

MYERS FAMILY SUBDIVISION A LOT-AVERAGED SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2022



VICINITY MAP
NOT TO SCALE

- ### NOTES
1. 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.
 2. 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.
 3. AVERAGE LOT WIDTH: 181.23 FEET
AVERAGE LOT SIZE: 3.59 ACRES

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **MYERS FAMILY 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.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°09'29"E

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARIES ON THE GROUND. THE BOUNDARY WAS DETERMINED AS FOLLOWS: THE WEST LINE WAS PLACED ALONG THE QUARTER SECTION LINE BETWEEN THE SOUTH AND NORTH QUARTER CORNERS OF SECTION 35, THE EAST LINE BY DEED, WHICH MATCHES A RECORD OF SURVEY PREPARED BY JOHN REEVE AND FILED AS SURVEY NO. 1408 IN THE OFFICE OF THE WEBER COUNTY SURVEYOR. SAID SURVEY APPEARS TO HAVE BEEN USED TO PREPARE THE DEED FOR PARCEL 22-049-0032. ON THE NORTH BY A LONGSTANDING FENCE LINE, AND ON THE SOUTH THE RIGHT OF WAY WAS DETERMINED USING A LINE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 35 AND THE SOUTHEAST CORNER OF SECTION 36 AS PER CONVERSATIONS WITH THE COUNTY SURVEYOR'S OFFICE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°22'13"E ALONG A SECTION LINE 26.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N00°22'13"E ALONG THE QUARTER SECTION LINE BETWEEN THE SOUTH AND NORTH QUARTER CORNER OF SAID SECTION 35 804.74 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE MORE OR LESS ALONG SAID FENCE THE FOLLOWING SIX (6) COURSES: (1) S87°35'19"E 111.14 FEET; (2) S87°09'13"E 56.91 FEET; (3) S87°25'26"E 85.19 FEET; (4) S87°23'15"E 96.90 FEET; (5) S87°20'33"E 222.23 FEET; (6) S87°09'10"E 96.73 FEET TO THE WEST LINE OF A JOHN REEVE RECORD OF SURVEY FILED AS NO. 1408; THENCE S00°49'30"W ALONG SAID SURVEY LINE, 783.68 FEET; THENCE N89°09'29"W 380.11 FEET; THENCE N00°32'21"E 157.61 FEET; THENCE N89°03'30"W 121.14 FEET; THENCE S00°32'21"W 61.18 FEET; THENCE S89°37'47"E 2.04 FEET; THENCE S00°22'13"W 96.66 FEET; THENCE N89°09'29"W 163.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 509875 SQUARE FEET OR 11.705 ACRES MORE OR LESS.

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 EVALUATION #14980 (UTM ZONE 12 NAD 83 0432578 E 4571767 N)
0-16" SANDY LOAM (TOP SOIL), GRANULAR TO BLOCKY STRUCTURE
16-32" COURSE SANDY LOAM, STRONG BLOCKY STRUCTURE
32-88" GRAVELLY COARSE LOAMY SAND, WEAK MASSIVE STRUCTURE, 30% GRAVEL, SOME MOTTLING
88-97" CLAY, MASSIVE STRUCTURE, MOTTLING
GROUNDWATER ENCOUNTERED AT 97"

EXPLORATION PIT #2 EVALUATION #14980 (UTM ZONE 12 NAD 83 0432643 E 4571754 N)
0-12" SANDY LOAM (TOP SOIL), GRANULAR TO BLOCKY STRUCTURE
12-40" GRAVELLY SANDY LOAM, STRONG BLOCKY STRUCTURE, 25% GRAVEL
40-52" GRAVELLY COARSE SANDY LOAM, STRONG BLOCKY STRUCTURE, 25% GRAVEL
52-60" SILT LOAM, WEAK MASSIVE STRUCTURE, SOME MOTTLING
60-91" LOAMY SAND, SINGLE GRAIN STRUCTURE
GROUNDWATER ENCOUNTERED AT 91"

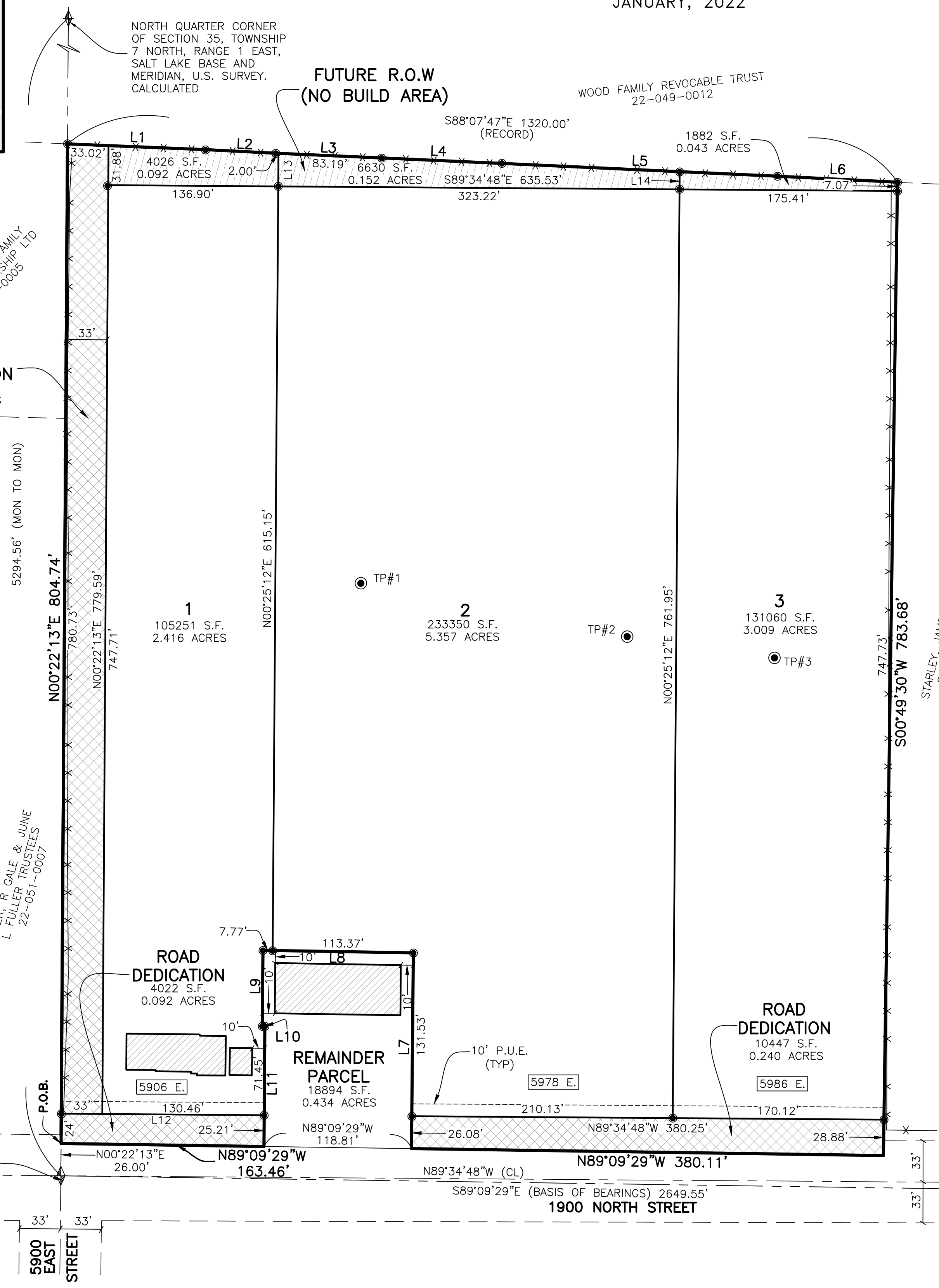
EXPLORATION PIT #3 EVALUATION #14980 (UTM ZONE 12 NAD 83 0432679 E 4571749 N)
0-16" SANDY LOAM, (TOP SOIL), GRANULAR TO BLOCKY STRUCTURE
16-48" GRAVELLY COURSE SANDY LOAM, MASSIVE STRUCTURE, 15% GRAVEL, SOME MOTTLING IN LOWER PART OF THIS HORIZON
48-70" LOAMY SAND, WEAK MASSIVE STRUCTURE, 10% GRAVEL IN TOP OF THIS HORIZON
70-89" SILT LOAM, WEAK MASSIVE STRUCTURE, SOME MOTTLING THROUGHOUT HORIZON
GROUND WATER ENCOUNTERED AT 89"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°35'19"E	111.14'
L2	S87°09'13"E	56.91'
L3	S87°25'26"E	85.19'
L4	S87°23'15"E	96.90'
L5	S87°20'33"E	222.23'
L6	S87°09'10"E	96.73'
L7	N00°32'21"E	157.61'
L8	N89°03'30"W	121.14'
L9	S00°32'21"W	61.18'
L10	S89°37'47"E	2.04'
L11	S00°22'13"W	96.66'
L12	N89°34'48"W	163.46'
L13	N00°25'12"E	26.68'
L14	N00°25'12"E	14.25'

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES"
- BOUNDARY LINE
- MONUMENT TIE LINE
- ADJOINING PROPERTY
- EXISTING FENCE LINE
- 10' PUBLIC UTILITY EASEMENT
- ROAD CENTERLINE
- TP# = EXPLORATION PIT
- EXISTING STRUCTURE
- ROAD DEDICATION
- FUTURE R.O.W. (NO BUILD AREA)



DEVELOPER:
TELFORD MYERS
5910 E. 1900 N.
EDEN, UTAH 84310

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 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.

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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

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 _____, 20____.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY # _____

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 _____, 20____.

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 _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ in Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

Deputy.

Project Info.

Surveyor: T. HATCH

Designer: E. ROCHE

Begin Date: 5-4-2020

Name: MYERS FAMILY SUB

Number: 7347-01

Revision: 12-6-21

Scale: 1"=60'

Checked: _____

Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
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