

# RED ROCK SUBDIVISION

PART OF THE NW 1/4 OF SECTION 4 TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - APRIL 2021

### OWNER'S DEDICATION

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 plot as Ingress/Egress & Utility Easement (Private Right-of-Way 1825 North) as shown and described on this plot, 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 hereon 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.

### Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**Blaine V. Glasmann** **Michael J. Glasmann**  
BLAINE GLASMANN MICHAEL GLASMANN

**Kevin V. Glasmann**  
KEVIN GLASMANN

STATE OF UTAH )  
COUNTY OF WEBER ) 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:  
As a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(print name below signature):

### BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 4, Township 6 North, Range 3 East, Salt Lake Base and 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" East along the North Section line 367.67 feet; North 50°17'24" East 192.85 feet; thence South 89°12'44" East 59.57 feet; thence South 41°55'25" East 143.28 feet; thence South 76°08'10" East 66.03 feet to the said North Section line; thence along said North line South 89°59'41" East 41.67 feet; thence 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 4 South 89°59'41" East 234.71 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

### NARRATIVE

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

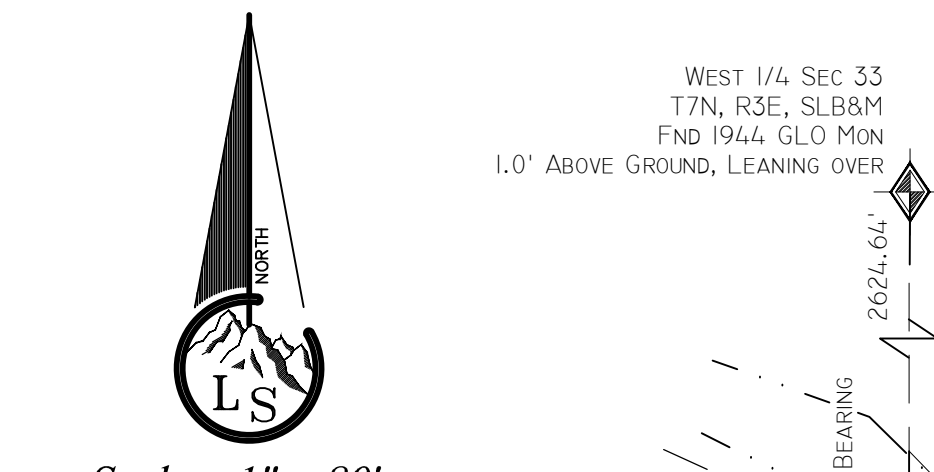
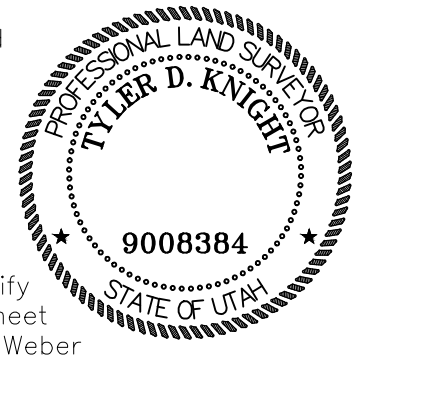
Documents used to cite in this survey:  
1. Weber County Tax Plat 23-007 and 23-040.  
2. Deeds of record as found in the Weber County Records Office for parcels 23-007-0003, 23-007-0040, 23-007-0041, 23-040-0001, 23-040-0002, 23-040-0003, 23-040-0004, 23-040-0005, 23-040-0006, 23-040-0007, 23-040-0008, 23-040-0009, 23-040-0010.  
3. Record of Surveys: #2972, #3326, #4815.

Boundary is established from Deeds of Record related to current Section Line bearings as published by Weber County Surveyors Office.

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

### SURVEYOR'S CERTIFICATE

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 hereon in accordance with UCA 17-23-17, verifying measurements, and placing 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.



- Legend
- EXISTING FENCE
- EASEMENTS
- CENTERLINE
- ADJACENT BOUNDARIES
- BOUNDARY LINE
- LOT LINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

NOTE:  
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular 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 the location of this 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 claims referenced in a Warranty Deed dated and recorded on October 3rd 1912, and a Decree dated November 5th 1915 and recorded July 25th 1916.  
4. Each of Lots 1, 2 and 3 will be assigned 0.45 AF of water by the developers and owners, Blaine, Michael and Kevin Glasmann.

### INGRESS/EGRESS & UTILITY EASEMENT (PRIVATE RIGHT-OF-WAY 1825 NORTH) DESCRIPTION

An Ingress/Egress and Utility Easement following along a centerline described as follows:  
A part of the Northwest Quarter of Section 4, Township 6 North, Range 3 East, Salt Lake Base and Meridian: Beginning at a point on the West line of said Section 4 being 449.23 feet South 0°11'07" East from the Northwest corner of said Section 4; and running thence along the following described centerline, being 8 feet each side of said centerline the following two (2) courses: (1) North 76°51'21" East 81.99 feet and (2) North 55°28'14" East 62.25 feet; thence being 8 feet Southerly and 12 feet Northerly of said centerline: North 68°06'57" East 40.00 feet; thence being 8 feet each side of said centerline the following three (3) courses: (1) North 68°06'57" East 49.27 feet, (2) South 71°45'38" East 97.65 feet and (3) South 85°05'29" East 51.36 feet; thence being 8 feet Southerly and 12 feet Northerly of said centerline: South 85°05'29" East 40.00 feet; thence being 8 feet each side of said centerline the following three (3) courses: (1) South 89°38'17" East 78.66 feet, (2) South 87°57'54" East 42.69 feet and (3) South 74°23'48" East 13.62 feet; thence being 8 feet Southerly and 12 feet Northerly of said centerline: South 74°23'48" East 38.30 feet; thence being 8 feet each side of said centerline the following three (3) courses: (1) South 50°26'22" East 28.72 feet, (2) North 89°50'15" East 65.37 feet and (3) North 53°31'00" East 84.01 feet; thence being 8 feet Southerly and 12 feet Northerly of said centerline: North 53°31'00" East 40.00 feet; thence being 8 feet each side of said centerline the following three (3) courses: (1) North 76°58'49" East 81.05 feet, (2) along the arc of a 105.00 foot radius curve to the right a distance of 26.29 feet (Delta is 14°20'52" and Long Chord bears North 84°09'15" East 26.22 feet) and (3) South 88°40'20" East 118.58 feet; thence being 8 feet Southerly and 12 feet Northerly of said centerline: along the arc of a 400.64 foot radius curve to the left a distance of 40.83 feet (Delta is 5°50'22" and Long Chord bears North 88°24'50" East 40.81 feet); thence being 8 feet each side of said centerline the following five (5) courses: (1) along the arc of a 400.64 foot radius curve to the left a distance of 42.32 feet (Delta is 6°03'07" and Long Chord bears North 82°28'05" East 42.30 feet), (2) along the arc of a 288.85 foot radius curve to the right a distance of 73.44 feet (Delta is 14°34'03" and Long Chord bears North 86°43'33" East 73.24 feet), (3) along the arc of a 82.67 foot radius curve to the right a distance of 51.22 feet (Delta is 6°05'38" and Long Chord bears South 67°56'37" East 51.22 feet), (4) along the arc of a 53.95 foot radius curve to the left a distance of 43.48 feet (Delta is 46°10'32" and Long Chord bears South 72°59'04" East 42.31 feet) and (5) along the arc of a 100.83 foot radius curve to the left a distance of 60.08 feet (Delta is 26°24'47" and Long Chord bears North 70°43'17" East 59.55 feet) to the point of terminus.

**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\_\_\_\_.

Director, Weber-Morgan Health Department  
**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  
**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantees 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 \_\_\_\_\_

### Ingress/Egress Easement (1825 N) Centerline Data

Line Table					
Line #	Length	Direction	Line #	Length	Direction
L1	81.99	N 76°51'21" E	L13	65.37	N 89°50'15" E
L2	62.25	N 55°28'14" E	L14	84.01	N 53°31'00" E
L3	40.00	N 68°06'57" E	L15	40.00	N 53°31'00" E
L4	49.27	N 68°06'57" E	L16	81.05	N 76°58'49" E
L5	97.65	S 71°45'38" E	L17	118.58	S 88°40'20" E
L6	51.36	S 85°05'29" E	L18	98.00	N 0°00'00" E
L7	40.00	S 85°05'29" E	L19	20.00	N 90°00'00" E
L8	78.66	S 89°38'17" E	L20	68.00	S 0°00'00" E
L9	42.69	S 87°57'54" E	L21	60.00	N 90°00'00" E
L10	13.62	S 74°23'48" E	L22	20.00	S 0°00'00" E
L11	38.30	S 74°23'48" E	L23	90.00	S 90°00'00" W
L12	28.72	S 50°26'22" E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	26.29	105.00	14°20'52"	N 84°09'15" E	26.22
C2	40.83	400.64	5°50'22"	N 88°24'50" E	40.81
C3	42.32	400.64	6°03'07"	N 82°28'05" E	42.30
C4	73.44	288.85	14°34'03"	N 86°43'33" E	73.24
C5	51.22	82.67	36°05'38"	S 67°56'37" E	51.22
C6	43.48	53.95	46°10'32"	S 72°59'04" E	42.31
C7	60.08	130.33	26°24'47"	N 70°43'17" E	59.55
C8	15.71	10.00	90°00'00"	S 45°00'00" E	14.14

**WEBER COUNTY SURVEYOR'S CERTIFICATE**  
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 COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees 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  
Attest: \_\_\_\_\_  
Title: Weber County Clerk

### PERC TABLE

HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #14226
3	0-16"	Sandy loam, granular structure (0.65 gpd/ft2)
	16-45"	Sandy loam, massive (0.45 gpd/ft2)
4	45-74"	gravelly coarse sandy loam, massive structure, 40% fine gravel (0.45 gpd/ft2)
	0-77"	Sandy loam, weak granular structure inter-bedded with lenses of gravelly loamy coarse sand, massive to single grained structure, 60-70% fine-medium gravel, average bed thickness 6 inches (0.9 (e)-(0.65 gpd/ft2)
6	0-21"	Sandy loam, granular structure 5% gravel (0.65 gpd/ft2)
	21-44"	Sandy loam, massive structure 5-10% gravel (0.45 gpd/ft2)
	44-66"	Gravelly coarse sandy loam, single grained structure, 40% gravel (0.9-0.65 gpd/ft2)
7	0-24"	Gravelly coarse sandy loam, granular structure, 40% gravel (0.65 gpd/ft2)
	24-52"	Gravelly sandy loam, massive 35% gravel (0.45 gpd/ft2)
	52-72"	Gravelly coarse sandy loam, single grained structure, 40% gravel (0.9-0.65 gpd/ft2)
8	0-24"	Gravelly sandy loam, granular structure, 20% gravel (0.65 gpd/ft2)
	24-70"	Gravelly sandy loam, weak massive structure, 65% gravel (0.65-0.45 gpd/ft2)

\*Holes 1, 2 & 5 are not located on Lots within this subdivision.

**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 \_\_\_\_\_

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

**DEVELOPER: Kevin Glasmann**  
Address: 5925 S. 2450 E. Ogden UT 84403

**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: \_\_\_\_\_

Revisions \_\_\_\_\_  
DRAWN BY: TK  
CHECKED BY: TK  
DATE: \_\_\_\_\_  
FILE: 3874

NW 1/4 of Section 4, Township 6 North,  
Range 3 East, Salt Lake Base and Meridian.

Subdivision