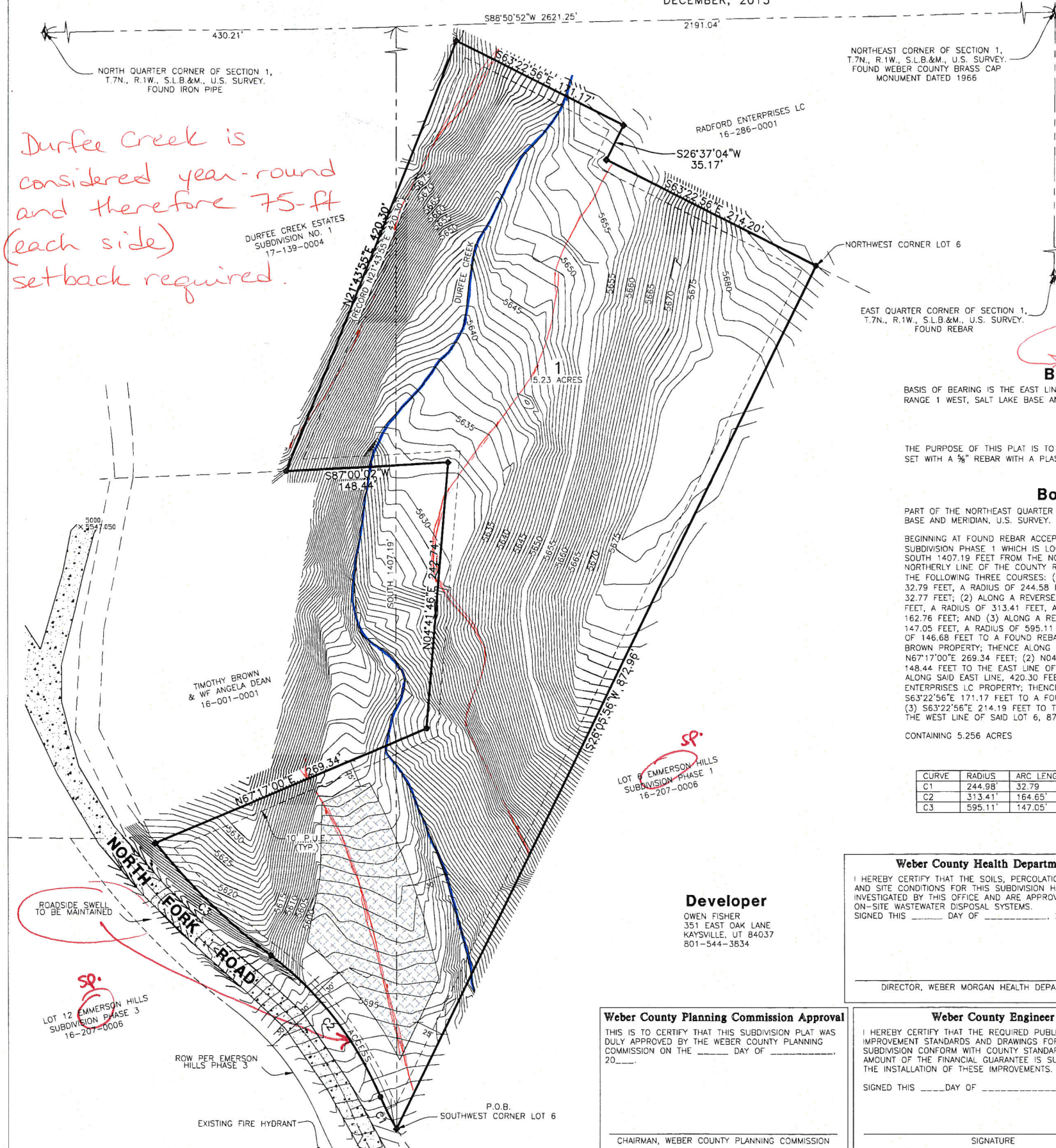


Land Use Code 104.28.2

Emerson Landing Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2013



Durfee Creek is considered year-round and therefore 75-ft (each side) setback required.

must be able to accommodate 75'x100' rectangle

NORTHEAST CORNER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1966

NORTHWEST CORNER LOT 6
EAST QUARTER CORNER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY. FOUND REBAR

Legend

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "ONESCO"
- EXISTING FIRE HYDRANT
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- DURFEE CREEK
- SECTION TIE LINE
- EASEMENT LINE
- EXISTING PAVEMENT
- BUILDABLE AREA

Scale: 1" = 50'

Basis of Bearings
BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°24'43"W

Narrative
THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR WITH A PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

Boundary Description
PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND REBAR ACCEPTED AS THE SOUTHWEST CORNER OF LOT 6, EMERSON HILLS SUBDIVISION PHASE 1 WHICH IS LOCATED S88°50'52"W 2191.04 FEET ALONG THE SECTION LINE AND SOUTH 1407.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1 THENCE ALONG THE NORTHERLY LINE OF THE COUNTY ROAD AS SHOWN ON EMERSON HILLS SUBDIVISION PHASES 1 AND 3 THE FOLLOWING THREE COURSES: (1) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 32.79 FEET, A RADIUS OF 244.58 FEET, A CHORD BEARING OF N26°47'06"W, AND A CHORD LENGTH OF 32.77 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 164.65 FEET, A RADIUS OF 313.41 FEET, A CHORD BEARING OF N38°00'02"W, AND A CHORD LENGTH OF 162.76 FEET; AND (3) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 147.05 FEET, A RADIUS OF 595.11 FEET, A CHORD BEARING OF N45°58'18"W, AND A CHORD LENGTH OF 146.68 FEET TO A FOUND REBAR ON THE WESTERLY LINE OF THE TIMOTHY & WF ANGELA DEAN BROWN PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE COURSES: (1) N67°17'00"E 269.34 FEET; (2) N04°41'46"E, 242.74 FEET TO A FOUND REBAR AND (3) S87°00'02"W 148.44 FEET TO THE EAST LINE OF DURFEE CREEK ESTATES SUBDIVISION NO. 1; THENCE N21°43'55"E ALONG SAID EAST LINE, 420.30 FEET TO A FOUND REBAR ON THE SOUTH LINE OF THE RADFORD ENTERPRISES LC PROPERTY; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE COURSES: (1) S63°22'56"E 171.17 FEET TO A FOUND REBAR; (2) S26°37'04"W 35.17 FEET TO A FOUND REBAR; AND (3) S63°22'56"E 214.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S26°05'58"W ALONG THE WEST LINE OF SAID LOT 6, 872.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.256 ACRES

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	244.98'	32.79'	7°40'09"	16.42'	N26°47'06"W	32.77'
C2	313.41'	164.65'	30°06'01"	84.27'	N38°00'02"W	162.76'
C3	595.11'	147.05'	14°09'28"	73.90'	N45°58'18"W	146.68'

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 EMERSON LANDING 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____

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 A ONE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT EMERSON LANDING SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) 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

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 09-19-07
Name: EMERSON LANDING
Number: 12/17/13 NA
Revision: 1"=50'
Scale: 5484-01
Checked: _____

Weber County Recorder

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

Weber County 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____

DIRECTOR, WEBER MORGAN HEALTH DEPARTMENT

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 _____

Weber County Surveyor

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____

CHAIRMAN, WEBER COUNTY COMMISSION

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

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____

SIGNATURE _____

ROADSIDE SWELL TO BE MAINTAINED

LOT 12 EMERSON HILLS SUBDIVISION PHASE 3 16-207-0005

P.O.B. SOUTHWEST CORNER LOT 6
EXISTING FIRE HYDRANT

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

SP
LOT 9 EMERSON HILLS SUBDIVISION PHASE 1 16-207-0006

Developer
OWEN FISHER
351 EAST OAK LANE
KAYSVILLE, UT 84037
801-544-3834

Reeve & Associates, Inc. - Solutions You Can Build On

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