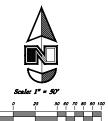
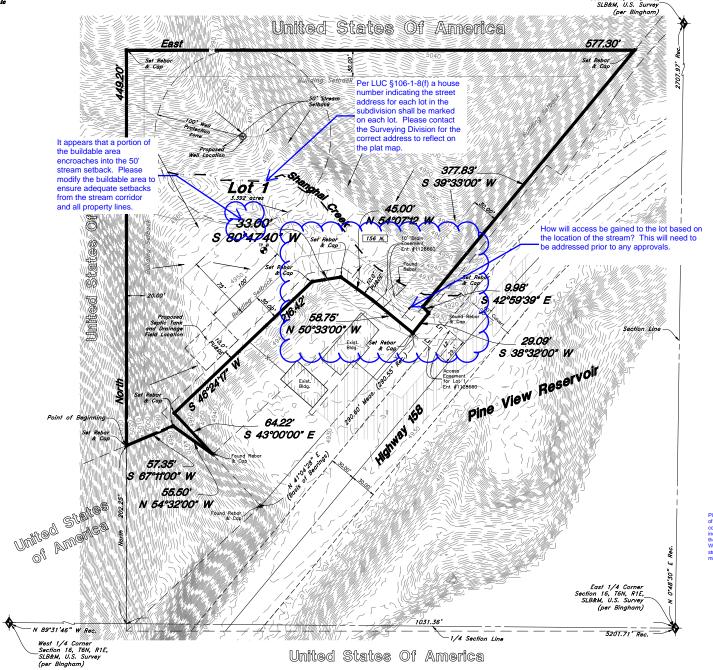
# Shanghai Canyon Subdivision A part of the Northwest 1/4 of Section 16, T6N, R1E, SLB&M, U.S. Survey

Weber County, Utah November 2014







#### Legend

Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line PUF Public Utility Fasement 

■ Set Hub & Tack Set Nail & Washer

Set 5/8"x 24" Long
Rebar & Cap w/ Lathe

Exploration Pit #1 0-67" gravelly s 0-67" gravelly silt loam, granular structure, 30% gravel 67-90" gravelly silt loam, massive structure, 30% gravel Required percolation depth(s) 24"

The legal description in the title report needs to match the boundary description on the plat map. Please provide a corrected title report that reflects the proposed boundary

EASEMENT LINE DATA							
Line Length		Bearing					
L1	41.98'	N 49*27'00" W					
L2	29.07'	N 40*33'00" E					
L3	40.96	S 49°27'00" E					

1- Due to the topography and the location of this subdivision, all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is

2- Rights for The 10' wide Drain Easement and the Right of way Easement were defined by a Quit Claim Deed recorded with the Office of Weber County Recorder on January 8, 1991 as Entry No.

3- If individual well permits are issued by the Utah State Division of Water Rights, one well permit must be obtained along with a letter of feasibility from the Division of Water Rights and the Weber Morgan Health Department, which states that well permits can be issued in the proposed area by the Division of Water Rights for exchange purposes. The owner of record of the proposed subdivision property shall record a covenant to run with the land which advises the new lot owner of the requirements to be fulfilled before a building permit can be obtained. This shall include but not be limited to other than the vertice of the contribution.

- a. that a well permit must be obtained;b. the time it may take to obtain the permit;
- c. the well must be drilled:
- e. water quantity to be sufficient as required by the Weber County Health Department, before a building permit can be

Please add Note 4: Prior to the commencement of any work within or adjacent to the stream corridor of Shanghai Creek identified on Lot 1, including the mobilization and drilling of the well, DEVELOPER INFORMATION the bell

David Clapier 7310 S. 950 W. Willard, UT 843470 (801) 510-3568

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Plannin

Chairman, Weber County Planning Comission

## WEBER COUNTY ENGINEER

improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of

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 , 2014- 2015

Chairman, Weber County Comission

# 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 monument 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 , 2014.

, <del>2014.</del> 2015

# 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

Weber County Attorney

#### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered 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 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 Shanghai Canyon Subdivision in Weber County, Utah and that if 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. Monuments have been found or placed as represented on this plat.

	Signed this	day of	, <del>2014.</del> 201	5
6242920				
License No.	000	An	dy Hubbard	$\overline{}$
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	BOUNDARY	DESCRIPTION		
A Part of the Northwest Base and Meridian, U.S. Surv			lorth, Range 1 East, Sa	ilt Lai
Beginning at a point wh. line and 202.25 feet due Northence due North 449.20 feet feet; thence South 45'59'39' 50'33'00' West 58.75 feet; that 33.00 feet; thence South 46' thence North 54'32'00' West beginning.	rth from the East Q t; thence due East S East 9.98 feet; then tence North 54°07'12 24'17" West 216.42	uarter Corner of : 577.30 feet; thenc ice South 38°32'0 ?" West 45.00 fee feet; thence South	said Section 16, and ru e South 39°33'00" West 0" West 29.09 feet; the t; thence South 80°47'4 h 43°00'00" East 64.22	unning † 377. ence f †0" Wi feet;
Contains: 3.392 acres				
July	LLL.	ىدر	ىىى	٧
	oww.en'c	DEDICATION		
We, the undersigned owr subdivide the same into Lots Subdivision and hereby dedic easements for public utility a installation, maintenance, and authorized by Weber County, Signed this day	ate, grant and conv and drainage purpos toperation of public	ey to Weber Coun es as shown here	ty, Utah, those certain on, the same to be us	strips ed fo
David M. (	Clapier		Bradley Clapier	
Barton J.	Clapier	Kurt	H. Clapier	ノ
State of Utah County or Weber	•	CLEDGMENT	ested property owners	ثو
The foregoing instrum	nent was acknowledg	ed before me thi	s day of	
Residing At:				
Commission Number:		A Notary Publ	ic commissioned in Uta	ih
Commission Expires:				
			rint Name	<u> </u>
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	NARI	RAT/VE	۲	sub
This survey and subdivis and establishing the boundar Several rebar were reco Bingham Engineering dated A The Northeast Corner, Ec part of this survey, but were recoverd by this survey. A line bearing North 41 as Basis of Bearings for this	ies of the hereon d vered which were se pril 6, 2004 and w ast Quarter Corner, a tied from the four "04'28" East betwee.	escribed property. It by a previous s ere honored. and West Quarter Ind rebars set by i	curvey of the property b Corner were not occup Bingham Engineering ar	by bied a
<del>-</del>	•			
15				

 Weber	County	Surveyor

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigate by this office and are approved for on-site wastewater disposal systems.

Signed this day of , 2014- 2015 FEE PAID NTRY NO. FILED FOR RECORD AN RECORDED IN BOOK OF OFFICIAL RECORDS, PAGE RECORDED. RECORDED WEBER COUNTY RECORDER

GREAT BASIN 9 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801) 1394-4515 S.L.C (801) 521 0222 FAX (801) 1392-7544 W W W G R E A T B A S I N E N G I N E E R I N G . C D

Weber County Surveyor