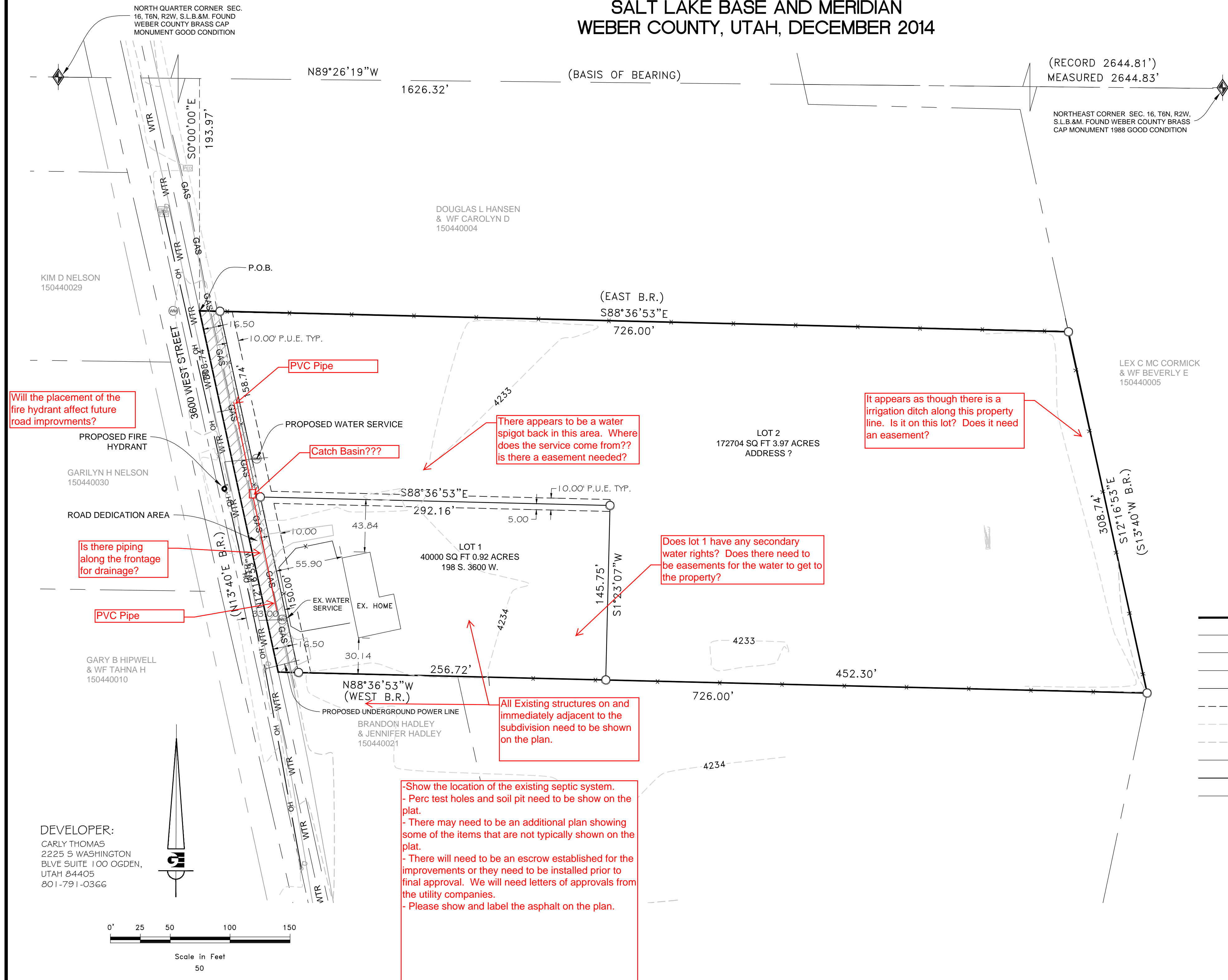


**SHAYE ESTATES**  
**PART OF THE NORTHEAST QUARTER OF SECTION 16,**  
**TOWNSHIP 6 NORTH, RANGE 2 WEST,**  
**SALT LAKE BASE AND MERIDIAN**  
**WEBER COUNTY, UTAH, DECEMBER 2014**



Will the placement of the fire hydrant affect future road improvements?

PVC Pipe

Catch Basin???

There appears to be a water spigot back in this area. Where does the service come from?? is there an easement needed?

It appears as though there is an irrigation ditch along this property line. Is it on this lot? Does it need an easement?

Is there piping along the frontage for drainage?

PVC Pipe

Does lot 1 have any secondary water rights? Does there need to be easements for the water to get to the property?

All Existing structures on and immediately adjacent to the subdivision need to be shown on the plan.

Show the location of the existing septic system.  
 - Perc test holes and soil pit need to be shown on the plat.  
 - There may need to be an additional plan showing some of the items that are not typically shown on the plat.  
 - There will need to be an escrow established for the improvements or they need to be installed prior to final approval. We will need letters of approvals from the utility companies.  
 - Please show and label the asphalt on the plan.

NOTES:  
SEWER IS TO BE WISCONSIN MOUND SEPTIC.

PERCOLATION TEST PIT: PERC. TEST DEPTH 30" - TEST HOLE DIAMETER 6" - TIME INTERVAL USED FOR DROP 30 MINUTES - FINAL STABILIZED PERCOLATION RATE MINUTES/INCH 53.33 - GROUND WATER WAS NOT ENCOUNTERED. 0-8" - SAND LOAM TS, 8-19" - SILTY SAND, 19-86" SILTY CLAY, OBSERVED GROUND WATER TABLE 47', ANTICIPATED MAXIMUM GROUND WATER TABLE 15', REQUIRED PERCOLATION DEPTHS 16'430"

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBLY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

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 CARLY THOMAS. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

- WEBER COUNTY MONUMENT AS NOTED
- SET 24"x5/8 REBAR AND CAP MARKED GARDNER ENGINEERING
  - PROPERTY LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - CENTER LINE
  - EXISTING FENCE
  - PUBLIC UTILITY EASEMENT
  - EXISTING 1' CONTOUR
  - EXISTING 5' CONTOUR
  - EXISTING WATER LINE
  - HO EXISTING POWER LINE
  - SWG EXISTING GAS LINE

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A REGISTERED 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 MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF SHAYE 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 RECORDERS 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 \_\_\_\_\_, 2014

**SIGNATURE**

**SUBDIVISION BOUNDARY**

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 89°26'19" WEST 1626.32 FEET AND SOUTH 00°00'00" EAST 193.97 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16 (SAID POINT DESCRIBED OF RECORD AS BEING WEST 1659.13 FEET AND SOUTH 13°40' EAST 165.00 FEET FROM SAID NORTHEAST CORNER); THENCE SOUTH 88°36'53" EAST (EAST B.R.) 726.00 FEET; THENCE SOUTH 12°16'53" EAST (SOUTH 13°40' EAST B.R.) 308.74 FEET; THENCE NORTH 88°36'53" WEST (WEST B.R.) 726.00 FEET; THENCE NORTH 12°16'53" WEST (NORTH 13°40' WEST B.R.) 308.74 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND TWO (2) LOTS.

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACT, SHAYE ESTATES AND HEREBY GRANT, DEDICATE 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 FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR 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.

CARLY S. SATTERTHWAITE THOMAS, TRUSTEE OF THE CSB TRUST DATE JANUARY 15, 2013.

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) S.S.  
 COUNTY OF WEBER )

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2014 personally appeared before me, the undersigned notary public, CARLY S. SATTERTHWAITE THOMAS, the signer of the above Owner's Dedication, who duly acknowledged to me that he, she, they, signed it freely and voluntarily and for the uses and purposes therein mentioned and the trust executed the same.

NOTARY PUBLIC \_\_\_\_\_  
 My Commission expires \_\_\_\_\_



**WEBER - MORGAN HEALTH DEPARTMENT**

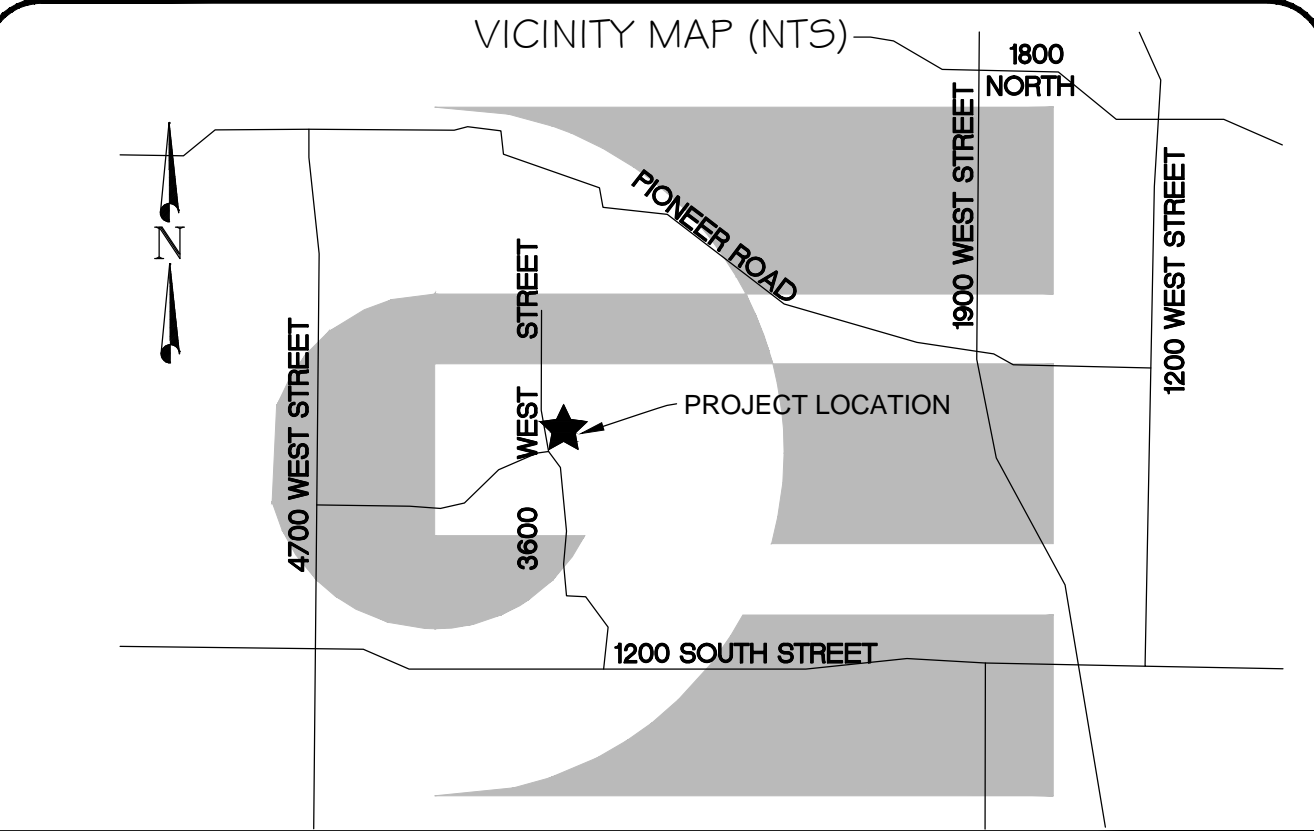
I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This \_\_\_\_\_ day of \_\_\_\_\_, 2014

Director Weber-Morgan Health Department

**COUNTY RECORDER**

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



**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 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 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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_

**Weber COUNTY Planning Commission Approval**  
 This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman, Weber COUNTY Planning Commission \_\_\_\_\_

**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 affect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_