

BLACK HORSE SUBDIVISION

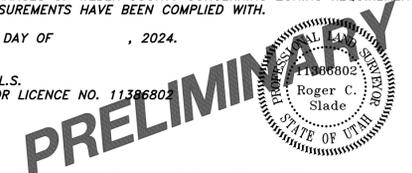
WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MARCH 2024

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 PROFESSIONAL LAND SURVEYORS ACT; AND 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOWN HEREAFTER AS BLACK HORSE SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE, AND IS 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 OR UNDER MY SUPERVISION ON THE GROUND. I FURTHER HEREBY 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 _____, 2024.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 1136802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE SOUTHERLY PROJECTION OF AN EXISTING FIELD SEPARATION LOCATED 1019.90 FEET NORTH 89°29'58" WEST (15.5 CHAINS WEST BY RECORD) FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35;

RUNNING THENCE NORTH 89°29'58" WEST 305.76 FEET (WEST 4.5 CHAINS BY RECORD) ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG THE BOUNDARY OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°20'58" EAST 1314.83 FEET (NORTH 20 CHAINS BY RECORD) ALONG AN EXISTING FENCE LINE IN PART; AND (2) SOUTH 89°22'07" EAST 305.76 FEET (EAST 4.5 CHAINS BY RECORD) TO SAID EXISTING FIELD SEPARATION; THENCE SOUTH 00°20'58" WEST 1314.13 FEET (SOUTH 20 CHAINS BY RECORD) ALONG SAID EXISTING FIELD SEPARATION AND THEN ALONG THE SOUTHERLY PROJECTION OF SAID EXISTING FIELD SEPARATION TO THE POINT OF BEGINNING, CONTAINING 9.23 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT BLACK HORSE SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, AN ACCESS, UTILITY & WELL EASEMENT TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISION THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS ACCESS, UTILITY & WELL EASEMENT AS ACCESS TO THE INDIVIDUAL LOTS; TO BE MAINTAINED BY A LOT (UNIT) OWNER ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSOR, OR ASSIGNS AND ALSO TO LANDS DESIGNATED HERON 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 ERRECTED WITHIN SUCH EASEMENTS, AND ALSO TO LANDS DESIGNATED HERON AS AN IRRIGATION EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF IRRIGATION LINES.

SIGNED THIS _____ DAY OF _____, 2024.

KIRK S. LANGFORD

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2024, KIRK S. LANGFORD, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

COUNTY RECORDER

BY: _____ DEPUTY

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____.

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 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 BASIN WATER APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER BASIN WATER. SIGNED THIS _____, DAY OF _____, 20____.

WEBER BASIN WATER

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 THERWITH. SIGNED THIS _____, DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

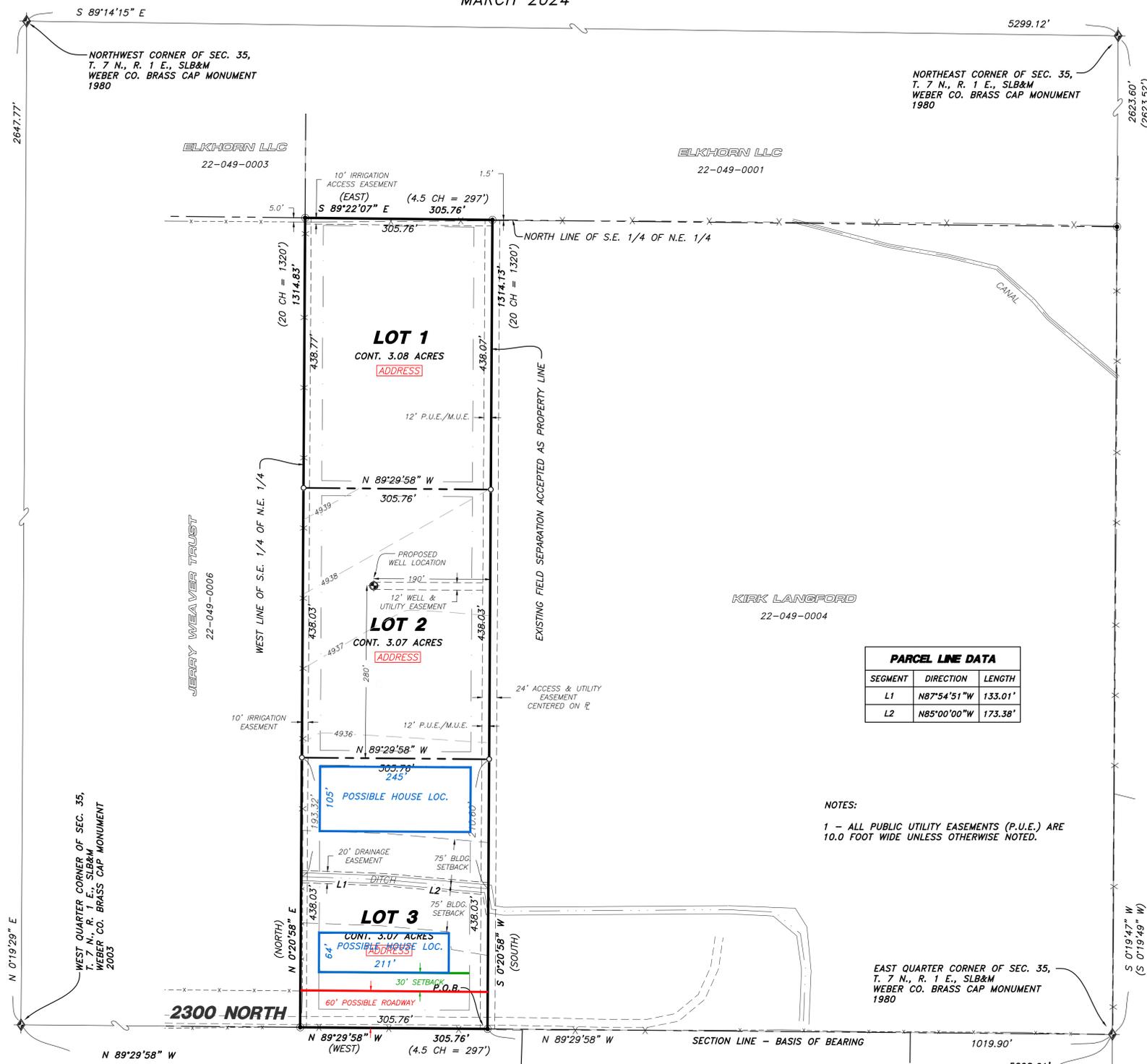
7619

RECORD OF SURVEY NO.

PROJECT LOCATION



VICINITY MAP



SEGMENT	DIRECTION	LENGTH
L1	N87°54'51\"W	133.01'
L2	N85°00'00\"W	173.38'

NOTES:
1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

DEVELOPER:
KIRK LANGFORD
6210 EAST 2300 NORTH
EDEN, UTAH 84310
801-243-5412

GINA WHITEHEAD IRREVOCABLE TRUST
22-049-0008

NARRATIVE

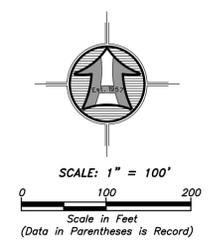
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KIRK LANGFORD. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCES, FIELD SEPARATIONS AND ROS# 7619 ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 35, T7N, R1E, SLB&M.

THE BASIS OF BEARING IS THE EAST / WEST CENTER SECTION LINE OF SAID SECTION WHICH BEARS NORTH 89°29'58" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

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. SIGNED THIS _____, DAY OF _____, 20____.

WEBER COUNTY ENGINEER



- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJOINING SUBDIVISION
 - ADJOINING PROPERTY LINE
 - CENTERLINE
 - SETBACKS
 - PUBLIC UTILITY EASEMENT (PUE)
 - FENCE LINE
 - EXISTING 5.0' CONTOUR
 - EXISTING 1.0' CONTOUR
 - FOUND REBAR SET BY HAI
 - SET 5/8"x24" REBAR WITH CAP
 - SECTION CORNER

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