

Legend

1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Agricultural Code for Use in the Agricultural 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. Sec. 106-1-8(c)(5)]
2. Due to the topography and location of the subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
3. This property and subdivision may be subject to two separate right of way easements recorded with warranty deed and date of record on or before October 3rd 1912, and a Decree dated November 5th 1915 and recorded July 25th 1916.

PART OF THE NW 1/4 OF SECTION 4 TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2019

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract RED ROCK SUBDIVISION:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Ingress/Egress & Utility Easement (**Private Right-of-Way**) as access to the individual lot(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by the individual lot owners their grantees, successors, or assigns.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

MICHAEL GLASMANN

STATE OF UTAH)
 : SS
)

On the date first above written personally appeared before me the above
 signer(s) of the within instrument, who duly acknowledged to me that they
 executed the same.
 WITNESS my hand and official stamp the date in this certificate first above
 written:
 I am a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature:
(print name below signature):

My Commission Expires:

part of the Northwest Quarter of Section 4, Township 6 North, Range 3 East, Salt Lake East Meridian: beginning at a point on the North line of said Section 4 being 711.32 feet South 89°59'41" East from the Northwest corner of said Section 4; and running thence South 89°59'41" West along the North Section line 67.67 feet; North 50°17'24" East 192.85 feet; thence South 89°12'44" East 59.57 feet; thence South 15°52'52" East 143.28 feet; thence South 76°08'01" East 66.03 feet to the said North Section line; thence along said North line South 89°59'41" East 417.61 feet; thence South 41°07'32" West 234.71 feet; thence along said South line South 82°10'43" East 111.03 feet; thence South 66.15 feet to the South line of Government Lot 3 of said Section 4, Township 6 North, Range 3 East; thence along said South line of said Lot 3 and Government Lot 3 South 89°55'19" West 820.00 feet; thence North 543.50 feet; thence North 19°11'01" West 152.16 feet; thence North 227.33 feet to the point of beginning.

Contains 763,389 s.f. or 17.53 acres

The purpose of this survey is to create a three (3) Lot subdivision as shown.

Documents used to aide in this survey:

1. Weber County Tax Plat 23-007 and 23-040.
2. Deeds of record as found in the Weber County Records Office for parcels 23-007-0003, 23-007-0040, 23-007-0041, 23-040-0001, 23-040-0002, 23-040-0003, 23-040-0004, 23-040-0005, 23-040-0006, 23-040-0007, 23-040-0008, 23-040-0009,
3. Record of Survey's: #2972, #3326, #4815.

Basis of bearing is state plane grid from monument as shown.

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____.

Director, Weber–Morgan Health Department

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

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 _____

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 monuments 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 _____, 20____.

Signature


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

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 ____.

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown herein in accordance with UCA 17-23-17, verifying measurements, and monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



 <p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		4664 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____ 20____ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____	
DEVELOPER: Kevin Glasmann Address: 5925 S. 2450 E. Ogden UT 84403		1			
NW 1/4 of Section 4, Township 6 North, Range 3 East, Salt Lake Base and Meridian.		Subdivision			
Revisions		DRAWN BY: TK			
		CHECKED BY: TK			
		DATE:			
		FILE: 3874			