

**PEACOCK HOLLOW SUBDIVISION  
WEST WEBER, WEBER COUNTY, UTAH  
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
SURVEY PERFORMED: JANUARY 2022**

**N89°54'03"W 5597.31'**

6  
5  
7  
8  
Northwest Corner of Section 8,  
Township 6 North, Range 2 West,  
Salt Lake Base and Meridian.  
Find WCS Monument as per the sht.

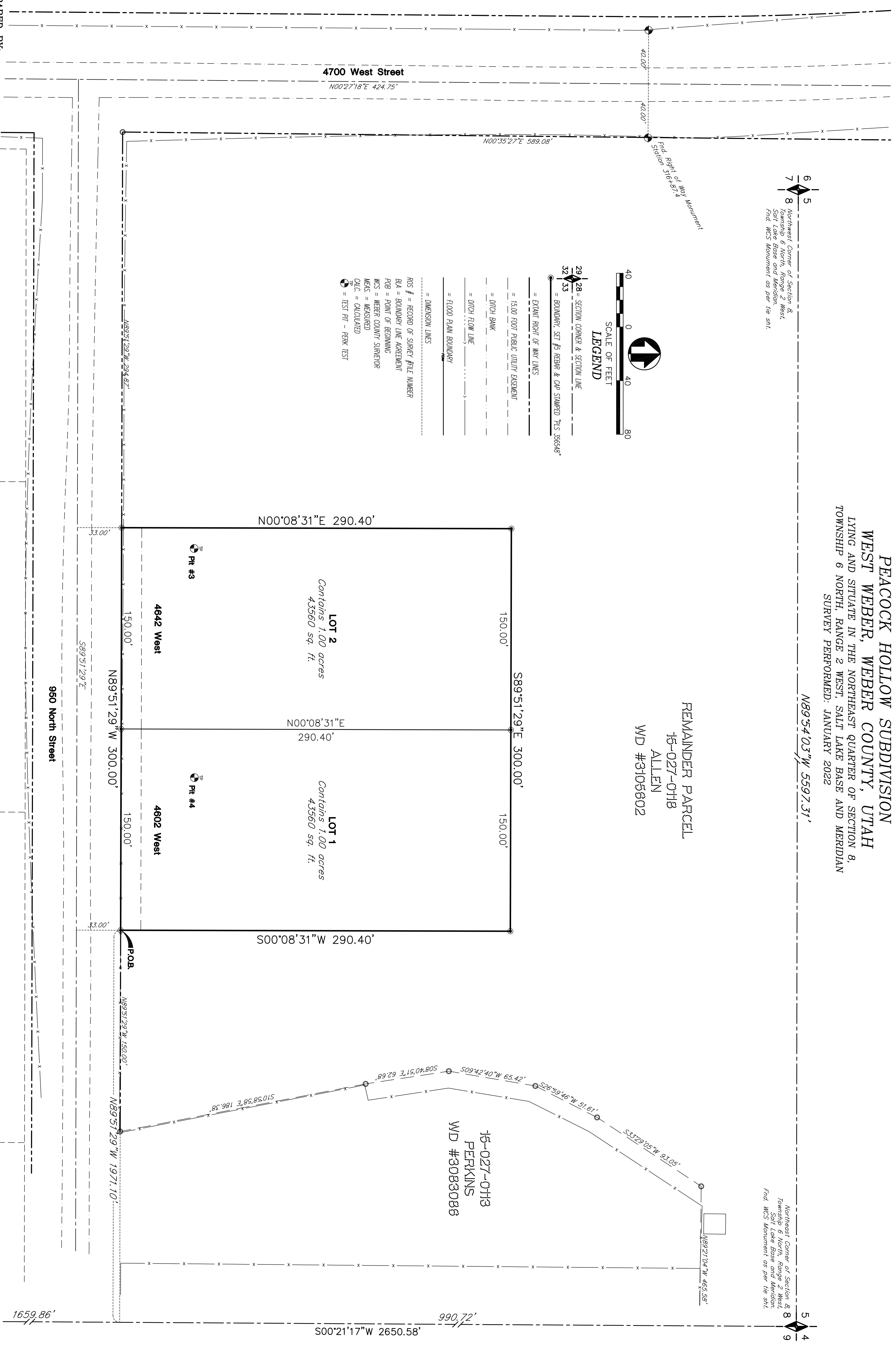
5  
4  
8  
9  
Northeast Corner of Section 8,  
Township 6 North, Range 2 West,  
Salt Lake Base and Meridian.  
Find WCS Monument as per the sht.



**LEGEND**

29 1/2" = SECTION CORNER & SECTION LINE  
3/2" = BOUNDARY, SET 5/8" REBAR & CAP STAMPED THIS 356548"  
= EIGHT FOOT OF HW LINES  
= 1500 FOOT PUBLIC DRAIN EXISTENT  
= DITCH BANK  
= DITCH FLOW LINE  
= FLOOD PLAIN BOUNDARY  
= DIMENSION LINES

ROS # = RECORD OF SURVEY FILE NUMBER  
BA = BOUNDARY LINE AGREEMENT  
PAB = POINT OF BEGINNING  
MCS = WEBER COUNTY SURVEYOR  
MCS = MEASURED  
C/LC = CALCULATED  
C/LC = TEST PIT - 79WK TEST



**PREPARED BY:**  
**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz  
**FOR:**  
Benjamin Allen  
3606 West Center Street  
Provo, Utah 84601

**PLAT NOTE:**  
Agriculture is the preferred use in the Agriculture Zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the period of construction of a building. The plat is subject to restrictions on the posted that it in no way releases WCO 106-1-8(c)(5).

**EXPLANATION PIT #3:**  
UTM Zone 12 NAD 83 10408620 E 4569902 N;  
Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an A-Grade Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. Maximum loading rate is to be designed using a maximum loading rate of 0.4 gal/c/d/acre as required for the dry beam, blocky structure soil horizon.

**EXPLANATION PIT #4:**  
UTM Zone 12 NAD 83 0408676 E 4569905 N;  
Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Packaged Bed Media Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. Maximum loading rate is to be designed using a maximum loading rate of 0.4 gal/c/d/acre as required for the dry beam, blocky structure soil horizon.

**East Quarter Corner of Section 8 & 8**  
Township 6 North, Range 2 West,  
Salt Lake Base and Meridian.  
Find WCS Monument as per the sht.

**WEBER COUNTY ATTORNEY**

**COUNTY SURVEYOR'S CERTIFICATE**

**WEBER COUNTY ENGINEER**

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

**WEBER COUNTY COMMISSION ACCEPTANCE**

**WEBER MORGAN HEALTH DEPARTMENT**  
I hereby certify that the soils, percolation rates and site conditions for the proposed on-site wastewater system office and are approved for an on-site waste water system.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
Director, Weber Morgan Health Department

**WEBER COUNTY RECORDER**

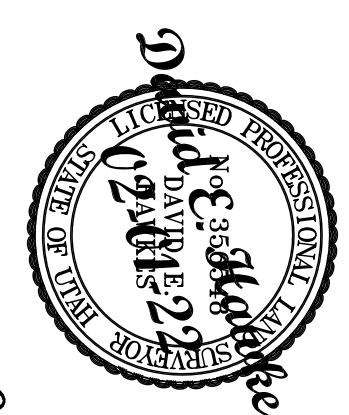
ENTRY NUMBER \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2022, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE  
OFFICIAL RECORDS.

**WEBER COUNTY RECORDER**

**SURVEYORS CERTIFICATE**  
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 5246 and that I have performed the above described survey in accordance with the Utah Professional Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.  
**NARRATIVE**  
See Record of Survey #XXXX, filed with the Weber County Surveyor.

**BOUNDARY DESCRIPTION**

A parcel of land lying and situate in the Northeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 2.00 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 3105620 of the Weber County Records. Basis of bearing for subject parcel being N08°18'52"W 290.00 feet. The monument is a 3/2" iron cap monument measuring the south line of said Northeast Quarter Section. Subject Parcel being more particularly as follows:  
Commencing at the Northeast Corner of Said Section 8, thence South 00°21'17" West 990.72 feet coincident with the east line of said Section 8, thence North 89°51'29" West 150.00 feet coincident with the north right of way of 1500 North Street, the true polygonal tract of land to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning.  
Thence North 89°51'29" West 300.00 feet coincident with said north right of way to a number five rebar and cap stamped "PLS 356548"; thence North 00°08'31" East 290.40 feet to a number five rebar and cap stamped "PLS 356548"; thence South 89°51'29" East 300.00 feet to a number five rebar and cap stamped "PLS 356548"; thence South 00°08'31" West 290.40 feet to the point of beginning.  
Contains 2 Lots, 2.00 acres, 87,120 sq. ft.



**OWNERS DEDICATION**

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract, Peacock Hollow Subdivision, and hereby grant and dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Benjamin Allen

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WEBER } S.S.

On, the \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me, the undersigned Notary Public in and for said County of Weber, the said State of Utah, the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_