

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.
 Fnd. WCS Monument as per tie sht.

5 4
8 9

Northeast Corner of Section 8,
 Township 6 North, Range 2 West,
 Salt Lake Base and Meridian.
 Fnd. WCS Monument as per tie sht.

REMAINDER PARCEL
 15-027-018
 ALLEN
 WD #3105602

15-027-018
 PERKINS
 WD #3083086

LOT 2
 Contains 1.00 acres
 43560 sq. ft.

LOT 1
 Contains 1.00 acres
 43560 sq. ft.

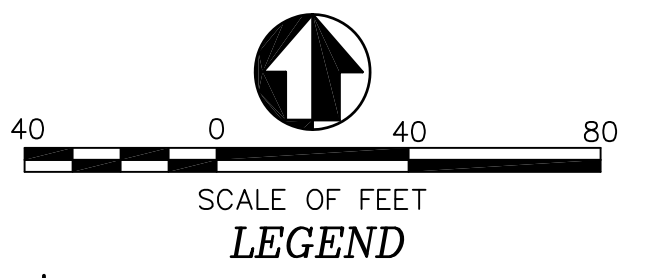
4642 West

4602 West

Pit #3

Pit #4

P.O.B.



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"
 - = EXTANT RIGHT OF WAY LINES
 - = 15.00 FOOT PUBLIC UTILITY EASEMENT
 - = DITCH BANK
 - = DITCH FLOW LINE
 - = FLOOD PLAIN BOUNDARY
 - = DIMENSION LINES

ROS # = RECORD OF SURVEY #FILE NUMBER
 BLA = BOUNDARY LINE AGREEMENT
 POB = POINT OF BEGINNING
 WCS = WEBER COUNTY SURVEYOR
 MEAS. = MEASURED
 CALC. = CALCULATED
 = TEST PIT - PERK TEST

EXPLORATION PIT #3:
 UTM Zone 12 Nad 83 0408620 E 4569902 N:
 Anticipated ground water tables not to exceed
 24 inches, fall within the range of acceptability
 for the utilization of an At-Grade Treatment
 System as a means of wastewater disposal.
 Maximum trench depth is limited to 0 inches.
 The absorption field is to be designed using a
 maximum loading rate of 0.4 gal/ft²/day as
 required for the clay loam, blocky structure soil
 horizon.

EXPLORATION PIT #4:
 UTM Zone 12 Nad 83 0408676 E 4569905 N:
 Anticipated ground water tables not to exceed
 24 inches and soils with a documented
 percolation rate of 80 minutes per inch,
 fall within the range of acceptability for the
 utilization of a Packed Bed Media Treatment
 System as a means of wastewater disposal.
 Maximum trench depth is limited to 12 inches.
 The absorption field is to be designed using a
 maximum loading rate of 0.4 gal/ft²/day as
 required for the clay loam, blocky structure
 soil horizon.

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

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
 operation of farm machinery and no allowed agricultural use
 shall be subject to restrictions on the basis that it interferes
 with activities of future residents of this subdivision."
 WCO 106-1-8(c)(5).

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land 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

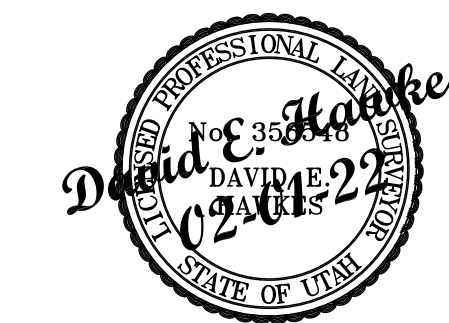
See Record of Survey #XXXX, filed with the Weber County Surveyor.

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 3105602 of the Weber County Records. Basis of bearing for subject parcel being NORTH as determined by GPS or South 00°21'17" West 2650.58 feet, measured, between the Weber County brass cap monuments monumenting the east 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 1971.10 feet coincident with the north right of way of 950 North Street and the prolongation thereof 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 } S.S.
 COUNTY OF WEBER }

On the _____ day of _____, 2022, personally appeared before me, the undersigned Notary, in and for said County of Weber, in 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 _____

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 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.

DEPUTY COUNTY RECORDER _____

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 _____, 2022.

 Signature

COUNTY SURVEYOR'S CERTIFICATE

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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2022.

 Signature

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 _____, 2022.

 Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2022.

 Chairman, Weber County Planning Commission

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 this _____ day of _____, 2022.

 Chairman, Weber County Commission

Attest: _____

 Title: _____