

Val Rogers Subdivision

Weber County, Utah
A Part of the Southeast Quarter of Section 8,
Township 6 North, Range 2 West, Salt Lake Base & Meridian
December 2019

Northeast Corner of Sec. 8,
T. 6 N., R. 2 W., SLB&M
Found Weber Co. Brass Cap
Monument 6" above ground.
1963

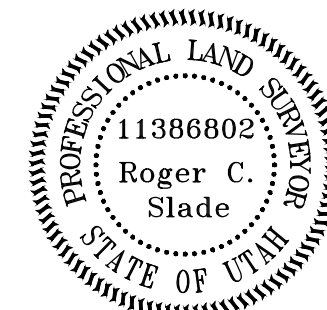
East Quarter Corner of Sec. 8,
T. 6 N., R. 2 W., SLB&M
Found Weber Co. Brass Cap
Monument 4" below ground.
(Hard to read) 1963

SURVEYOR'S CERTIFICATE

I, Roger C. Slade, 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 Professional Land Surveyors Act; and 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 have hereby subdivided said tract into one (1) lot, known hereafter as Val Rogers Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground. I further hereby 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 _____, 2019.

Roger C. Slade, P.L.S.
Utah Land Surveyor License No. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A GREAT BASIN REBAR & CAP BEING THE SOUTHEAST CORNER OF OPHEIKENS SUBDIVISION, RECORDED AS ENTRY NO. 2923235 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 384.50 FEET SOUTH 00°41'20" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 1738.98 FEET NORTH 89°23'57" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 8 (BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 WHICH BEARS NORTH 00°44'18" EAST);

RUNNING THENCE SOUTH 00°50'21" WEST 315.00 FEET; THENCE NORTH 89°23'57" WEST 829.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET (SR-134); THENCE NORTH 00°50'21" EAST 315.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID OPHEIKENS SUBDIVISION; THENCE SOUTH 89°23'57" EAST 829.73 FEET ALONG THE SOUTH LINE OF SAID OPHEIKENS SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 6.000 ACRES.

OWNER'S 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 hereon and name said tract Val Rogers Subdivision, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, 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 erected within such easements.

Signed this _____ day of _____, 2019.

Zach Rogers

Lacie Rogers

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Weber)

On this _____ day of _____, 2021, Zach Rogers and Lacie Rogers, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

NARRATIVE

The purpose of this survey was to establish and set the property corners of the One Lot Subdivision as shown and described hereon. This survey was ordered by Zachery Rogers. The control used to establish the property corners was Opheikens Subdivision, recorded as Entry No. 2923235 in the Weber County Recorder's Office along with the existing Weber County Surveyor Monumentation surrounding Section 8, Township 6 North, Range 2 West, S.L.B.&M. The Right-of-Way of 4700 West Street was established from said Opheikens Subdivision which fell in harmony with existing fence lines and found old fence posts along the Right-of-Way. Great Basin Rebar & Cap were found on said Opheikens Subdivision and were +/- 0.5' North of the calculated position shown on said Subdivision Plat. The physical location of the found Rebar & Cap were held on this survey. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 0°44'18" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____

DEPUTY

Opheikens Subdivision

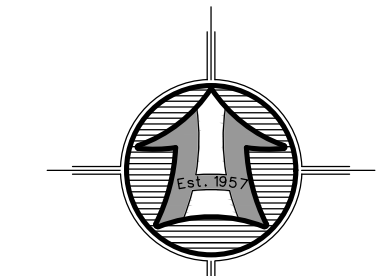
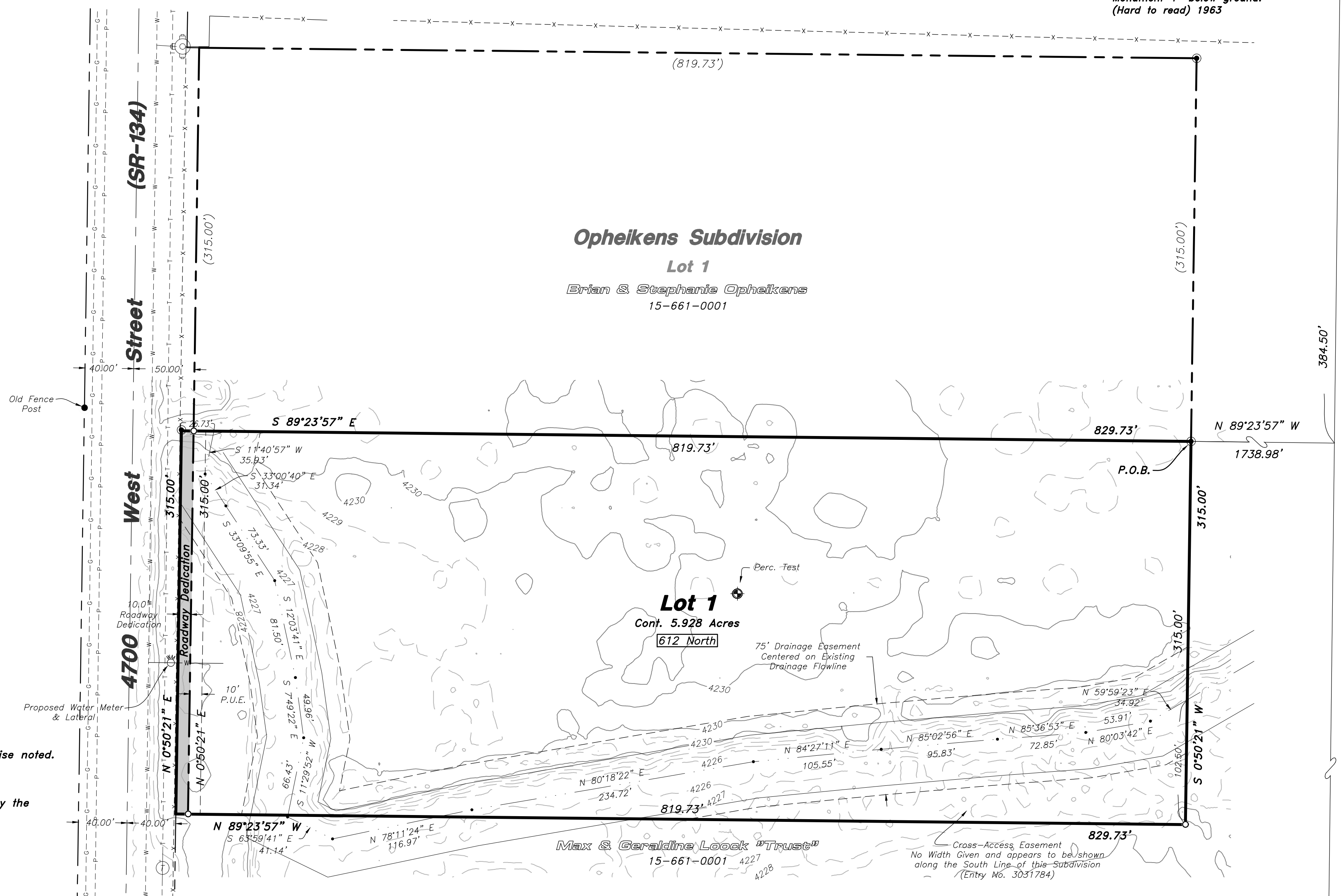
Lot 1

Brian & Stephanie Opheikens
15-661-0001

Lot 1

Cont. 5.928 Acres
612 North

Max & Geraldine Looch "Trust"
15-661-0001



Scale: 1" = 60'
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- Subject Property Line
- - - Adjoining Subdivision/Interior Lot Line
- - - Adjoining Property Line
- - - Centerline
- - - Public Utility Easement (P.U.E.)
- - - Ditch
- - - Fence Line
- - - Water Line Existing
- - - Power Line Existing
- - - Telephone Line Existing
- - - Gas Line Existing
- - - Existing 5.0' Contour
- - - Existing 1.0' Contour
- - - Found rebar set by Great Basin
- - - Set 5/8"x24" Rebar With Cap
- - - Section Corner

NOTE:

- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- 2 - Rebar and cap set on all lot corners.
- 3 - Sewer system is to be an individual septic sewer system approved by the Weber - Morgan Health Department.
- 4 - Culinary water to be served by Taylor - West Weber Water.

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture 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 agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

Chairman, Weber County Commission

Affest

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 _____, 2019.

Weber County Surveyor

WEBER COUNTY ATTORNEY

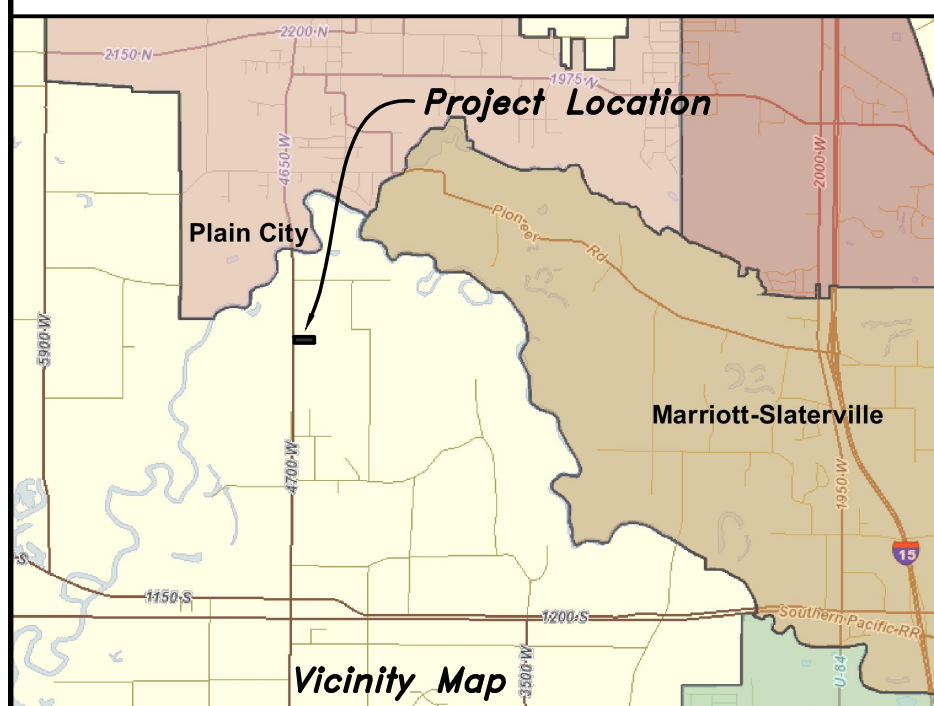
I have Examined the Financial Guarantee and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the County Ordinance Applicable Thereto and now in Force and Affect
Signed this _____ Day of _____, 2019.

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 _____, 2019.

Weber-Morgan Health Department



Developer:
Zachery Rogers
(801) 648-4701



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