

Shanghai Canyon Subdivision

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

Weber County, Utah

May 2015

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 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. Monuments have been found or placed as represented on this plat.

Signed this ____ day of _____, 2015.

6242920
License No.

Andy Hubbard

BOUNDARY DESCRIPTION

A Part of the Northwest Quarter of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County Utah

Beginning at a point which is 1031.36 feet North 89°31'46" West along the Quarter Section line and 202.25 feet North from the East Quarter Corner of said Section 16, and running thence due North 449.20 feet; thence due East 577.30 feet; thence South 39°33'00" West 377.83 feet; thence South 42°59'39" East 9.98 feet; thence South 38°32'00" West 29.09 feet; thence North 50°33'00" West 58.75 feet; thence North 54°07'12" West 45.00 feet; thence South 80°47'40" West 33.00 feet; thence South 46°24'17" West 216.42 feet; thence South 43°00'00" East 64.22 feet; thence North 54°32'00" West 55.50 feet; thence South 67°11'00" West 57.35 feet to the point of beginning.

Contains: 3.392 acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said tract Shanghai Canyon Subdivision and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County,
Signed this ____ day of _____, 2015.

David M. Clapier

Keith Bradley Clapier

Barton J. Clapier

Kurt H. Clapier

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this ____ day of ____ 20__ by ____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this ____ day of ____ 20__ by ____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

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

NOTES:

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 installed.

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. 1128660.

3- Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

4- 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:

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

If well permits cannot be obtained, the lot will no longer be deemed a buildable lot.

5- It is determined that no Stream Alteration Permit will be required for the identified project as long as a the 16-foot setback is honored, any construction or permanent crossing utilizes the existing culvert, and the footprint of the proposed property access road/driveway intersecting the 16-foot stream setback is the same as the existing access.

6- Area of the property that is equal to or less than 25% slope is 36,178 square feet.

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

Please add Note 4 (f): 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, a re-vegetation & mitigation plan must be provided to the Weber County Planning Division for review and approval.

DEVELOPER INFORMATION

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 Planning Commission.
Signed this ____ day of _____, 2015.

Chairman, Weber County Planning Commission

NARRATIVE

This survey and subdivision plat were requested by David Clapier for the purpose of Clarifying and establishing the boundaries of the hereon described property.

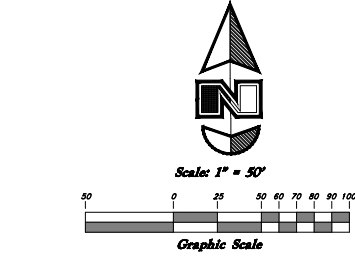
Several rebar were recovered which were set by a previous survey of the property by Bingham Engineering dated April 6, 2004 and were honored.

The Northeast Corner, East Quarter Corner, and West Quarter Corner were not occupied as part of this survey, but were tied from the found rebars set by Bingham Engineering and recovered by this survey.

A line bearing North 84°10'27" East between USGS B.O.R. Benchmark (1996), Weber County Benchmark WC-36 as shown hereon, was used as Basis of Bearings for this survey.

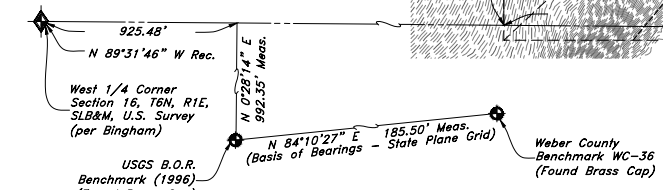
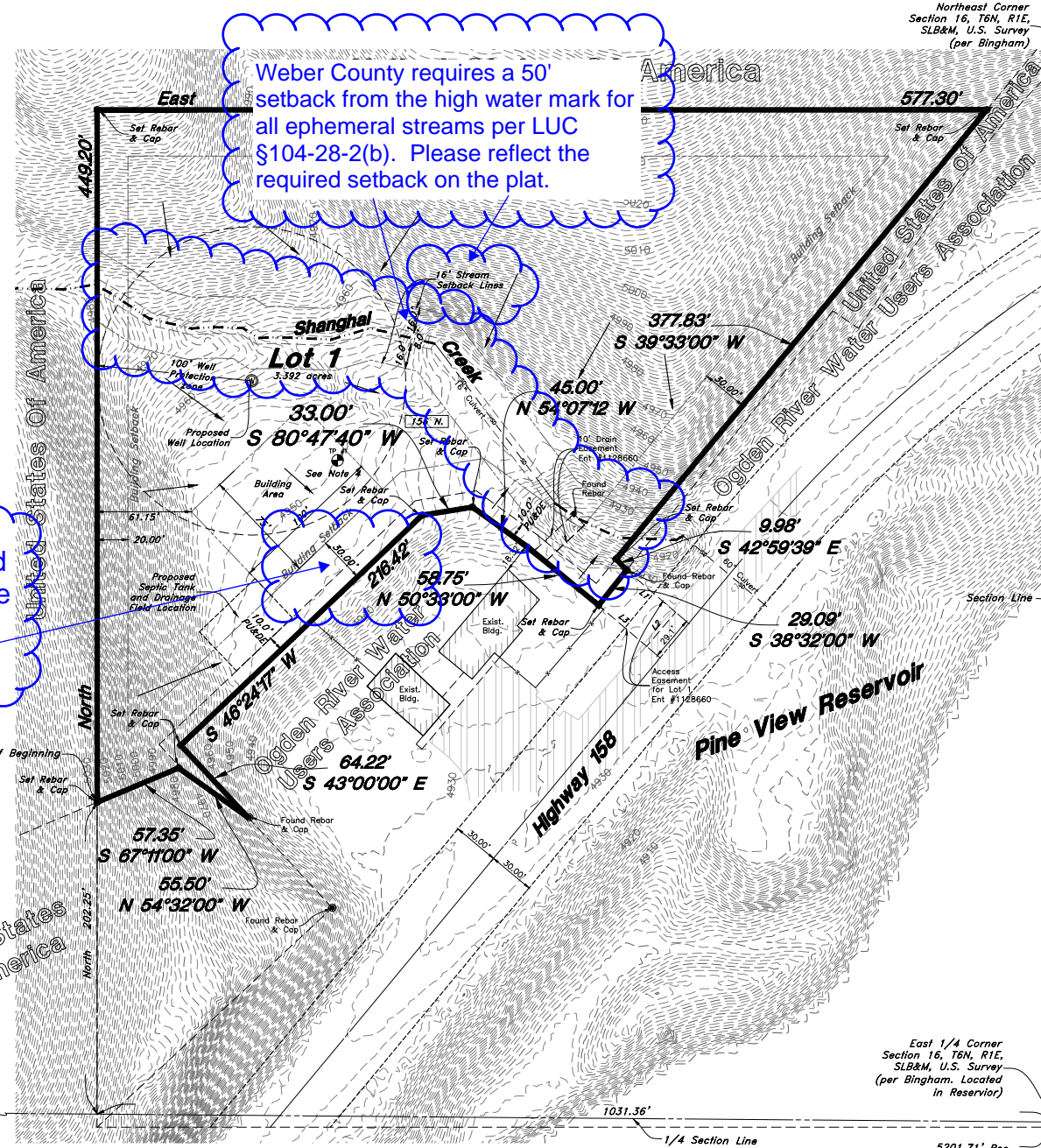
Weber County requires a 50' setback from the high water mark for all ephemeral streams per LUC §104-28-2(b). Please reflect the required setback on the plat.

This has been determined to be a "side yard" and the building setback can be reduced to 20'.



Legend

- Found Section Corner
- Found Monument
- PU&DE Public Utility & Drainage Easement
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Exploration Pit



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.

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 _____, 2015.

Chairman, Weber County Commission

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 _____, 2015.

Weber County Surveyor

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 _____, 2015.

Weber County Attorney

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 _____, 2015.

Weber County Surveyor

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____ AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____