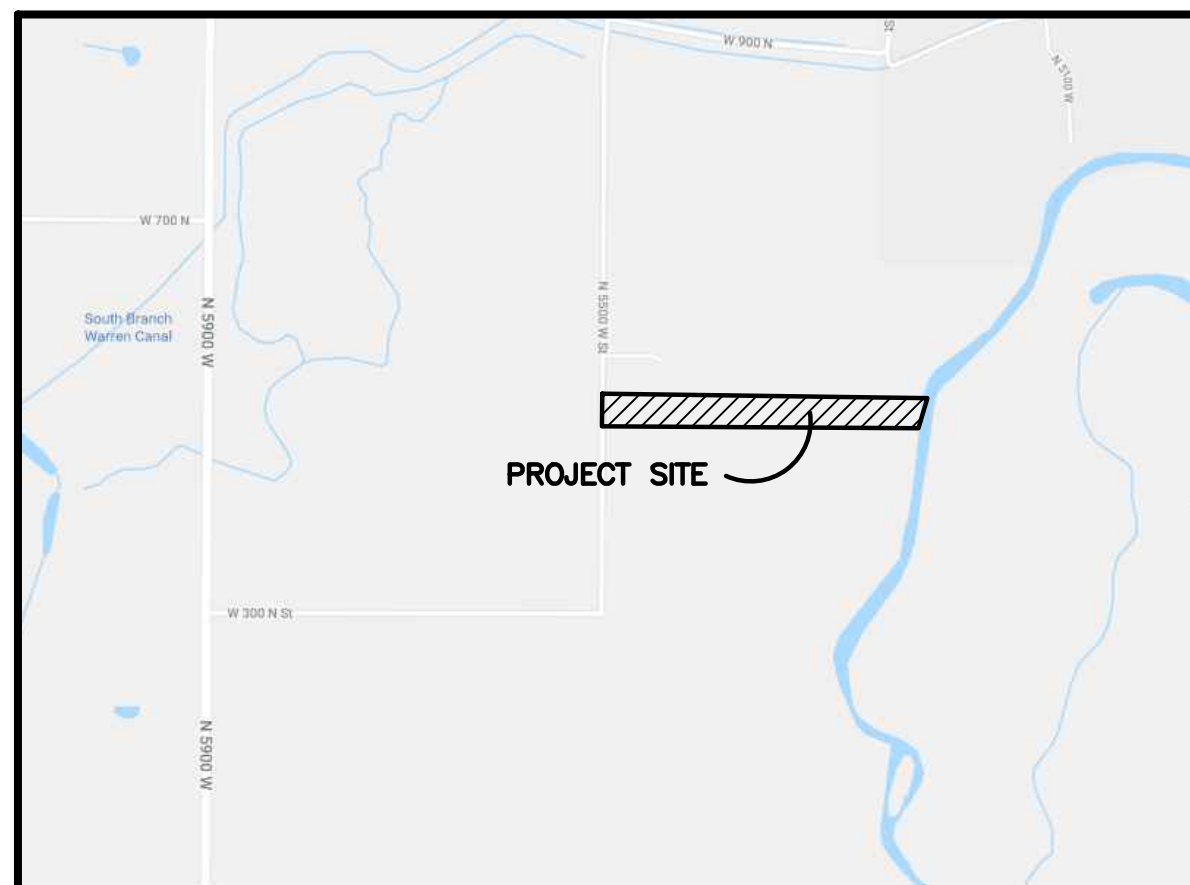


WARREN ESTATES SUBDIVISION

A LOT AVERAGED SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY
WEBER COUNTY, UTAH
AUGUST, 2022

IS THE PRIVATE ACCESS EASEMENT PUBLIC OR PRIVATE? OWNERS DEDICATION NEEDS TO EXPLAIN THE PRIVATE ACCESS EASEMENT.



VICINITY MAP

SCALE: NONE

SOIL TEST PIT INFORMATION

- EXPLORATION PIT #LOT 1** (UTM ZONE 12 NAD 83 0406831 E 4569091 N) 0-22" LOAM, GRANULAR STRUCTURE, SAND SIZE MEDIUM TO FINE 22-37" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, 37-64" SILT LOAM (NEAR SILTY CLAY LOAM), MASSIVE STRUCTURE, SAND SIZE FINE, GROUNDWATER ENCOUNTERED AT TIME OF SOIL EVALUATION AT 58" BELOW GRADE LOT1: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #LOT 2** (UTM ZONE 12 NAD 83 0406886 E 4569086 N) 0-15" LOAM, GRANULAR STRUCTURE, SAND SIZE MEDIUM TO FINE 15-23" FINE SANDY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, DENSE, MOTTLES COMMON BELOW 19" 23-40" SILT LOAM (NEAR SILTY CLAY LOAM), MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON 40-72" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON LOT2: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES AND 46 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #LOT 3** (UTM ZONE 12 NAD 83 0406943 E 4569085 N) 0-11" SILT LOAM, GRANULAR STRUCTURE, SAND SIZE FINE 11-26" SILT CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE VERY FINE 26-79" SILT CLAY, MASSIVE STRUCTURE, SAND SIZE VERY FINE GROUNDWATER ENCOUNTERED AT TIME OF SOIL EVALUATION AT 79" BELOW GRADE LOT3: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 18 INCHES AND 36 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #LOT 4** (UTM ZONE 12 NAD 83 0406831 E 4569091 N) 0-15" LOAM, GRANULAR STRUCTURE, SAND SIZE MEDIUM TO FINE 15-49" SILTY CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES FEW BELOW 46 INCHES, PERC? 49-77" FINE SANDY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON LOT4: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 28 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #LOT 5** (UTM ZONE 12 NAD 83 0407065 E 4569084 N) 0-17" FINE SANDY LOAM (NEAR SANDY CLAY LOAM), GRANULAR STRUCTURE, SAND SIZE FINE, DENSE 17-48" SILT CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON 48-62" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON LOT5: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #LOT 6** (UTM ZONE 12 NAD 83 0407135 E 4569081 N) 0-10" LOAM, GRANULAR STRUCTURE, SAND SIZE MEDIUM TO FINE 10-30" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE 30-52" SILTY LOAM (NEAR SILTY CLAY LOAM), MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON 52-65" FINE SANDY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON LOT6: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 24 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #LOT 7** (UTM ZONE 12 NAD 83 0407187 E 4569084 N) 0-11" LOAM, GRANULAR STRUCTURE 11-42" SILT CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON 42-61" CLAY LOAM, MASSIVE STRUCTURE, VERY FINE SANDS AND HIGH SILT CONTENT LOT7: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

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 DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED ON THE NORTH BY MATCHING THE SOUTHERLY LINE OF FENSTER FARM PHASES 1-3, THE WEST LINE IS THE SECTION LINE WITH RIGHT OF WAY TO BE DEDICATED MATCHING FENSTER FARM PHASE 1.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°18'53"W

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING S00°18'53"W 1264.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE S89°10'55"E ALONG THE SOUTHERLY LINES OF FENSTER FARM PHASE 2 AND 3, 2152.24 FEET; THENCE S16°29'12"W 206.42 FEET; THENCE N89°41'07"W 2094.67 FEET TO THE SECTION LINE; THENCE N00°18'53"E ALONG SAID SECTION LINE, 217.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 441,319 SQUARE FEET OR 10.131 ACRES MORE OR LESS.

PLEASE LIST AS OWNER, MANAGER, OR WHO EVER IS OVER THE PROPERTY IN PLACE OF (NAME/TITLE)

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 **WARREN ESTATES 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

OWNERS DEDICATION AND CERTIFICATION

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 **WARREN ESTATES SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROAD DEDICATION, 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 HERETO AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ES 1328442 LLC

NAME/TITLE _____

MONUMENT DETAIL 1 (NOT TO SCALE)

MONUMENT DETAIL 2 (NOT TO SCALE)

ACKNOWLEDGMENT

STATE OF UTAH) SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **11-17-2021**
Name: **WARREN ESTATES SUBDIVISION**
Number: **6600-03**
Revision: **8-25-22 E.R.**
Scale: **1"=100'**
Checked: _____

5160 S. 1500 W. RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2665 WWW.REEVE-ASSOC.COM

WEBER-MORGAN HEALTH DEPARTMENT

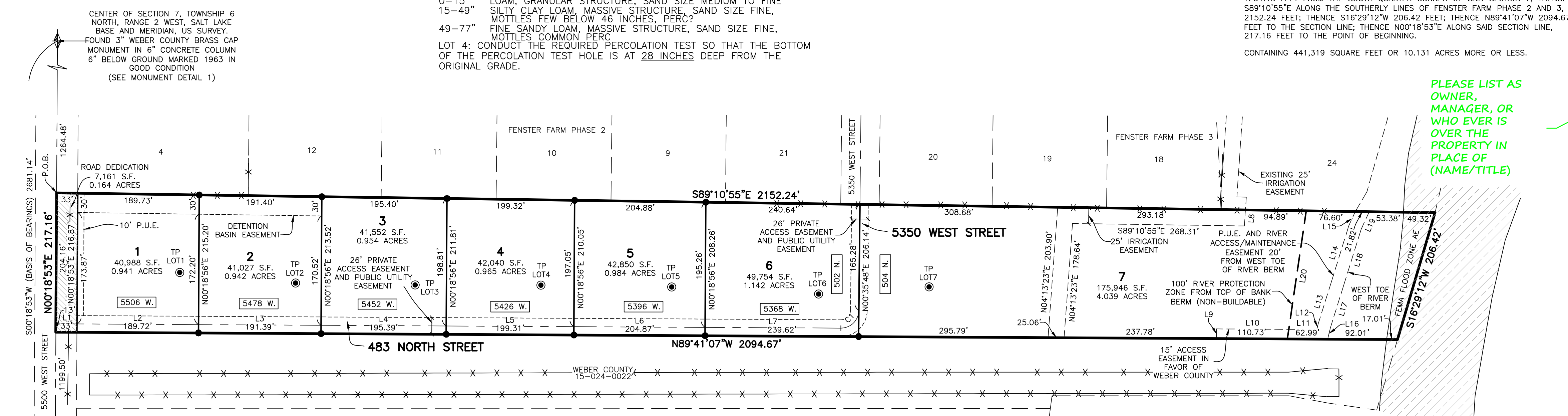
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy: _____



LEGEND

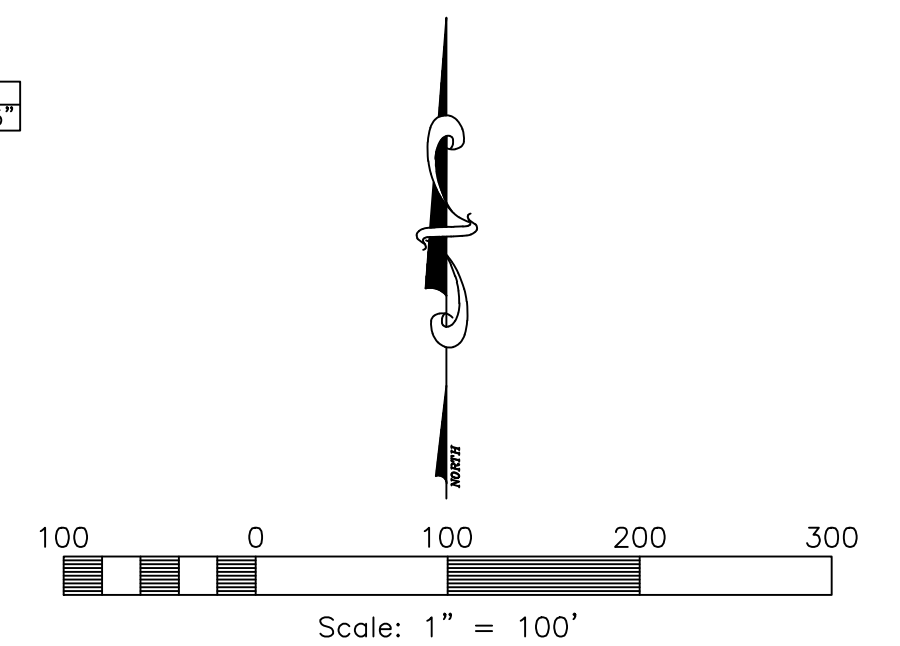
- = SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- - - ADJOINING PROPERTY
- - - EASEMENTS
- - - SECTION TIE LINE
- x x x = EXISTING FENCELINE
- TP1 = TEST PIT LOCATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- ROAD DEDICATION
- FEMA FLOOD ZONE AE

LINE TABLE

#	BEARING	DISTANCE
L1	S89°41'07"E	33.00'
L2	S89°41'07"E	189.72'
L3	S89°41'07"E	191.39'
L4	S89°41'07"E	195.39'
L5	S89°41'07"E	199.31'
L6	S89°41'07"E	204.87'
L7	S89°41'07"E	211.82'
L8	N03°49'04"E	25.03'
L9	N00°18'53"E	15.00'
L10	S89°41'07"E	112.85'
L11	S89°41'07"E	43.82'
L12	N13°29'12"W	68.30'
L13	N17°23'12"E	68.31'
L14	N17°18'31"E	92.21'
L15	N24°19'50"E	24.83'
L16	N1°29'15"E	18.35'
L17	N17°23'12"E	67.63'
L18	N17°18'09"E	92.86'
L19	N24°47'37"E	30.58'
L20	N08°23'22"E	202.02'

CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	28.00'	43.64'	139.50'	N45°27'20"E	89°43'05"			



DEVELOPER:
DERRICK OMAN
1990 N. 2000 W.
FARR WEST CITY, UT. 84404

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 EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY