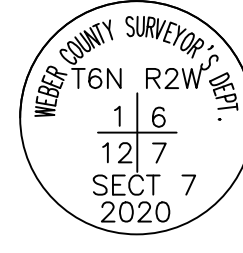


# WAYMENT FARMS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH 4, 2021



### MONUMENT DETAIL 1

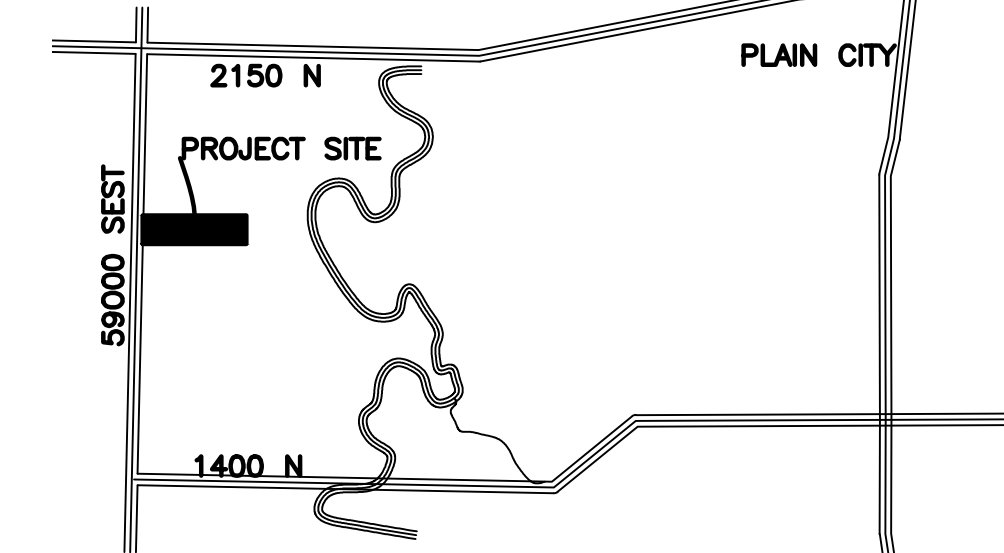
FOUND NORTH WEST SEC 6 WEBER COUNTY BRASS CAP IN RING AND LID STAMPED 2020 6-7 INCHES BELOW THE SURFACE

EXPLORATION PIT #1 ZONE 12T, NAD 83, 406067 E 4571674 N 0-21" VERY FINE SANDY LOAM, GRANULAR STRUCTURE 21-44" VERY FINE SANDY LOAM, BLOCKY STRUCTURE 44-54" LOAMY VERY FINE SAND, WEAKLY MASSIVE STRUCTURE, MANY RED MOTTLES GROUND WATER ENCOUNTERED AT 50' ABSORPTION RATE - 0.5 GAL/SQ.FT./DAY

PARCEL 15-022-1019 SKEEN DAIRY FARM

FOUND REBAR AND CAP AS DESCRIBED ON SURVEY #5492 FILED BY LANDMARK SURVEYING

PARCEL 15-022-0026 WESTERN BUSH LAND AND LIVESTOCK LLC



VICINITY MAP NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, **ROBERT D. KUNZ**, 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 **WAYMENT FARMS SUBDIVISION (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\_\_\_\_.

150228-2201  
UTAH LICENSE NUMBER      **ROBERT D. KUNZ**

**OWNERS DEDICATION AND CERTIFICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **WAYMENT FARMS 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 AND ALSO TO GRANT AND 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 AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNER AND ALSO TO DEDICATE THE IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.**

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

FOR: WAYMENT CATTLE AND HAY L.L.C.,      FOR: THE KAYLA WAYMENT REVOCABLE TRUST

\_\_\_\_\_      \_\_\_\_\_  
JIM WAYMENT, PRESIDENT WAYMENT CATTLE & HAY L.L.C.      KAYLA WAYMENT, TRUSTEE KAYLA WAYMENT REVOCABLE TRUST

**ACKNOWLEDGMENT**

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JIM WAYMENT BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE IS THE PRESIDENT OF WAYMENT CATTLE & HAY LIMITED LIABILITY COMPANY AND HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

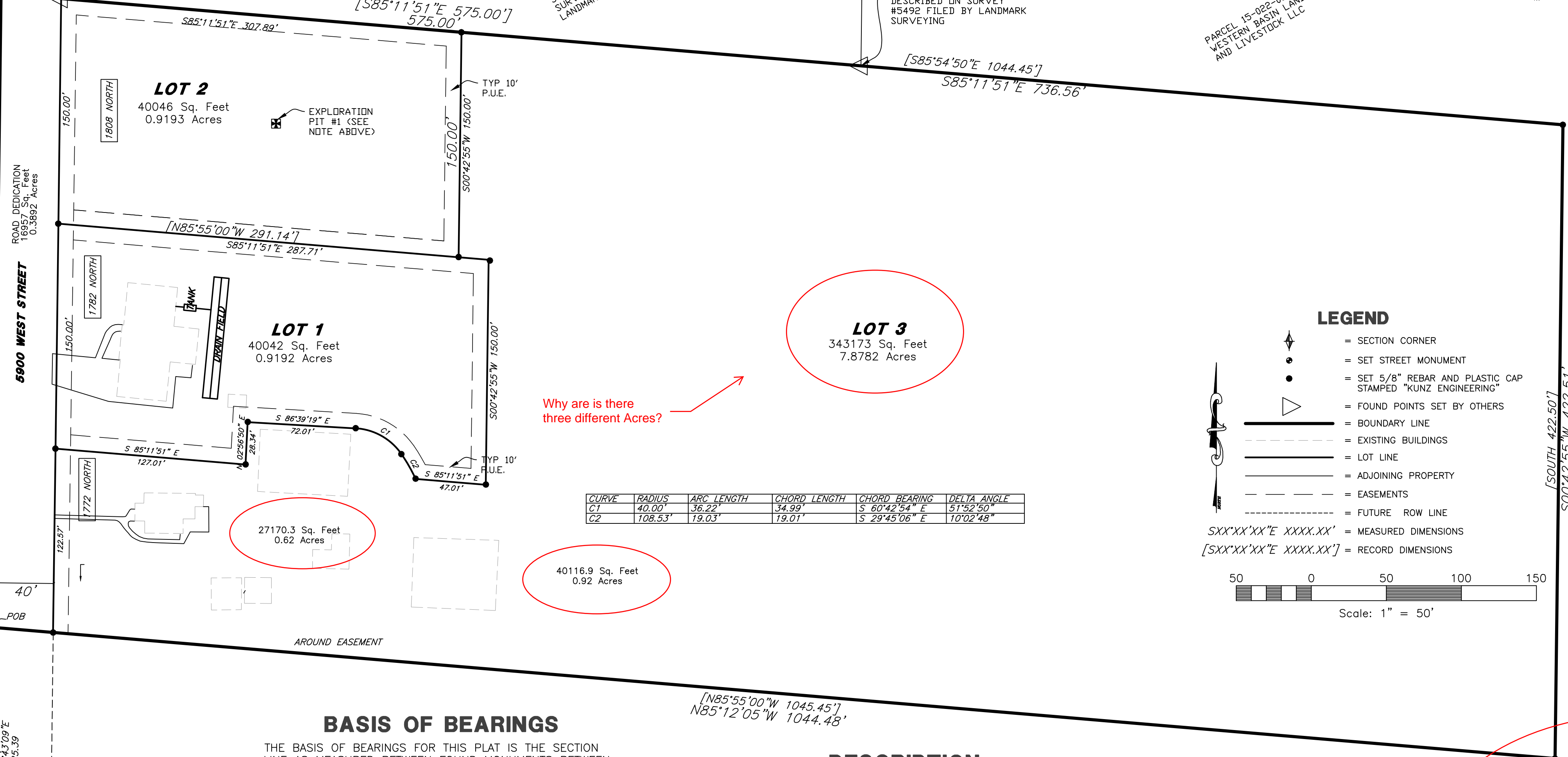
\_\_\_\_\_      \_\_\_\_\_  
COMMISSION EXPIRES      NOTARY PUBLIC

**ACKNOWLEDGMENT**

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KAYLA WAYMENT, TRUSTEE KAYLA WAYMENT REVOCABLE TRUST WHO ACKNOWLEDGED TO ME SHE IS THE TRUSTEE OFF SAID TRUST AND THAT SHE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

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



**LEGEND**

- SECTION CORNER
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING"
- FOUND POINTS SET BY OTHERS
- BOUNDARY LINE
- EXISTING BUILDINGS
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE ROW LINE

SXXX'XX"E XXXX.XX' = MEASURED DIMENSIONS  
[SXX'XX'XX"E XXXX.XX'] = RECORD DIMENSIONS

Scale: 1" = 50'

Why are there three different Acres?

Do you want both certificates to be shown?

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE AS MEASURED BETWEEN FOUND MONUMENTS BETWEEN THE WEST QUARTER CORNER AND THE NW CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N00°43'09"E 2657.28'

### DESCRIPTION

A PART OF THE NW QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

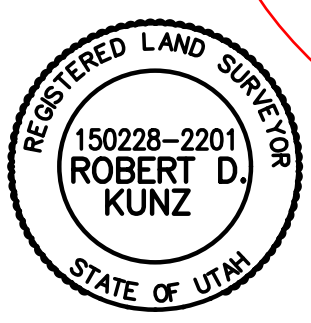
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, AND PROCEEDING N00°43'09"E, 1425.39 FEET; THENCE N00°43'09"E, 422.58 FEET TO THE SOUTHERLY LINE OF A SURVEY RECORDED IN THE WEBER COUNTY RECORDS AS #5492; THENCE ALONG SAID LINE AND THE EXTENSION THEREOF S85°11'51"E, 1044.46 FEET; THENCE S00°42'55"W, 422.51 FEET; THENCE N85°12'05"W, 1044.48 FEET THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 440216.04 SQUARE FEET, 10.106 ACRES.

### AGRICULTURE STATEMENT

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE LAND USE CODE IS FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO AUTHORIZED AGRICULTURE USES SHALL BE SUBJECTED TO RESTRICTIONS BASED ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE PRESIDENTS OF THIS SUBDIVISION

### CERTIFICATION OF SURVEYOR

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE NO.150228-2201. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTIES SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17. THAT THIS PLAT WAS PREPARED WITH THE FIELD NOTES OF THIS SURVEY AND FROM DOCUMENTS AND RESOURCES AS NOTED HEREON.  
SIGNED THIS \_\_\_AY OF \_\_\_\_\_, 2021

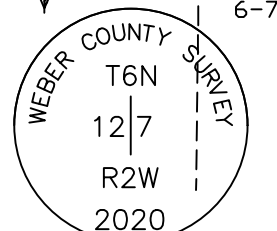


**DEVELOPER**  
JIM AND KAYLA WAYMENT  
1782 NORTH 5900 WEST  
OGDEN, UTAH 84404

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW ONE ACRE LOT FOR THE PURPOSE OF BUILDING A NEW HOME (LOT 3). ALSO TO RE-ALIGN THE EXISTING JIM WAYMENT ONE ACRE LOT (LOT 2) TO ESTABLISH A 40,000 SQ FOOT LOT OUTSIDE OF THE FUTURE ROAD RIGHT OF WAY (40' ROW) AND TO DEDICATE THE PORTION OF 5900 WEST STREET TO WEBER COUNTY. THE BOUNDARY WAS DETERMINED ON THE NORTH LINE BY A RECORDED SURVEY #5492 BY LANDMARK SURVEYING FOR SKEEN, THE EAST AND SOUTH BOUNDARIES WERE DETERMINED BY DEED CALLS. THE WEST BOUNDARY WAS DETERMINED BY THE WEST LINE OF SECTION 6. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET AT THE FUTURE RIGHT OF WAY LINE 40' FROM THE CENTER LINE OF 5900 WEST STREET.

What one acre lot?  
What 40' right of way? where is it and where is it coming from?



### 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.

**Project Info.**

Name: WAYMENT SUBDIVISION  
AND LOT RE-ALIGNMENT  
Number: 3000-01  
Revision: \_\_\_\_\_  
Scale: 1"=50'  
Checked: \_\_\_\_\_