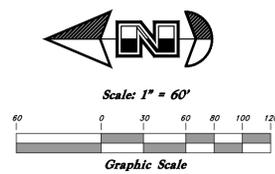


Smith Estates

A part of the South 1/2 of Section 7, T6N, R2E, SLB&M, U.S. Survey Huntsville, Weber County, Utah February 2022



VICINITY MAP
Not to Scale



NARRATIVE

This plat was requested by Mr. Randy Smith

A Weber County Brass Cap Monument was found at the South Quarter Corner of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

A Weber County Brass Cap Witness corner was found at the Northeast corner of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Right of way Monuments were found along the North and South right of way of 500 North Street.

A Rebar with Reeve Cap was found along the North right of way line of 500 North Street, its location coincide with the Southwest corner of Lot 2, Huntsville Heights Subdivision (Entry #1233080, bk 36 pg 03), prepared and platted by Reeve and Reeve, Inc in June 1993.

A line Bearing North 17°32'36" East between the South Quarter corner and the Witness corner of Section 7, was used as the basis of bearings.

The South line of the property was established along the North Right of way line of 500 North Street, which was positioned using the Found right of way monuments

The North line of the property was established per deed distance from the North right of way line of 500 North Street.

The West line of the property was established along the East Boundary of Huntsville Heights Subdivision (Entry #1233080, bk 36 pg 03).

The East line of the property was established along an Old Existing fence line

The Northeast boundary line of the property was established along an Old Existing fence line as described in that certain fence line Agreement between Capital Insurance Service, Inc. and William E. Lindsay Jr. & Sarah J. Lindsay (Entry #1659574 bk 2031 pg 1889).

Property corners were monumented as depicted on this drawing.

William Lindsay Jr, Trustee (21-007-0018)

Tahna Regan Fischer Separate Property Trust DTD Feb 22, 2005=95% ETAL (21-007-0028)

Frank W. Clawson & Ruth E. Clawson Trustees (21-008-0036)

Jack H. & Eileen B Clawson 21-008-0037

RVC Ranch Holdings LLC 21-008-0038

Frank W. Clawson & Ruth E. Clawson Trustees (21-008-0029)

Huntsville Heights Subdivision

LEGEND

—C—	Centerline	TDE	Top of Slope
—UGT—	Buried Telephone line	TOP	Top of Slope
—OHT—	Overhead Telephone line	CO	Cleanout
—OHP—	Overhead Power line	FC	Fence
—UGP—	Power line	FL	Flowline
—S—	Sanitary Sewer line	DMH	Drain Manhole
—W—	Culinary Water line	x89.00	Spot Elevation
—G—	Gas line		Contour
—SD—	Storm Drain line		Asphalt
—SW—	Secondary Waterline		Concrete
—LD—	Land Drain line		Building
—IW—	Irrigation Waterline		Catch Basin
—X—X—	Fence Power Meter	C.M.P.	Corrugated Metal Pipe
—P—	Power Pole	R.C.P.	Reinforced Concrete Pipe
—W—	Water Meter	CONC	Edge of Concrete
—G—	Gas Meter	RWALL	Retaining Wall
—M—	Water Manhole	SMH	Sewer Manhole
—S—	Telephone Box	WV	Water Valve
—S—	Sewer Manhole	CB	Catch Basin
—D—	Drain Manhole	DV	Diversion Box
—W—	Water Manhole	TC	Top of Curb
—C—	Cleanout Box	SW	Sidewalk
—A—	Top of Asphalt	GAS	Gas line Marker
—EA—	Edge of Asphalt	GUY	Guy Wire
—NC—	Natural Ground	BLDG	Building Corner
—LG—	Lip of Gutter	IS	Fire Hydrant
—SP—	Service Pole	NG	Natural Ground
—LP—	Light Pole	WV	Water Valve
—PP—	Power Pole	LP	Light Pole
—TP—	Telephone Pole	PP	Power Pole w/guy
—FH—	Fire Hydrant	DT	Deciduous Tree
—DT—	Flowline of Ditch	CT	Coniferous Tree
		ARP	Area Reference Plot
		COL	Building Columns
		LS	Landscaping

NOTES:

- In accordance with Appendix B of the 2012 International Fire Code, Homes with a fire-flow calculation area greater than 6,200 square feet will be required to install an internal fire sprinkler system.
- Depending on site grading and proposed building elevations, subdrains may be required within this development.
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
- No Driveways, Fire Hydrants, Catch Basins or Mail Boxes permitted within 50.0' Snow Storage Area due to the need of retaining large amounts of snow until it is able to be removed and/or melted.

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
RVC Ranch Holdings
c/o Randy Smith
1317 North 7000 East
Huntsville, UT 84317
(800) 000-0000



HUNTSVILLE APPROVALS

This plat was approved by the City Engineer and the Planning Director.

by: _____ Date _____
City Engineer

by: _____ Date _____
Planning Director

LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of Huntsville this ____ day of _____, 2022.

by: _____ Date _____
Chairman

Attest: _____ Date _____
Secretary

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 has 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 limitations associated therewith.

Signed this ____ day of _____, 2022.

Weber County Surveyor

HUNTSVILLE ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Huntsville of the foregoing plat and dedications have been complied with.

Signed this ____ day of _____, 2022.

By: _____ Date _____
City Attorney

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Oakmont Estates in North Ogden, Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office.

Signed this ____ day of _____, 2022.

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

We, 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 Smith Estates, and hereby dedicate to Huntsville, Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, also dedicate and grant an easement across those certain strips of land designated as Public Utility and Drainage Easements (PU&DE) for Public Utility and Drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utilities, Drainage, and Service lines as may be authorized by Huntsville, grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals 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 erected within such easements, and also hereby dedicate, grant and convey to Huntsville, Weber County, Utah all those portions of said tract of land designated as Parcels, the same to be used for Storm Water Detention and drainage purposes, as may be authorized by Huntsville.

Signed this ____ Day of _____, 2022.

— RVS Ranch Holdings LLC —

Randy Smith

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2022 by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name _____

BOUNDARY DESCRIPTION

A part of the South half of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Beginning at a point on the North Right of Way line of 500 North Street, said point is 1307.28 feet North 00°01'30" West along the Quarter Section line to said North Right of Way Line from the South Quarter corner of said Section, and 183.57 feet South 89°01'26" West along said North Right of Way line to the Point of Beginning; and running thence South 89°01'26" West 350.02 feet along said North Right of Way line to the East boundary of Huntsville Heights Subdivision (Entry #1233080, in Book 36 at Page 03); thence North 01°4'38" West 840.36 feet along said East boundary line and boundary line extended; thence North 88°28'03" East 504.94 feet more or less to an existing fence line agreement (Entry #1659574 in Book 2031 at Page 1889); thence South 01°10'53" East 57.59 feet; thence North North 88°11'32" East 91.16 feet; thence South 02°53'09" East 533.37 feet; thence North 86°29'04" West 195.93 feet; thence West 73.88 feet; thence South 02°22'25" East 272.61 feet (262.35 feet to close) to the point of beginning.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____

RECORDED FOR _____

WEBER COUNTY RECORDER

By: _____ DEPUTY