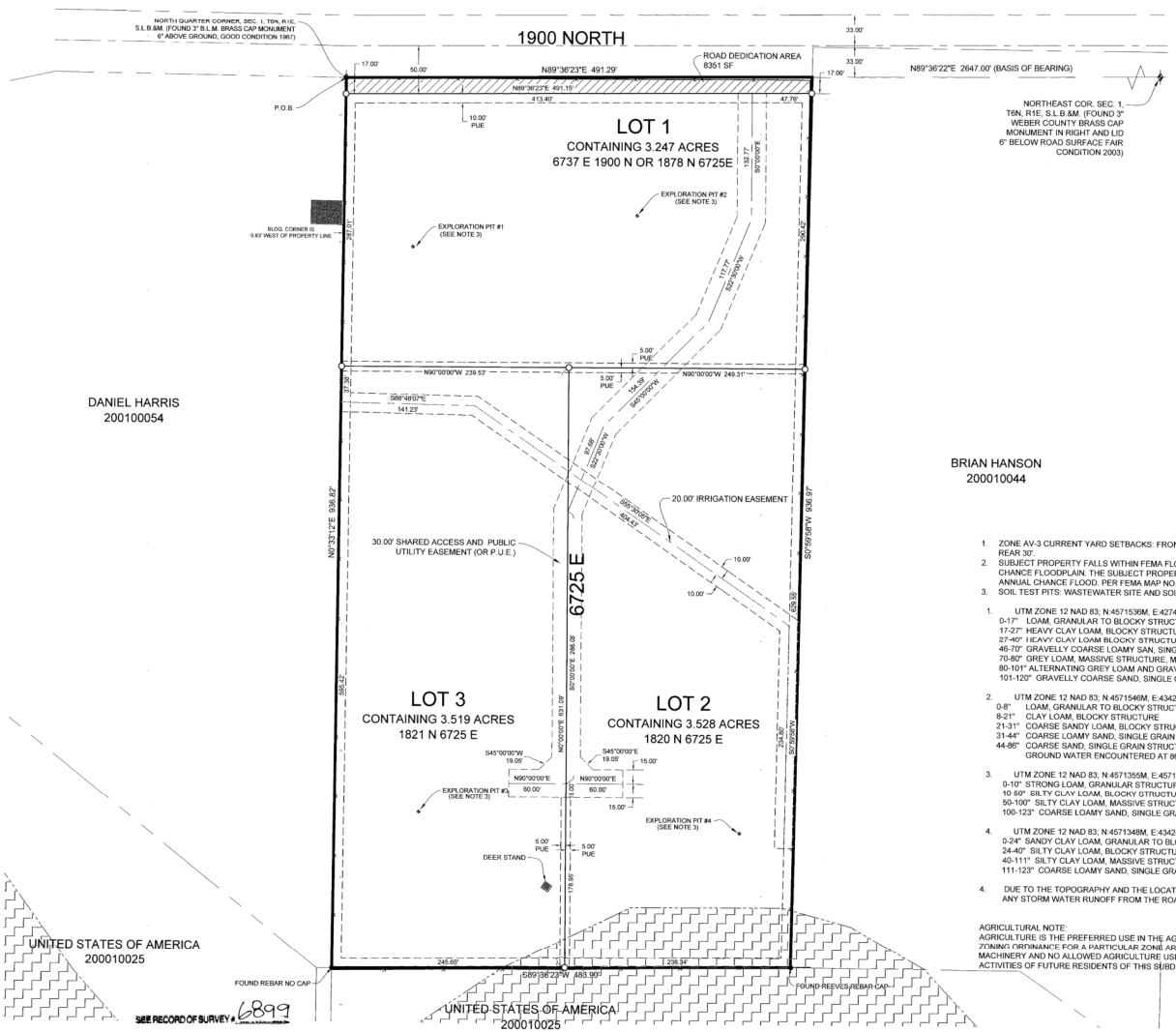
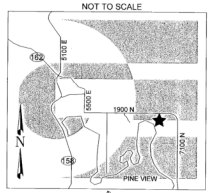
16-06

MAPLE MEADOWS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, JUNE 2021



VICINITY MAP
NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND PROPERTY CORNER
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- FLOOD ZONE A (REMAINING AREA ZONE X)
- ROAD DEDICATION AREA 8351 SF

NOTES

1. ZONE AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' MINIMUM WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SUBJECT PROPERTY ALSO FALLS WITHIN ZONE "A" - AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. PER FEMA MAP NO. 49057C0241F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. SOIL TEST PITS: WASTEWATER SITE AND SOILS EVALUATION #15089

1. UTM ZONE 12 NAD 83; N:4571536M, E:427423M
   0-17" LOAM, GRANULAR TO BLOCKY STRUCTURE
   17-27" HEAVY CLAY LOAM, BLOCKY STRUCTURE, FEW RED MOTTLES
   27-46" HEAVY CLAY LOAM BLOCKY STRUCTURE, MANY RED AND GREY MOTTLES
   46-70" GRAVELLY COARSE LOAMY SAN, SINGLE GRAIN STRUCTURE, 10-20% GRAVEL
   70-80" GREY LOAM, MASSIVE STRUCTURE, MANY READ AND GREY MOTTLES
   80-101" ALTERNATING GREY LOAM AND GRAVELLY COARSE LOAMY SAND LENS', MASSIVE STRUCTURE, 10-20% GRAVEL
   101-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

2. UTM ZONE 12 NAD 83; N:4571546M, E:434212M
   0-8" LOAM, GRANULAR TO BLOCKY STRUCTURE
   8-21" CLAY LOAM, BLOCKY STRUCTURE
   21-31" COARSE SANDY LOAM, BLOCKY STRUCTURE, FEW RED MOTTLES
   31-44" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE
   44-86" COARSE SAND, SINGLE GRAIN STRUCTURE
   GROUND WATER ENCOUNTERED AT 86"

3. UTM ZONE 12 NAD 83; N:4571355M, E:4571348M
   0-10" STRONG LOAM, GRANULAR STRUCTURE
   10-50" SILTY CLAY LOAM, BLOCKY STRUCTURE
   50-100" SILTY CLAY LOAM, MASSIVE STRUCTURE, MOTTLING GREY AND RED
   100-123" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, MOTTLING RED

4. UTM ZONE 12 NAD 83; N:4571348M, E:434245M
   0-24" SANDY CLAY LOAM, GRANULAR TO BLOCKY STRUCTURE
   24-40" SILTY CLAY LOAM, BLOCKY STRUCTURE, MOTTLING AT 24"
   40-111" SILTY CLAY LOAM, MASSIVE STRUCTURE, MOTTLING GREY AND RED
   111-123" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE

4. 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.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

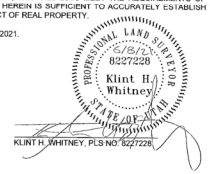
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 1 AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°36'23" EAST 491.29 FEET; THENCE SOUTH 00°59'58" WEST 936.97 FEET; THENCE SOUTH 89°36'23" WEST 483.99 FEET; THENCE NORTH 00°33'12" EAST 936.82 FEET TO THE POINT OF BEGINNING. CONTAINING 10.485 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MAPLE MEADOWS SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 8TH DAY OF JUNE, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MAPLE MEADOWS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 28 DAY OF JUNE, 2021.

BAAS LAND AND HOME LLC

BY: BLAINE BURNETT, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this 28 day of June 2021, personally appeared before me BLAINE BURNETT, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of BAAS LAND AND HOME LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BLAINE BURNETT acknowledged to me that said Corporation executed the same.

7052412
EXP. 5/18/23

STAMP

NOTARY PUBLIC

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 8TH DAY OF JUNE 2021.

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 EFFECT.

SIGNED THIS 29 DAY OF JUNE 2021.

COUNTY ATTORNEY

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 25TH DAY OF JUNE 2021.

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 30TH DAY OF JUNE 2021.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: Ricky Hatch / Clerk/Auditor
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS 29 DAY OF JUNE 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 1ST DAY OF JUNE 2021

DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°36'23" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 3092852 ALONG WITH DEEDS OF ADJOINING PROPERTIES, RECORD OF SURVEY NUMBERS 1465, 1090, 1027 AND FOUND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY.

DEVELOPER:
WATTS ENTERPRISES
RICK EVERSON
5200 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UTAH 84117
801-897-4880

S1
1

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO 3165345 FEE PAID $56.00
FILED FOR AND RECORDED 01-JUL-2021
AT 3:33 PM IN BOOK 90 OF OFFICIAL
RECORDS, PAGE 91 RECORDED
FOR BAAS LAND & HOME
ERNH. KITTS
COUNTY RECORDER
BY:

90-91

R:\WATTS_ENTERPRISES\2200 - BLAINE BURNETT\SURVEY\DWG\SUBDIVISION.DWG