

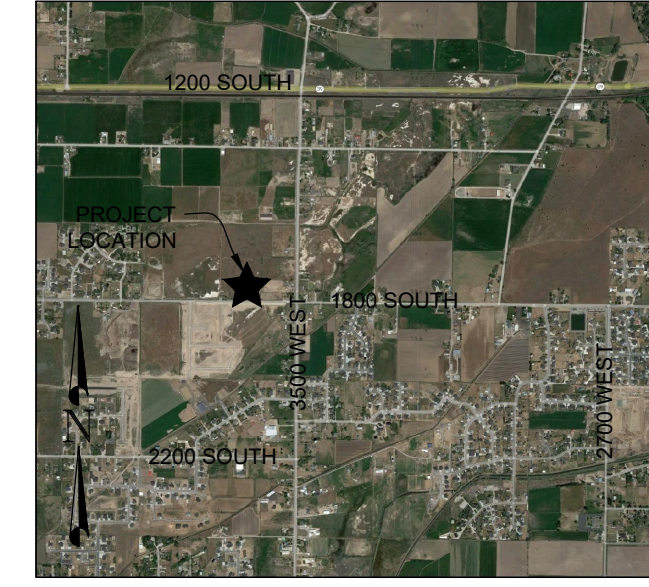
EAST ESTATES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2023

Central Weber Sewer Annexation

See addressing review for
house # and street #

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 89°14'56" WEST 612.56 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID SOUTH LINE NORTH 89°14'43" WEST 534.17 FEET; THENCE NORTH 00°42'48" EAST 415.07 FEET; THENCE SOUTH 89°14'56" EAST 334.21 FEET; THENCE SOUTH 00°45'04" WEST 325.07 FEET; THENCE NORTH 89°14'56" WEST 268.00 FEET; THENCE SOUTH 00°42'48" WEST 50.00 FEET; THENCE SOUTH 89°14'56" EAST 468.17 FEET; THENCE SOUTH 00°42'59" WEST 40.03 FEET TO THE POINT OF BEGINNING. CONTAINING 3.059 ACRES.

Vacated easement will need to have
Recorded entry # on plat also are you going to match the
current ROW easement to match Colyn Flinders ROW
easement.

Landscape easement
will have to be done
by deed where it is
outside of subdivision
boundary after
existing ROW
easement is vacated

The existing location, widths, and other
dimensions of all existing or platted
easements within and immediately
adjacent (within 30') to the tract of land
to be subdivided. WCO 106-1-5(a) (6)
or recorded entry number put on plat

Is this an existing easement or are you
creating a new Access Easement there will
need to be a recorded entry #

COLYN FLINDERS
150570048

KAREN HARSHA
150570021

REMAINDER PARCEL
150570004

The subdivision boundary corners, lot
corners, and centerline street
monuments shall be noted on the final
plat in conformance with county
ordinance. WCO 106-1-8(c)(1)j

SODERBY LLC
150570006

JEFFERY EAST
150570027

STACIE GLOVER
150570028

BUCK & NOLA HESSELGESSER
150570052

The existing location, widths, and other
dimensions of all existing or platted
land drains, culverts, watercourses,
wetlands, streams corridor setbacks,
flood plain within and immediately
adjacent (within 30') to the tract of land
to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other
dimensions of all existing or platted
streets or railroad lines within and
immediately adjacent (within 30') to the
tract of land to be subdivided. WCO
106-1-5(a)(6)
Show total width of 1800 South

Location of existing ditch
and drainage access and
maintenance easement

Need to dedicate a drainage ditch
easement for maintenance and
access to Weber County

SIGNED THIS ___ DAY OF _____, 2023.

BY: JEFFERY F. EAST

Check Ownership all owners will need to
sign

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 20___, before me _____ (NOTARY), A Notary
Public, personally appeared _____ (SIGNER), Proved on the basis of satisfactory evidence to be the
person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.
Witness my hand and official seal.

STAMP NOTARY PUBLIC

The individual or company names and
addresses of the applicant of the
subdivision. WCO 106-1-5(a)(3)

A signature block for County Surveyor
conforming to state code and county
ordinance.
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 _____, 2023.
Weber County Surveyor
Record Of Survey #
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

The words "Basis of Bearings" must be
shown on the plat between two
existing, described government
monuments. WCO 106-1-8(c)(1)d.; UCA
17-23-17(3)d

Bearings should match according to calls
in boundary description

The plat shall have a detailed
description of all monuments found
and each one shall be referenced on
the plat including the type, size,
condition

- 1. ZONE (A-1) CURRENT MAIN BUILDING YARD SETBACKS: FRONT 30', REAR 30', SIDE 10' WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24'.
- 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC GODFREY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'56" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 2648104 AND THE DEDICATED PLAT OF FLINDERS SUBDIVISION WERE USED TO DETERMINE BOUNDARY LOCATION ALONG WITH DEEDS OF ADJOINING PROPERTY OWNERS AND RECORDS OF SURVEY NUMBERS 7253, AND 75.

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

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 _____, 2023.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____ NAME/TITLE

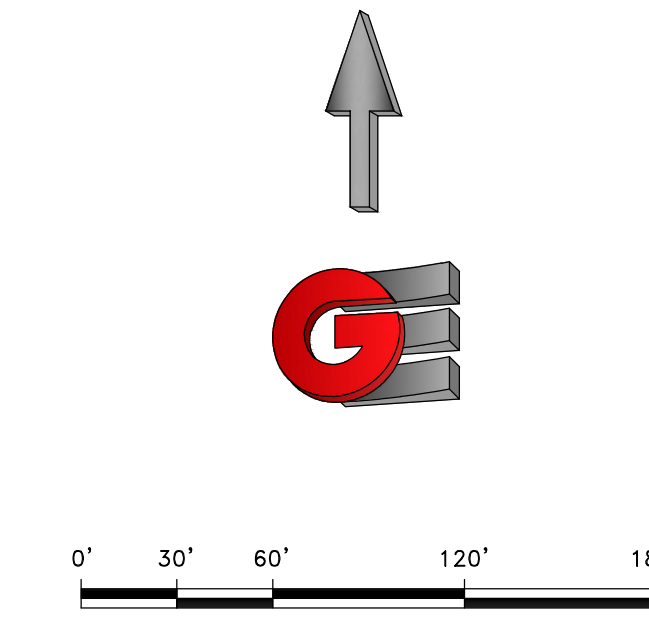
WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS ___ DAY OF _____, 2023.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS ___ DAY OF _____, 2023.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE

NOTES



LEGEND

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NOTES

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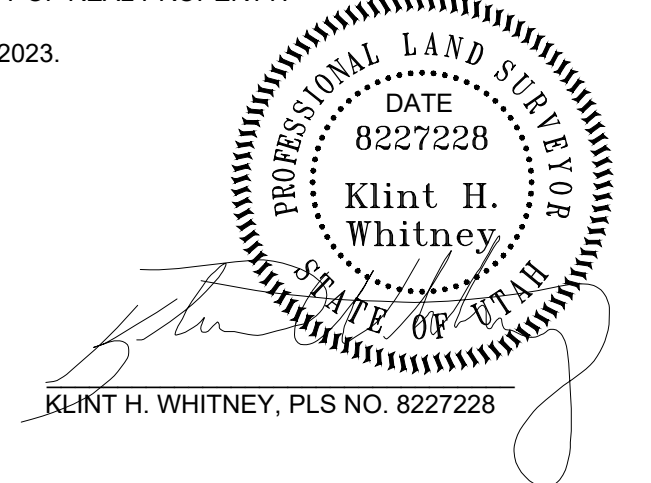
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SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EAST ESTATES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ___ DAY OF _____, 2023.



OWNER'S DEDICATION

I 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:

EAST ESTATES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS ___ DAY OF _____, 2023.

BY: JEFFERY F. EAST

Check Ownership all owners will need to
sign

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 20___, before me _____ (NOTARY), A Notary
Public, personally appeared _____ (SIGNER), Proved on the basis of satisfactory evidence to be the
person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.
Witness my hand and official seal.

STAMP NOTARY PUBLIC

The individual or company names and
addresses of the applicant of the
subdivision. WCO 106-1-5(a)(3)

DEVELOPER: ERIC GODFREY DEVELOPER ADDRESS DEVELOPER CITY AND STATE DEVELOPER TEL NUMBER	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066		