

FALL WIDOW SUBDIVISION PHASE 2

A PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, T 6 N, R 2 W, S 1 B & M WEBER COUNTY, UTAH

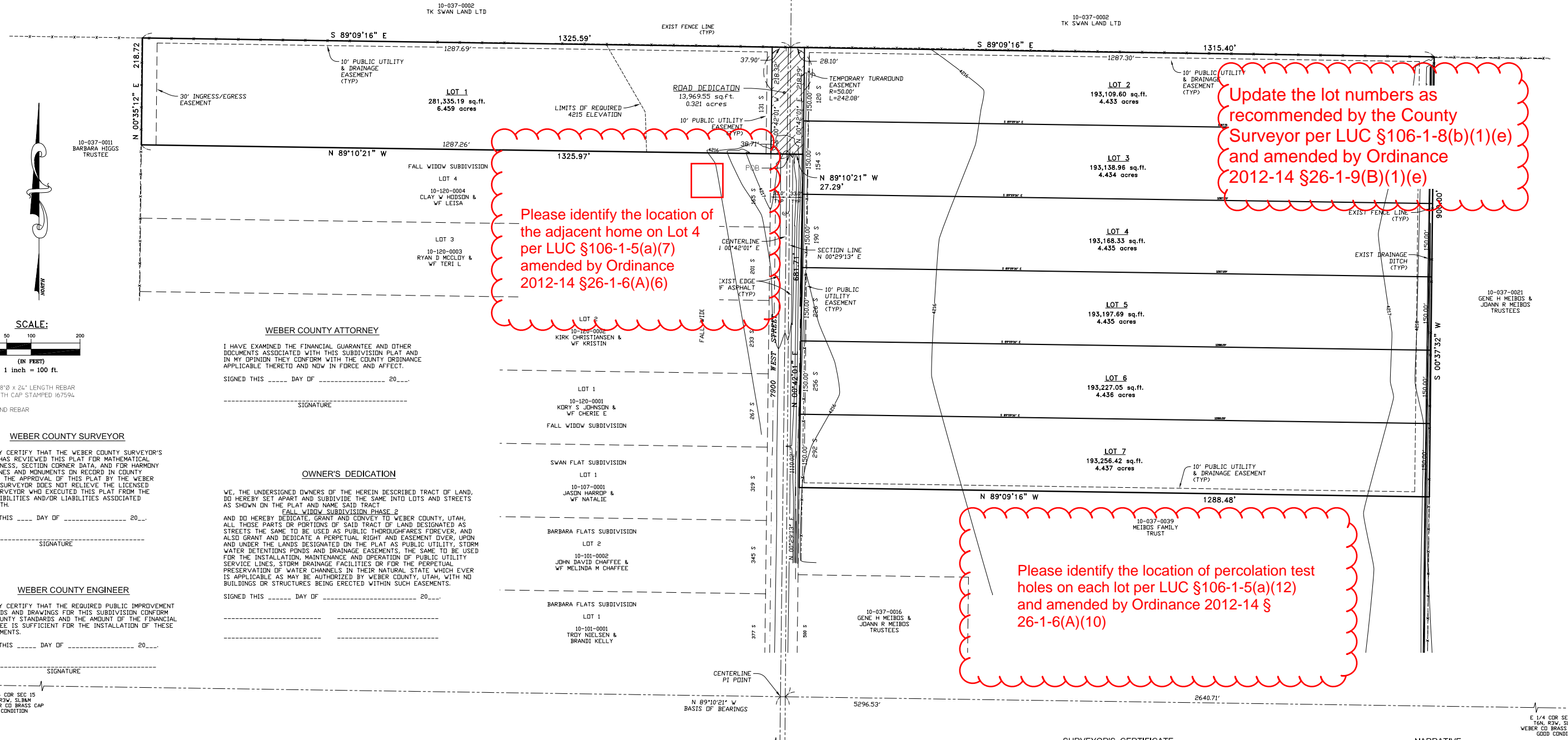
3

Update the lot numbers as recommended by the County Surveyor per LUC §106-1-8(b)(1)(e) and amended by Ordinance 2012-14 §26-1-9(B)(1)(e)

Please identify the location of the adjacent home on Lot 4 per LUC §106-1-5(a)(7) amended by Ordinance 2012-14 §26-1-6(A)(6)

Please identify the location of percolation test holes on each lot per LUC §106-1-5(a)(12) and amended by Ordinance 2012-14 §26-1-6(A)(10)

NOTE:
1. ELEVATIONS ARE ON LOCAL DATUM
2. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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.
3. Weber County Building Moratorium Below 4215' Elevation Requirements for all residential structures (agricultural structures are exempt):
-Lowest habitable finished floor of any building or structure shall be at elevation 4216 or higher.
-No basements shall be permitted.
-Lowest part of building footings shall be at least 2 feet above the highest anticipated ground water level.
-A septic tank drain field shall be at least 2 feet above the highest anticipated ground water level and the finished grade of ground surface shall be at least 4 feet above the anticipated high ground water level of which 3 feet must be native soil.



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____

SIGNATURE

OWNER'S DEDICATION
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 FALL WIDOW SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE, GRANT 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 ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION POND AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
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

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WEBER)
ON THIS ____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

WEBER-MORGAN HEALTH DEPARTMENT
I 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.
SIGNED THIS ____ DAY OF _____ 20____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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____

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

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 COMMISSION
Planning

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____.

ATTEST:

CHAIRMAN, WEBER COUNTY COMMISSION
Title:

SURVEYOR'S CERTIFICATE
I, ERNEST D. ROWLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD CERTIFICATE NO. 171791-2201 AS PRESCRIBED BY THE LAWS OF THIS STATE. THAT I HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN HEREIN IN ACCORDANCE WITH UCA 17-23-17. THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF THIS SURVEY AND FROM DOCUMENTS AND RECORDS AS NOTED HEREIN.
SIGNED THIS ____ DAY OF _____ 20____

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A SEVEN (7) LOT SUBDIVISION AS SHOWN. THE BOUNDARY WAS DETERMINED FROM A PREVIOUS SURVEY (#00913) THAT HAD ESTABLISHED THE NW 1/4 OF SECTION 15 ACCORDING TO THE B.L.M. "MANUAL OF SURVEYING INSTRUCTIONS" AND FOUND WEBER COUNTY MONUMENTS. BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN. ROAD DEDICATION, LOCATION AND BEARING OF THE CENTERLINE OF 7900 WEST STREET WERE DETERMINED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE QUARTER SECTION LINE AND NORTH LINE OF FALL WIDOW SUBDIVISION, SAID POINT ALSO BEING NORTH 89°10'21" WEST 2640.71 FEET AND NORTH 00°29'15" EAST 110.02 FEET ALONG THE QUARTER SECTION LINES FROM THE EAST QUARTER CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 89°10'21" WEST 1525.97 FEET ALONG SAID NORTH LINE TO NORTHWEST CORNER OF LOT 4 OF SAID FALL WIDOW SUBDIVISION; THENCE NORTH 00°35'12" EAST 218.72 FEET TO A FENCE LINE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID FENCE LINE, (1) SOUTH 89°09'16" EAST 1325.59 FEET TO EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, (2) SOUTH 89°09'16" EAST 1315.40 FEET TO A FENCE LINE; THENCE SOUTH 00°37'32" WEST 900.00 FEET ALONG SAID FENCE LINE; THENCE NORTH 89°09'16" WEST 1288.48 FEET TO THE EAST ROW LINE OF 7900 WEST STREET; THENCE NORTH 00°42'01" EAST 681.71 FEET ALONG SAID EAST ROW LINE TO NORTH LINE OF SAID FALL WIDOW SUBDIVISION; THENCE NORTH 89°10'21" WEST 27.29 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
CONTAINS 1,454,841.38 SQFT = 33.399 ACRES.

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506 LANDMARKSURVEYUTAH.COM		WEBER COUNTY RECORDER	
		ENTRY # _____	FILED FOR RECORD & RECORDED
CLIENT: CLIFF BELL PH: 801-458-1685 LOCATION: A PART OF THE NE 1/4 & NW 1/4 OF SECTION 15, T 6 N, R 2 W, S 1 B & M WEBER COUNTY, UTAH SURVEYED: FEB 2015		THIS ____ DAY OF _____ 20____	AT _____ IN BOOK _____ OF _____
REVISIONS:	DRAWN BY: LA	PAGE _____	WEBER COUNTY RECORDER
	CHECKED BY: EDR		BY _____
	DATE: MAR 06, 2015		DEPUTY
	FILE: 3495-15PRev2.DWG		