

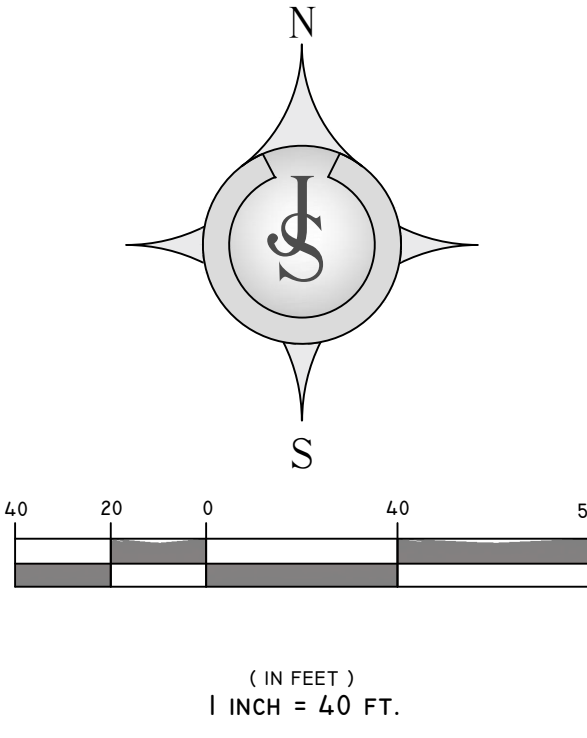
OUR LAND SUBDIVISION  
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.  
LOCATED WITHIN, WEBER COUNTY, UTAH.

PREPARED 7/20/2021

PARCEL # 20-035-0023  
HUNTER

PARCEL # 20-035-0036  
REVIS

TOLIVER LANE  
N 60°19'43" W  
223.46'



PARCEL # 20-035-0038  
CHELEMES ENTERPRISES

WARRANTY DEED ENTRY # 858976  
BOOK 1404 PAGE 606 50' R.O.W.

EXPLORATION PIT LOCATION  
#15006 DATED 7/22/2020  
(SEE TABLE #1)

FOUND 3/4" REBAR  
SET BY REEVE  
EL. = 5259.98'

PARCEL # 20-035-0031  
ELEANOR M BLACKSON  
TRUST

TOLIVER LANE  
N 71°36'11" E  
30.00'

FOUND 3/4" REBAR  
SET BY REEVE  
EL. = 5255.32'

FOUND 3/4" REBAR  
SET BY HANSEN  
EL. = 5283.48'

C.L. DRAINAGE EASE. REF  
N88°52'18"E 551.07'

S 88°52'18" W 770.01'

LOT 1  
CONTAINING 270,066 SQ. FT.  
6.2 ACRES INCLUDING ROAD  
1628 SOUTH TOLIVER LANE  
PARCEL # 20-035-0030  
OWNER BANNER, MARK & KARIANNE BANNER

EXPLORATION PIT LOCATION  
#15006 DATED 4/20/2021  
(SEE TABLE #2)

APPROXIMATE WATER  
WELL LOCATION

INTERMITTENT STREAM  
CORRIDOR EASEMENT

FOUND REBAR  
EL. = 5196.60'

FOUND REBAR  
EL. = 5269.59'

BASIS OF BEARING  
SEC. COR. TO SEC. COR.  
REC. 2628.95' (MEAS. 2628.66')

PARCEL # 20-102-0043  
LEGENDS AT HAWKINS CREEK LOT  
OWNERS ASSOCIATION

N 00°48'08" E 530.00'

EAST QUARTER COR. OF SEC 23  
T. 6N., R. 1 E., SLB&M  
FOUND BLM BRASS CAP MON. 1966

SOUTHEAST COR. OF SEC. 23  
T. 6N., R. 1 E., SLB&M  
FOUND BLM BRASS CAP MON. 1966

PARCEL # 20-035-0020  
COLES  
PREVIOUS RECORD OF  
SURVEY FILE # 6326  
REC. AUG. 21, 2019.

NOTE

- This Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Intermountain GeoEnvironmental Services, Inc. (IGES) on September 16, 2016 (IGES) Project No. 02350-001. The final report is available for public review at the Weber County Planning Division Office.
- There is a 100 foot while protection area for any private well location within this area.
- This lot is affected by water use and restrictions as per Weber County Subdivision code 106-4-2.1.
- At the time of this plat recording, this lot 1 has secured one acre/foot of water from Weber Basin Conservancy District to the exchange through an onsite private well. As shown here on. This lot is subject to a respective and restrictive landscaped of a recorded as Entry# \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_. Dated \_\_\_\_\_ On file within the official the Weber County Recorder's Office.

LEGEND

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

DEVELOPER

MARK BANNER (385) 237-6760 mbanner2@gmail.com  
3688 W Elk Valley Ln, South Jordan, UT 84009

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THEREWITH

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

Webster 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 EFFECT.

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

Webster County Attorney

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 THE IMPROVEMENTS.

Webster 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 \_\_\_\_\_  
AND RECORDED, \_\_\_\_\_ FILED FOR RECORD \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
WEBER COUNTY RECORDER \_\_\_\_\_  
DEPUTY: \_\_\_\_\_

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

OUR LAND 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: \_\_\_\_\_

OUR LAND 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.

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 OUR LAND 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..

Narrative:

The purpose of this survey is to comply with local ordinance and subdivision code as it pertains to a single lot subdivision. For the final purpose to build and develop a residential lot for residential use enjoyment and purposes.

