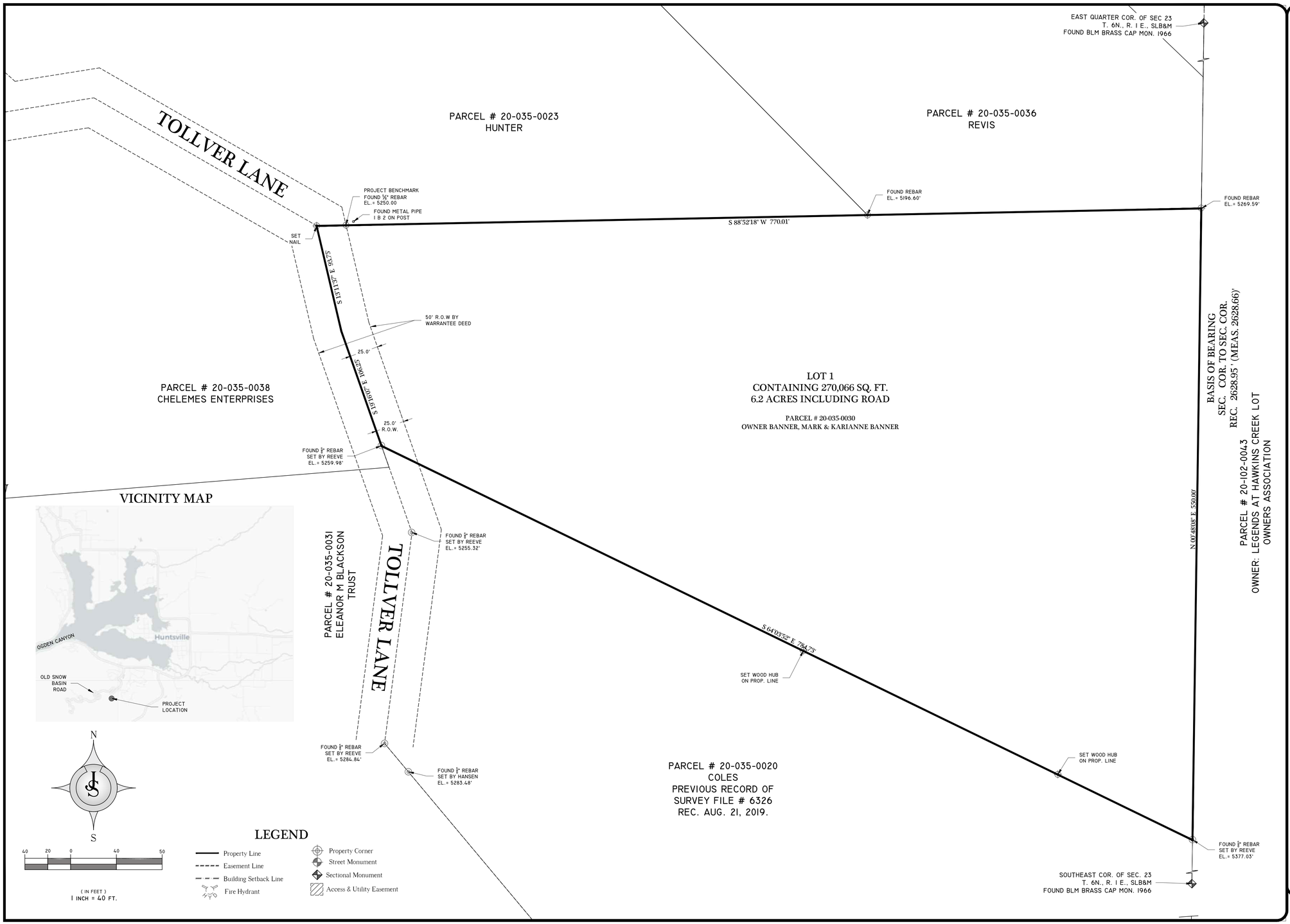

VICINITY MAP

N

S

40 20 0 40 50

(IN FEET)
1 INCH = 40 FT.

LEGEND

- Property Line
- Easement Line
- Building Setback Line
- Fire Hydrant
- Property Corner
- Street Monument
- Sectional Monument
- Access & Utility Easement

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing act, certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that, by authority of the Owners, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements of a tract of land, hereafter to be known as BANNER SUBDIVISION ,as shown on this plat. That I have placed monuments as represented on this plat and that this survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'. Also, to the best of my knowledge this subdivision meets Weber County use codes..

The purpose of this survey is to combine the existing parcels and then subdivide the resulting area for future development.

STATE OF UTAH
No. 7075114
R. SHANE JOHANSON
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

BOUNDARY DESCRIPTION

Parcel # 20-035-0030, a parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, known as BANNER SUBDIVISION, more particularly described as follows:

Beginning at a point which is South 1378.57 feet along the section line from the East quarter corner of said section 23, running thence South 550.00 feet along the section line; Thence North 64°52' West 784.73 feet to the center of an existing road; Thence 2 courses along the center of said road as follows: North 20°04'15" West 106.25 feet and North 13°59'45" West 93.75 feet; Thence North 88°04'10" East 770.01 feet to the point of beginning. Together with and subject to a 50 foot right-of-wayacross part of the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian: Said right-of-way being 25 feet on either side of and parallel to the following described road center line: Beginning at a point which is South 2628.99 feet along the East section line, South 88°28'06" West 36.40 feet along the South section line and North 40°43'54" West 1023.46 feet from the East quarter corner of said section 23, running thence North 6d37' East 185.00 feet; Thence North 20°04'15" West186.50 feet; Thence North 13°59'45" West 93.75 feet; Thence North 60°55'45" West 223.46 feet; Thence South 80°10'30" West 77.49 feet; North 48°59'30" West 114.59 feet; Thence North 11°46'15" East 211.33 feet; Thence North 41°30'42" East 58.98 feet to the South line of the Snow Basin Road.

containing 6.20 +/- acres

OWNER'S DEDICATION

Know all men by these presents that_____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into this lot and 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 to be hereafter known as

BANNER SUBDIVISION

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and 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 no buildings or structures being erected within such easements.

In witness whereof _____ have hereunto set this _____ day of _____ A.D., 20 ___.

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of WEBER

On the _____ day of _____ A.D., 20 _____, personally appeared before me _____, who being by me duly sworn did say the he/she is the _____ of _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____ _____
Notary Public

residing in:_____

BANNER SUBDIVISION

A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
LOCATED WITHIN, WEBER COUNTY, UTAH.

JOHANSON PROFESSIONAL LAND SURVEYORS
SURVEY • DESIGN • SEPTIC • PLANNING
SURVEYING
P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

WEBER COUNTY SURVEYOR

I HEEBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOSE 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 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-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.

Director, Weber-Morgan Health Department

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.
SINGED THIS _____ DAY OF _____20_____

Weber County Attorney

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THE IMPROVEMENTS.

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 _____ TITLE _____

NUMBER_____

ACCOUNT_____

SHEET 1_____

OF 1 SHEETS

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID _____FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR: _____

_____
WEBER COUNTY RECORDER

_____ DEPUTY.