.00 feet; thence South 89°44'42" East 1046.71 feet to a rebar and cap marking the Southeast corner of that parcel defined by Warranty Deed Entry #2099170 dated April 26, 2005 of Weber County Records, said point being on the East line of said Quarter Section and in line with a fence extended to the South; thence along said East line, fence line extended and fence line South 0°29'08" East 300.32 feet to the North line extended of Willow Creek Subdivision Phase 2; thence along said North line North 89°44'42" West 696.84 feet to the Southeast corner of that parcel defined by Warranty Deed Entry #2584022 dated July 2, 2012 of Weber County Records; thence along said parcel the following two (2) courses: (1) North 0°15'18" East 150.00 feet and (2) North 89°44'42" West 322.67 feet to the point of beginning.
Contains 263,483 s.f. of 6.05 Acres

NARRATIVE
The purpose of this survey is to create a one (1) lot subdivision as shown.
Documents used to aid in this survey:
1. Weber County Tax Plat 22-005 (current and prior years).
2. Deeds of record as found in the Weber County Records Office for parcels 022-005-0027, 22-005-0031, 22-005-0036.
3. Plats of Record: 21-003 Liberty Bell Ranchettes Subdivision Phase 1, 21-099 Willow Creek Subdivision Phase 1, 21-100 Willow Creek Subdivision Phase 2, 22-093 Liberty Bell Ranchettes Subdivision Phase 2, 67-010 Saddleback Range.
4. Record of Survey's: #3406, #4076, #4723, #5118.
Record descriptions were rotated and adjusted to fit existing evidences. Original Deed description for subject parcel has over a ten foot closure error which has been resolved in this survey. West property lines have been established by deed and found street monuments for 5400 North Street and 3350 East Street. North, East and South lines are established by deed, neighboring survey plats and found fence line and rebar and cap evidences.
Basis of bearing is state plane grid from monument as shown.

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

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 this ___ day of ___, 20__.

Chairman, Weber County Commission _____ Attest: _____
Title: Weber County Clerk

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 COUNTY PLANNING COMMISSION APPROVAL
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 _____

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 ___, 20__.

Signature _____

WEBER COUNTY SURVEYOR'S CERTIFICATE
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 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 ___, 20__.

Signature _____

The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements". UCA 17-27a-603(4)(b)(ii)

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



 A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Filed for record and recorded ___ day of ___, 20__ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____ Fee paid _____	
DEVELOPER: Ray Huguera Address: 4752 E. 3900 N. Eden UT 84310		Subdivision SW 1/4 of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian.	
Revisions DRAWN BY: JK CHECKED BY: JK DATE: 11/19/2020 PROJ: 4105			