Reeve & Associates, Inc. - Solutions You Can Build On RIGHT OF WAY AS SHOWN ON UDOT PLANS FOR PLANS FOR 1936 ROTATED 0°00'31" CLOCKWISE TO MATCH WEBER COUNTY STATE PLANE COORDINATES BETWEEN THE W \$\frac{1}{2}\$ CORNER OF SECTION 6 AND FOUND RIGHT OF WAY MONUMENTS THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20__. S00°16'36"W 2654.86' (M) S00°16'36"W 2654.74' (R) ЮRTН, BASIS OF BEARINGS STATE PLANE COORDINATES S00°39'37"W 2657.39' (C) S00°39'37"W 2656.37' (R) PER WEBER COUNTY 7100 EAST STREET ART S00°24'26"W 995.09' TO P.O.B. OF ORTHWEST CORNER OF SELL WNSHIP 6 NORTH, RANGE SALT LAKE BASE AND MER U.S. SURVEY. FOUND 2" (COUNTY MONUMENT IN COUNTY MONUMENT IN COUNDITION STAMPED 18 999.33' BETWEEN FOUND MONUMENTS 1068 N HE SILO 1034 N $\dot{\circ}$ 117, 13.6 ربا œ SOUTHWE \mathcal{O} ST QUARTE I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICE FOR THE INSTALLATION OF THESE IMPROVEMENTS. BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF 7100 EAS STREET AS AS DETERMINED BY FOUND UDOT RIGHT OF WAY MONUMENT AT THE EXTENSION OF AN EXISTING FENCE LINE, SAID POINT BEING S00°39'37"W, 2656.37 FEET TO THE NW CORNER OF SECTION 7 AND S46°46'26"E, 136.16' FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING COURSES: (1) N82°32'21"E, 65.10 FEET; (2)N75°30'21"E 244.01 FEET; (3)N55°25'58"E 354.16 FEET; (4)N69'08'57"E 481.19 FEET; (5)N83°43'03"E 181.37 FEET TO ANOTHER EXISTING FENCE; THENCE ALONG SAID FENCE LINE S00°15'31"E 809.24 FEET TO THE NORTHEAST CORNER OF CASEY ACRES SUBDIVISION; THENCE ALONG THE NORTH LIN OF SAID SUBDIVISION S88°59'15"W 1228.87' FEET TO THE EAST RIGHT OF WAY LINE OF 7100 EAST STREET; THENCE ALONG SAID RIGHT OF WAY MONUMENT ON THE EAST LINE OF 7100 EAST STREET, TO THE POINT OF WAY BEGINNING. CONTAINING 740,825 SQUARE FEET, 17.007 ACRES V88°59'15"E THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION BOUNDARY CORNERS THAT WERE NOT FOUND WERE SET WITH A 5/24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". TIRIGHT OF WAY FOR 7100 EAST STREET WAS BASED ON FOUND U.D.R.O.W. DRAWINGS AND MONUMENTS ALONG THE EAST LINE OF SAID STREET PART OF T QUARTER C BASE AND THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND I U.S. SURVEY. SHOWN HEREON AS: SOO°16'36"W D 유 -100' WELL ZONE 138,614 S.F. 3.182 ACRES THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP MERIDIAN, U.S. SURVEY. I BOUNDARY S EC **BASIS** TION PROTECTION NARRA တ ENGINEER 0 AND 2 П DESCRIPTION TER OF SECTION 6 AND THE NORTHWIP 6 NORTH, RANGE 2 EAST, SALT Y. DESCRIBED AS FOLLOWS: **ACRES** HE TIVE E S ARING NORTHWEST N00°29'44"E 401.20' S 10' PUBLI HUNTSVILLE BETWEEN F SECTION MERIDIAN, QU POINT OF AND OF SAID OWING S OF WAY HEAST IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE ATION OF STREETS AND OTHER PUBLIC WAYS AND CIAL GUARANTEE OF PUBLIC IMPROVEMENTS CIATED WITH THIS SUBDIVISION, THEREON ARE HERE OVED AND ACCEPTED BY THE COMMISSIONERS OF R COUNTY, UTAH. D THIS ______ DAY OF ______. EAST ARTER EASEMENT AND Ŋ CITY, WEBER COUNTY, FEBRUARY, 2015 WEBER 0-14" S 14-73" 73-86" TP#5 0-12" SILT LOAM, GRANULAR STRUCTURE 12-61" SILT LOAM, MASSIVE STRUCTURE 61-81" LOAMY SAND, SINGLE GRAIN STRUCTURE TP#1 0-11" SILT LOAM, GRANULAR STRUCTURE 11-53" SILT LOAM, MASSIVE STRUCTURE 53-71" LOAMY SAND, SINGLE GRAIN STRUCTURE COUNTY COMMISSION 602,212 S.F. 13.825 ACRES TOWNSHIP SAND, , GRANULAR STRUCTURE M, MASSIVE STRUCTURE AND, SINGLE GRAIN STRU GRANULAR STRUCTURE , MASSIVE STRUCTURE ND, SINGLE GRAIN STRUCTURE GRANULAR STRUCTURE , MASSIVE STRUCTURE ND, SINGLE GRAIN STRUCTURE CEPTANCE #2 UTAH # + 6 NORTH, 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 _______, 20_____. STRUCTURE RANGE 20' PRIVATE / UTILITY EASEMENT WEBER JOHNATHAN & ALISA DUNN 1034 N. 7100 E. HUNTSVILLE, UT 84317 801-824-5287 DEVELOPER: COUNTY COUNTY SALT SURVEYOR SURVEYOR LAKE BASE "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) AND AGRICUL NOTE: 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 ARE INSTALLED. I HAVE EXAMINED THE FINANCIAL GOOCUMENTS ASSOCIATED WITH THIS IN MY OPINION THEY CONFORM WIT ORDINANCE APPLICABLE THERETO A AFFECT. SIGNED THIS _____ DAY OF ____ MERIDIAN, VICINIT NOT TO TURAL \subset S П AT ED E GEND COUNTY SURVE MAP SECTION TEST PIT SECTION ROAD EXISTING ROAD RIGHT OF WAY BOUNDARY LINE SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" ADJOINING PROPERTY FOUND UDOT ROW MONUMENT FOUND REBAR STAMPED HANSEN TON CENTERLINE GUARANTEE AND OTHER HIS SUBDIVISION PLAT, AND WITH THE COUNTY O AND NOW IN FORCE AND TIE LINE CORNER GRAVEL E CE ATTORNEY STRUCTURE PAVEMENT FENCELINE ITORNEY ROAD 20. WEBER-MORGAN HEA 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___. WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT LAKESIDE VIEW SUBDIVISION, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON 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 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 ERECTED WITHIN SUCH EASEMENTS. ON THE ____ BEFORE ME, STATE OF COUNTY C STATE OF COUNTY C SIGNED THIS 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 LAKESIDE VIEW SUBDIVISION IN HUNTSVILLE CITY, 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 GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HUNTSVILLE CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS AND REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. ON THE ______ DAY OF _______, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, (AND) ______ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ______ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. SIGNED THE ABOVE IN BEHALF OF SAID SIGNED THIS 150228 UTAH LICENSE COMMISSION WEBER-MORGAN HEALTH DEPARTMENT OF . JF UTAH OF COMMISSION EXPIRES HE OWNERS UNDERSIGNED NOTARY PUBLIC, _____, 20____, PERSONALLY APPEA UNDERSIGNED NOTARY PUBLIC, ______ (AND) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE AND _____ OF SAID CORPORATION AND THAT THEY OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, ND CORPORATION FOR THE PURPOSES THEREIN MENTIONED. Manager NUMBER **EXPIRES** SURVEYOR'S CERTIFICATE DEDICATION) I I I I 920 CHAMBERS STREET, SUITE 14, OGDEN, (801) 621-3100 FAX: (801) 621-2666 ww Associates, 1: ACKNOWLEDGMENT ACKNOWLEDGMENT DEPARTMENT AND CERTIFICATION No._____ Fee Paid Filed For Record And Recorded, _____ In Boo' Of The Off Inc PERSONALLY APPEARED PUBLIC Designer: N. ANDERSON Number:_ Revision:_ Scale:___ Checked: Surveyor: Begin Date: 10-15-14 PUBLIC

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