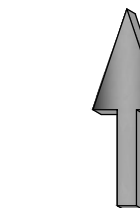
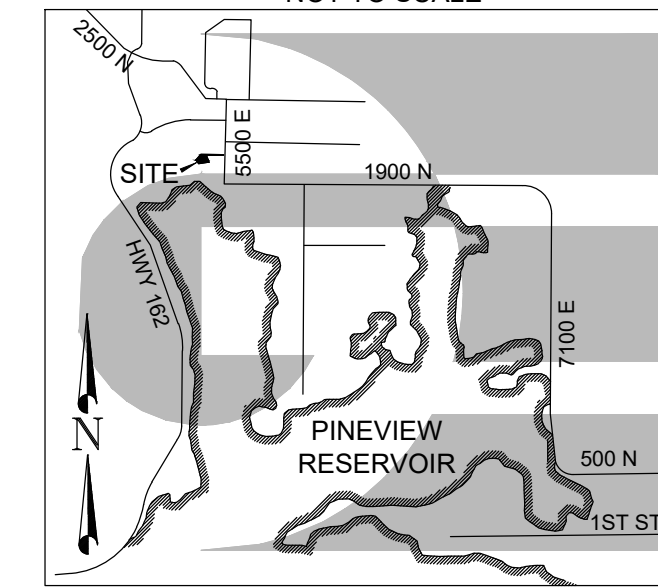


# DAYLIGHT RANCH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 35  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, SEPTEMBER 2021

## VICINITY MAP

NOT TO SCALE



Scale in Feet  
1" = 60'

### LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- FOND REBAR AND CAP MARKED LANDMARK
- SET NO. 5 x 18" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

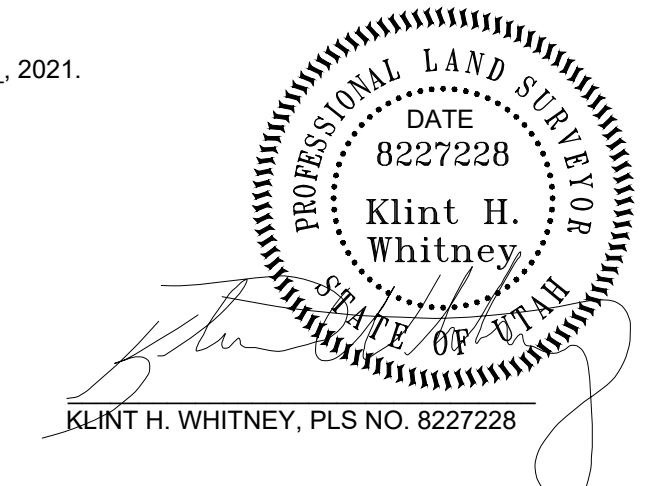
## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**Different than map-bust in description.**  
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 00°18'56" EAST 964.79 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34; RUNNING THENCE NORTH 89°17'13" WEST 581.45 FEET; THENCE SOUTH 19°52'10" EAST 265.90 FEET; THENCE SOUTH 81°09'18" WEST 439.74 FEET; THENCE NORTH 35°48'23" WEST 133.86 FEET; THENCE NORTH 67°17'23" WEST 39.49 FEET; THENCE NORTH 41°31'46" EAST 302.35 FEET; THENCE SOUTH 88°07'31" EAST 826.07 FEET; THENCE SOUTH 02°08'33" WEST 24.00 FEET; THENCE NORTH 88°07'31" WEST 35.20 FEET TO THE POINT OF BEGINNING, CONTAINING 3.322 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 DAYLIGHT RANCH 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.



## 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:

### DAYLIGHT RANCH

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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: RYAN JERRY WIGHT, JOINT TENANT      BY: CAMILLE MELISSA WIGHT, JOINT TENANT

**Ownership name in Owner's Dedication and Acknowledgement needs to match the current deed and latest county ownership record.**

**Include ownership of irrigation easement in owners dedication, is it being dedicated to the public? If easement is not being dedicated by plat and already exists please note the document by the easement.**

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me \_\_\_\_\_, A Notary Public, personally appeared RYAN JERRY WIGHT AND CAMILLE MELISSA WIGHT, HUSBAND AND WIFE AS JOINT TENANTS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

## WEBER-MORGAN HEALTH DEPARTMENT WASTEWATER SITE AND SOILS EVALUATION #15186

- EXPLORATION PIT #1 (UTM ZONE 12 NAD83 0431476 E 4571877 N)
- 0-12" LOAM, GRANULAR/BLOCKY STRUCTURE, 2% GRAVEL
  - 12-31" CLAY LOAM, BLOCKY STRUCTURE
  - 31-52" SANDY CLAY LOAM, MASSIVE STRUCTURE, COMMON GREY MOTTLES
  - 52-80" COARSE SANDY LOAM, MASSIVE STRUCTURE
  - 80-118" CLAY LOAM, MASSIVE STRUCTURE
  - GROUNDWATER NOT ENCOUNTERED TO 118"

## NOTES

1. ZONE (AV-3) CURRENT YARD SETBACKS: FRONT/REAR-30' / SIDE-10' WITH A TOTAL OF 2 SIDE YARDS NOT LESS THAN 24'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0237F WITH A REVISED DATE OF JUNE 2, 2015.

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.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RYAN WIGHT. 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 EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°18'55" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

## 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 \_\_\_\_\_, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_ 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 \_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER - MORGAN HEALTH DEPARTMENT

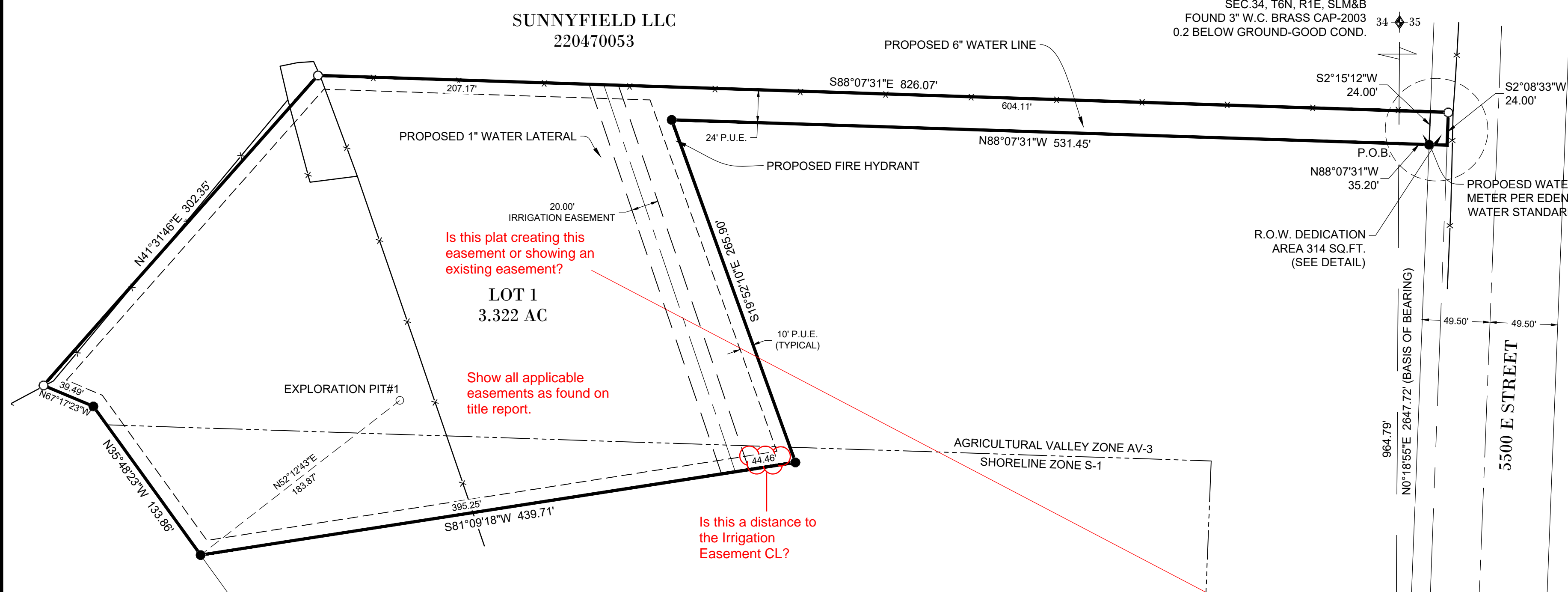
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021

DIRECTOR WEBER-MORGAN HEALTH DEPT.

SUNNYFIELD LLC  
220470053

EAST QUARTER CORNER  
SEC. 34, T6N, R1E, S14M&B  
FOUND 3" W.C. BRASS CAP-2003  
0.2 BELOW GROUND-GOOD COND.



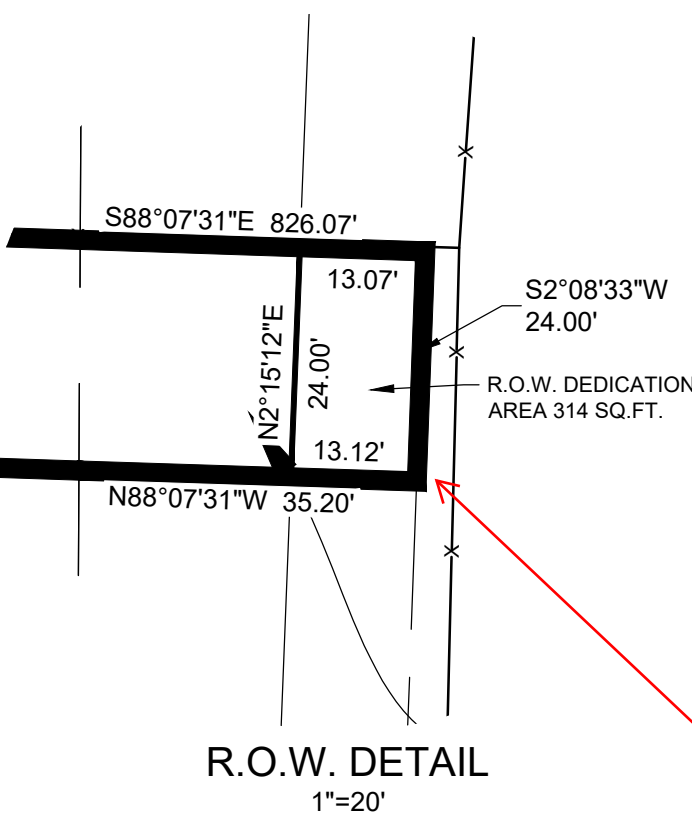
Is this plat creating this easement or showing an existing easement?

LOT 1  
3.322 AC

Show all applicable easements as found on title report.

Is this a distance to the Irrigation Easement CL?

REMAINDER PARCEL  
RICHARD & JAN WIGHT  
220470010  
(NOT APPROVED FOR DEVELOPMENT AT THIS TIME)



Why does property not extend to fence? (record vs meas?)  
Please look into possible gap between platted boundary and parcel 220410054 (5500 East).  
Potential gap could prevent access to lot.  
See B122 P293

Please call me and talk to me if you have questions- this will have to be addressed for approval.  
There are a few different options depending on what you find.

A signature block for County Surveyor conforming to state code and county ordinance.

Webster County Surveyor:  
I hereby certify that the Webster 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 Webster 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 \_\_\_\_\_.

Webster County Surveyor  
Record of Survey # \_\_\_\_\_

### 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 \_\_\_\_\_, 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 THERE TO AND NOW IN FORCE AND EFFECT.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 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 \_\_\_ DAY OF \_\_\_\_\_, 2021.

COUNTY ENGINEER

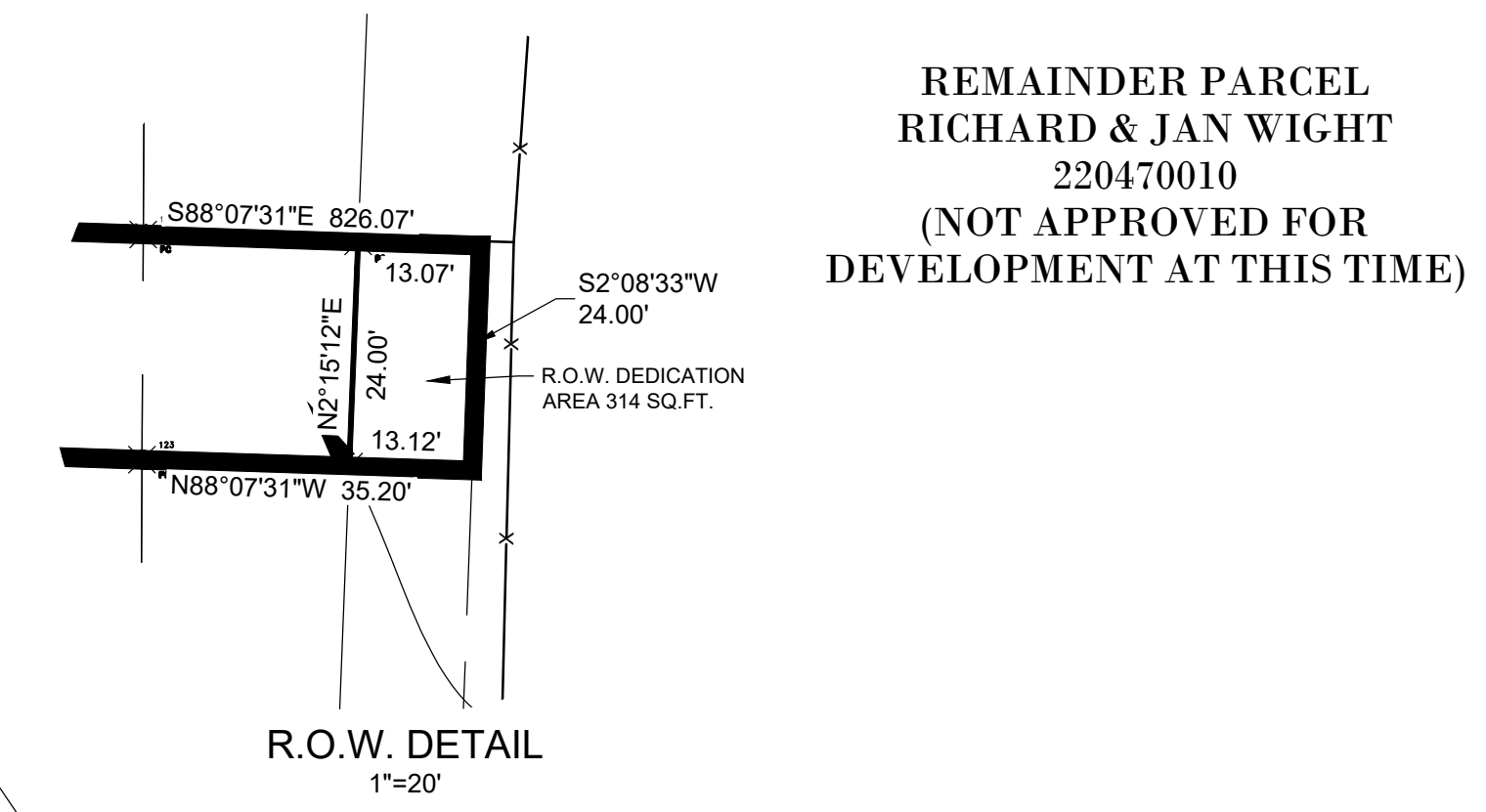
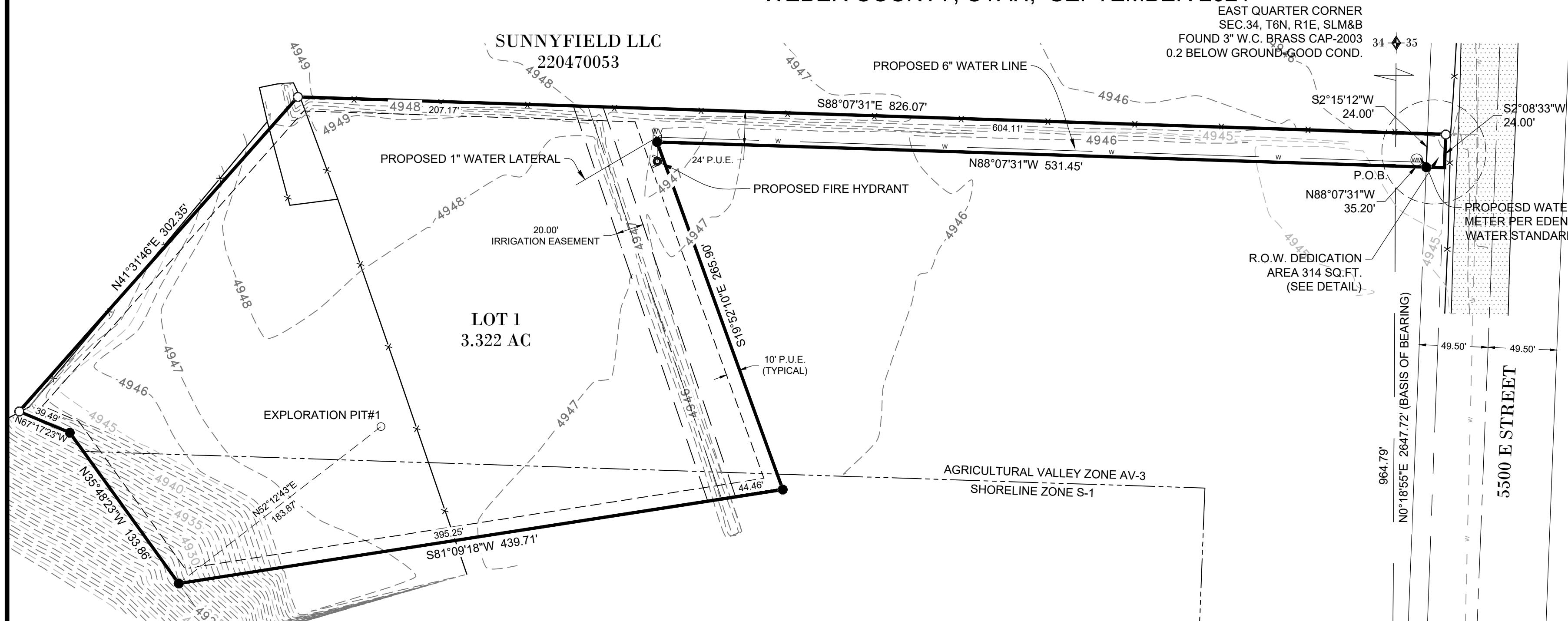
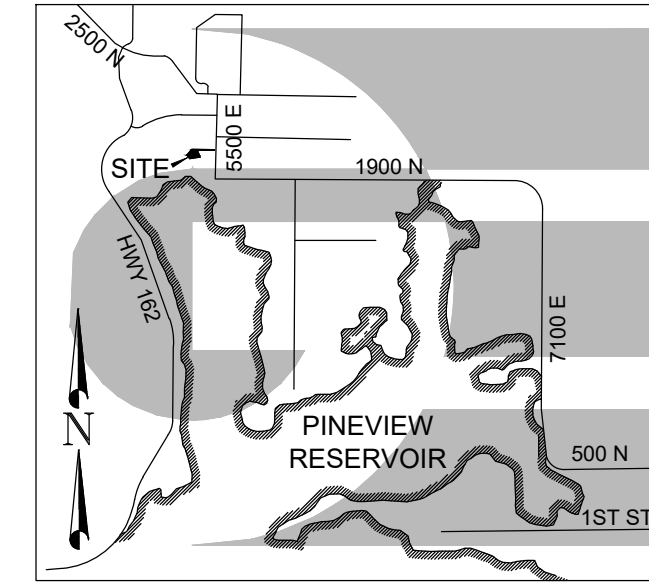
SOUTHEAST CORNER  
SEC. 34, T6N, R1E, S14M&B  
FOUND 3" BLM BRASS CAP-1967  
0.25 ABOVE GROUND-GOOD COND.

DEVELOPER: RYAN WIGHT EDEN UTAH 201-791-0731	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
<p><b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0666</p>		

# DAYLIGHT RANCH

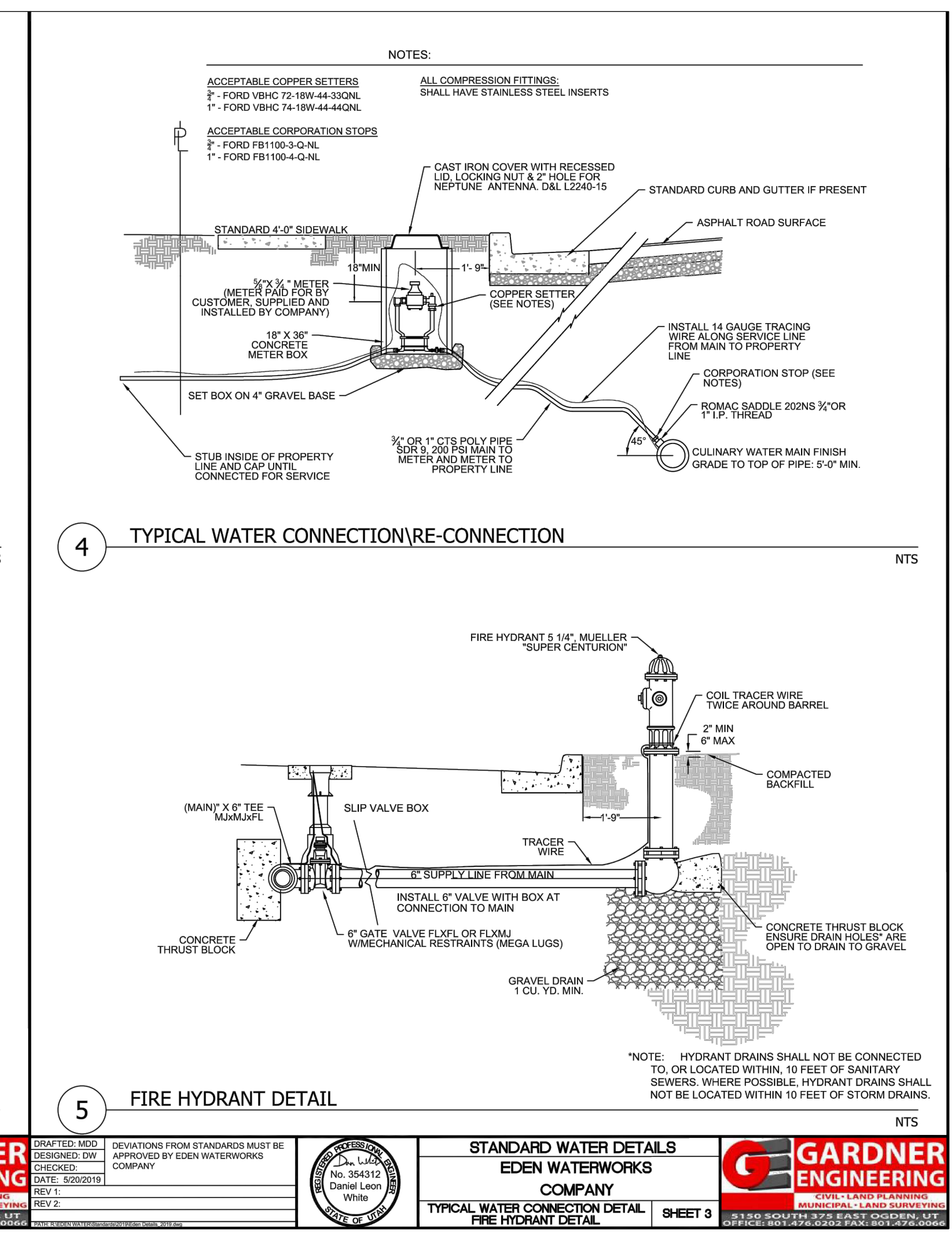
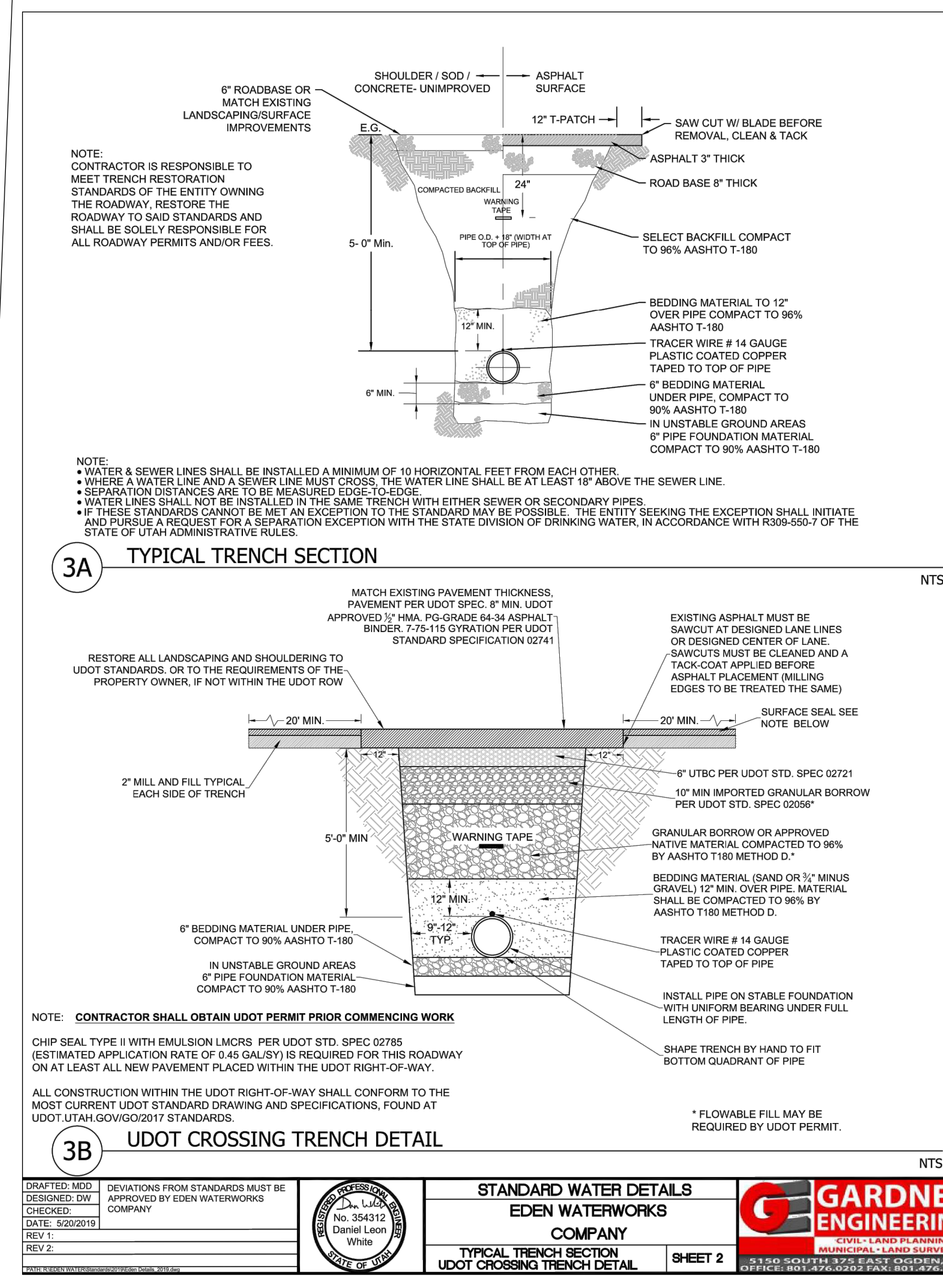
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WEBER COUNTY, UTAH, SEPTEMBER 2021

VICINITY MAP  
NOT TO SCALE

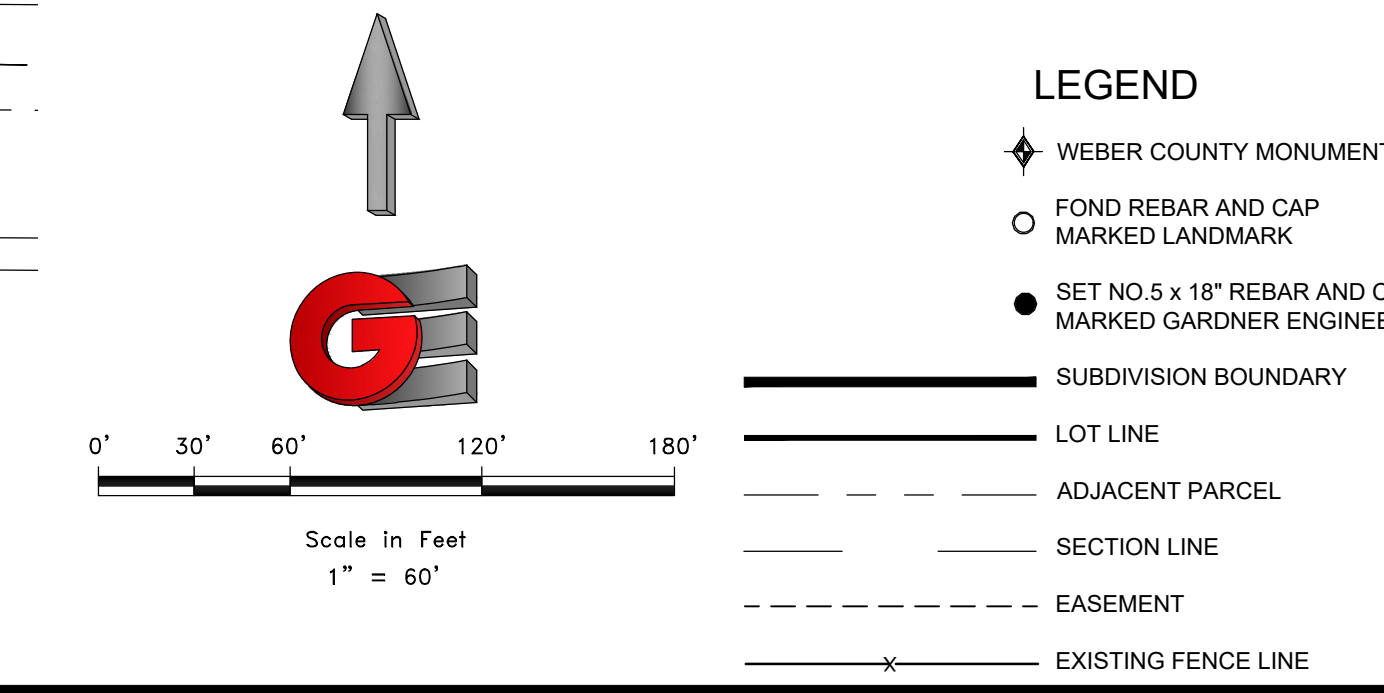


USA  
220470009

SOUTHEAST CORNER  
SEC. 34, T6N, R1E, S1M&B  
FOUND 3" BLM BRASS CAP-1967  
0.25 ABOVE GROUND-GOOD COND.



DRAFTED: MDD DESIGNED: DW CHECKED: JLD DATE: 5/20/21 REV: 1 REV: 2	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY EDEN WATERWORKS COMPANY		STANDARD WATER DETAILS EDEN WATERWORKS COMPANY TYPICAL TRENCH SECTION UDOT CROSSING TRENCH DETAIL SHEET 2		DRAFTED: MDD DESIGNED: DW CHECKED: JLD DATE: 5/20/21 REV: 1 REV: 2	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY EDEN WATERWORKS COMPANY		STANDARD WATER DETAILS EDEN WATERWORKS COMPANY TYPICAL WATER CONNECTION DETAIL FIRE HYDRANT DETAIL SHEET 3	
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DEVELOPER:  
RYAN WIGHT  
EDEN UTAH  
201-791-0731

**S1**  
**1**

COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_  
FOR \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_

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

P:\2021 - MISC SURVEYS\2104 - RYAN WIGHT\SURVEY\DWG\RYAN WIGHT.DWG