

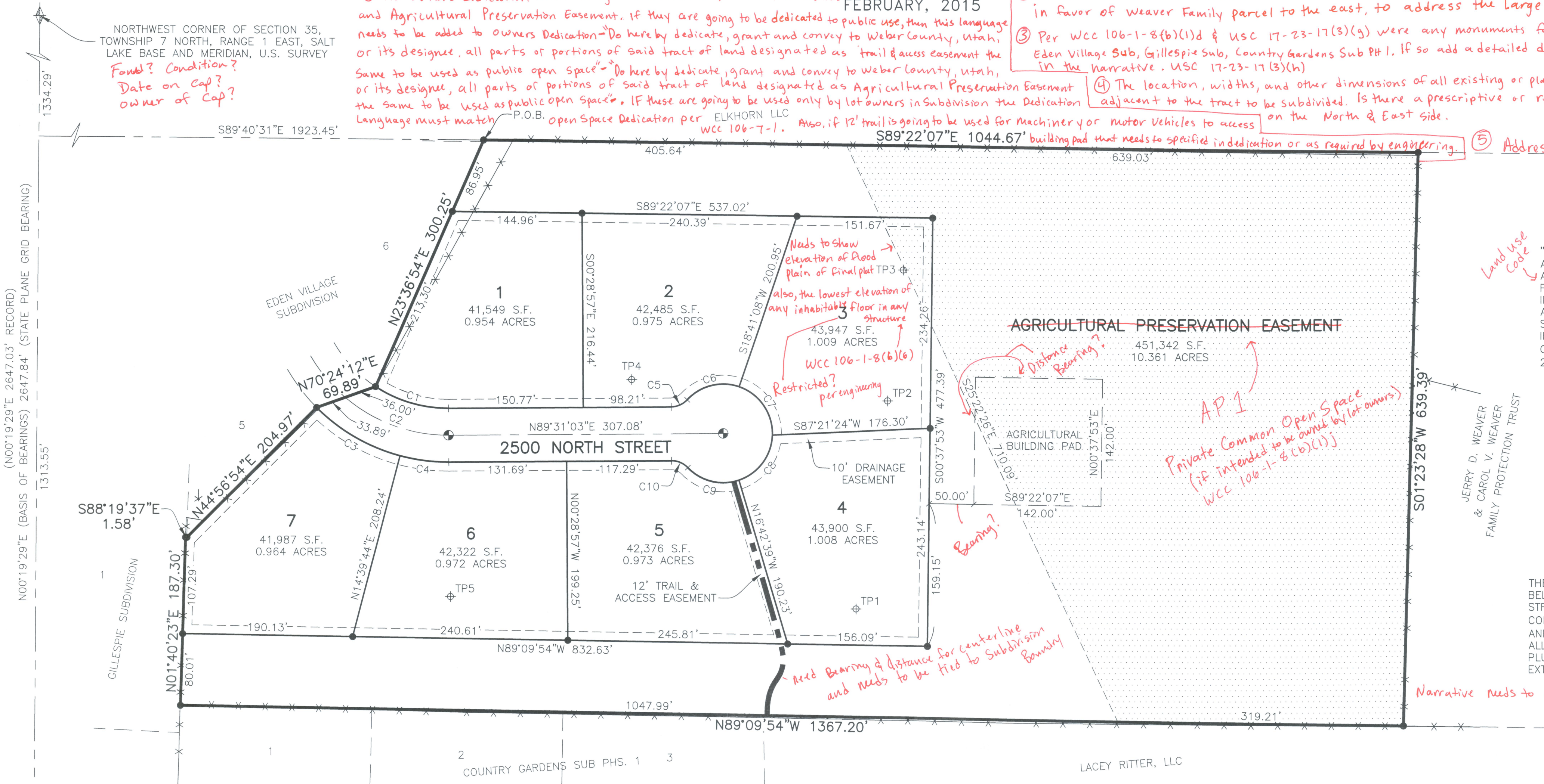
SANDHILL CRANE CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH
FEBRUARY, 2015

① The Owners Dedication must assign Grantees (owners) for the trail easement and Agricultural Preservation Easement. If they are going to be dedicated to public use, then this language needs to be added to Owners Dedication: "Do hereby dedicate, grant and convey to Weber County, Utah, or its designee, all parts or portions of said tract of land designated as trail easement the same to be used as public open space." Do hereby dedicate, grant and convey to Weber County, Utah, or its designee, all parts or portions of said tract of land designated as Agricultural Preservation Easement the same to be used as public open space. If these are going to be used only by lot owners in Subdivision the Dedication Language must match P.O.B. open Space Dedication per ELKHORN LLC WCC 106-1-8. Also, if 12' trail is going to be used for Machinery or Motor Vehicles to access building pad that needs to be specified in dedication or as required by engineering.

② needs to show record vs. Measured on both Boundary description & on map. need to prepare BLA or QCD in favor of Weaver Family parcel to the east, to address the large discrepancy in record title
③ Per WCC 106-1-8(b)(1)d & USC 17-23-17(3)(g) were any monuments found to show location of Eden Village Sub, Gillespie Sub, Country Gardens Sub #1. If so add a detailed description of what was found & held in the narrative. USC 17-23-17(3)(h)
④ The location, widths, and other dimensions of all existing or platted watercourses within or immediately adjacent to the tract to be subdivided. Is there a prescriptive or recorded easement associated with the watercourse on the North & East side.
⑤ Addresses will be assigned at 2nd review



AGRICULTURAL STATEMENT

"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)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°19'29"E.

BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°19'29"E 1313.55 FEET AND S89°40'31"E 1923.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S89°22'07"E 1044.67 FEET; THENCE S01°23'28"W 639.39 FEET; THENCE N89°09'54"W 1367.20 FEET; THENCE N01°40'23"E 187.30 FEET; THENCE S88°19'27"E 1.58 FEET; THENCE N44°56'54"E 204.97 FEET; THENCE N70°24'12"E 69.89 FEET; THENCE N23°36'54"E 300.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 782,267 SQUARE FEET AND 17.958 ACRES

NOTE

ALL HOMES ARE TO BE PLACED ON AN 18" ELEVATED PAD ABOVE NATURAL GROUND AND NO BASEMENTS ARE ALLOWED.

THE BUILDING ENVELOPE PLUS 10 FEET FROM THE STRUCTURE AND THE SEPTIC TANK LEACH FIELD NEED TO BE ELEVATED BY 18 INCHES ABOVE NATURAL GRADE.

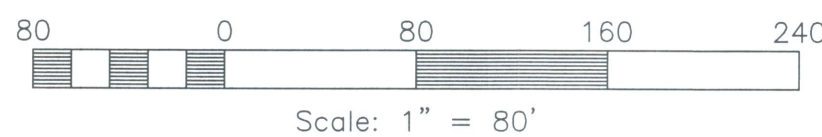
Developer:

Blake Wahlen
2080 East Oakridge Circle
Layton, UT 84040
801-510-6136

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	146.75'	86.11'	84.88'	44.33'	S73°40'23"E	33°37'08"
C2	176.75'	125.56'	122.94'	65.56'	S70°07'51"E	40°42'13"
C3	206.75'	108.83'	107.58'	55.71'	S60°07'57"E	30°09'38"
C4	206.75'	55.10'	54.94'	27.71'	S82°50'51"E	15°16'10"
C5	25.00'	20.32'	19.76'	10.76'	N66°14'00"E	46°34'04"
C6	55.00'	63.10'	59.70'	35.54'	N75°49'03"E	65°44'10"
C7	55.00'	70.04'	65.40'	40.67'	S34°50'00"E	72°57'44"
C8	55.00'	66.87'	62.82'	38.27'	S36°28'35"W	69°39'25"
C9	55.00'	62.19'	58.93'	34.89'	N76°18'15"W	64°46'54"
C10	25.00'	20.32'	19.76'	10.76'	N67°11'53"W	46°34'09"

	= SECTION CORNER
	= SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
	= STREET CENTERLINE MONUMENT
	= BOUNDARY LINE
	= LOT LINE
	= ADJOINING PROPERTY
	= EASEMENTS
	= SECTION TIE LINE
	= ROAD CENTERLINE
	= EXISTING FENCELINE
	= TRAIL
	= FLOOD PLAIN
	= PUBLIC UTILITY EASEMENT



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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

Add a title line to person Attesting per WCC code 106-8-1(f5)

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy: _____

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, 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 MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SANDHILL CRANE CLUSTER 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 RECORDER'S 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 _____, 20____.

150228

UTAH LICENSE NUMBER

ROBERT D. KUNZ



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SANDHILL CRANE CLUSTER SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES 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.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

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.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: R. KUNZ
Designer: _____
Begin Date: 02-06-15
Name: SANDHILL CRANE CLUSTER SUBDIVISION
Number: 6460-01
Revision: _____
Scale: 1"=80'
Checked: _____

