

ANGIE'S ACRES SUBDIVISION

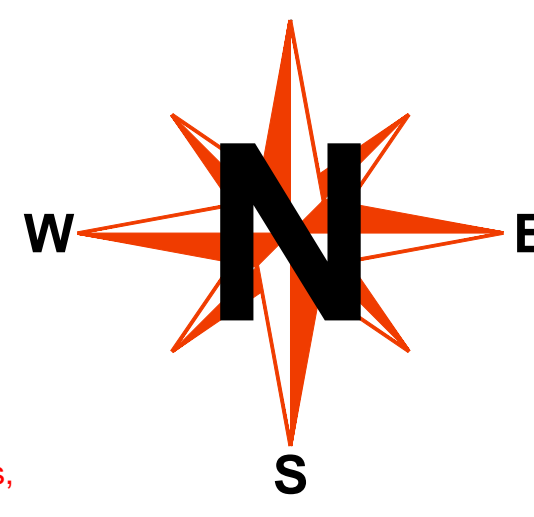
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

WEBER COUNTY, UTAH

JUNE 2021

O & O HANSEN FARM LLC
TAX ID NO. 15-025-0006
BY DEED - 79.00 ACRES
SURVEYED - 80.60 ACRES
SURVEYED (MINUS ROW) - 78.60 ACRES

FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 2020
CENTER OF SECTION 7
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



0' 20' 50' 100'
SCALE: 1" = 50'

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)
A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

General Location of the Subdivision in bold letters at the top of the sheet. (e.g. City, County, State) WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a
The Township, range, and quarter section of the Subdivision in bold letters at the top of the sheet. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a.; UCA 17-23-17(3)(a)

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

CAN THIS AREA BE CLEANED UP?
HARD TO SEE
WHAT'S GOING ON.

GENERAL NOTES

1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR AN STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

THERE IS DIFFERENCES FOR THE WEST SIDE OF THIS PROPERTY FROM TWO RECORD OF SURVEYS PERFORMED THIS YEAR. THIS MIGHT NEED TO BE CLEARED UP BEFORE THIS PLAT IS APPROVED.

DOUGLAS & CAROLYN HANSEN
TAX ID NO. 15-025-0010
9.50 ACRES

PLEASE NOTE THIS MAY OR MAY NOT BE A FULL REVIEW AND MORE COMMENTS MAY BE ON FUTURE SUBMITTALS.

The individual or company names and addresses of the engineer and land surveyor of the subdivision. WCO 106-1-5(a)(3); UCA 17-23-17(3)(j)
The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 2020
SOUTHWEST CORNER, SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

A signature block for County Surveyor conforming to state code and county ordinance.
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 _____ day of _____, 2021.

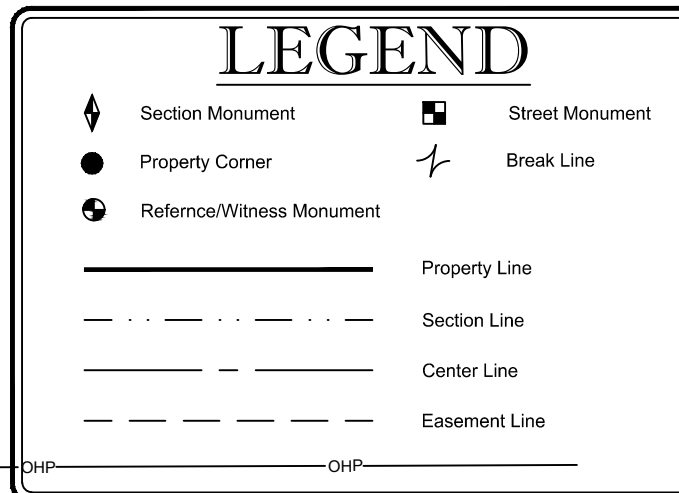
Weber County Surveyor
Record of Survey # _____
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

(EAST 1980.00) 2013.40 (PRO)

(EAST 270.00 "TO THE EAST LINE OF SAID SOUTHWEST QUARTER") 314.49

(N89°29'13"W 2684.54) 2684.60

300 NORTH STREET



BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°29'13" EAST ALONG THE SECTION LINE 1980.00 FEET AND NORTH 00°30'47" EAST 368.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°29'13" EAST 390.00 FEET; THENCE SOUTH 00°30'47" WEST 335.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET; THENCE SOUTH 89°29'13" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 344.43 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°18'53" EAST ALONG SAID QUARTER SECTION LINE 627.00 FEET; THENCE NORTH 89°29'13" WEST 702.26 FEET; THENCE SOUTH 00°30'47" WEST 292.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 303.445 SQ/FT OR 7.12 ACRES AND 5 LOTS

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER, SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

NARRATIVE

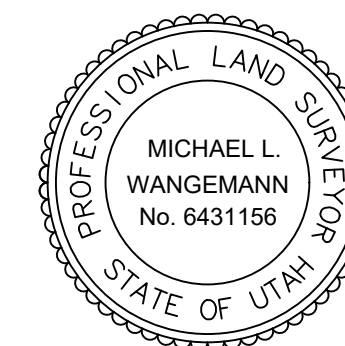
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE DESCRIBED TRACT OF LAND INTO 5 BLDG. RESIDENTIAL LOTS.
The written narrative shall contain the documentary, parole, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).
The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF

ANGIE'S ACRES SUBDIVISION

IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



Michael L. Wangemann, PLS
Date of Plat or Map: June 14, 2021
PLS# 6431156-2201

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ANGIE'S ACRES SUBDIVISION, AND DO HEREBY 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; AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION DITCHES 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 BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2021.

Ownership Name in Owner's Dedication and Acknowledgement
match the current deed and
latest County Ownership record.

ACKNOWLEDGEMENT

STATE OF _____)
SS. _____)
COUNTY OF _____)

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF _____)
SS. _____)
COUNTY OF _____)

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

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 _____, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

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 THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2021.

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 _____, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION _____

ATTEST _____

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 OF RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2021.

WEBER 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 AFFECT.

SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY ATTORNEY _____

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 _____, 2021.

WEBER-MORGAN HEALTH DEPARTMENT _____

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED, _____ AT _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____.

RECORDED FOR: _____

WEBER COUNTY RECORDER _____

DEPUTY _____