

KEO Homestead Subdivision

A part of Section 14, T6N, R1E, SLB&M, U.S. Survey

Weber County, Utah

October 2015

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of KEO Homestead Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this ____ day of _____, 2015.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said tract KEO Homestead Subdivision and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this ____ day of _____, 2015.

~ KEO Pineview LLC. ~

Katherine E. Orchard

Developer/Owner Information:

Katherine E. Orchard/KEO Homestead Subdivision
2248 Onaida St.
Salt Lake City, UT 84109
(801) 455-2044

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this ____ day of ____ 20__ by Katherine E. Orchard.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

NARRATIVE

This survey and subdivision plat were requested by David Orchard for the purpose of Clarifying and establishing the boundaries of the hereon described property. Several rebar were recovered which were set by a previous survey of the property by Bingham Engineering dated April 6, 2004 and were honored. The Northeast Corner, East Quarter Corner, and West Quarter Corner were not occupied as part of this survey, but were tied from the found rebars set by Bingham Engineering and recovered by this survey. A line bearing North 84°10'27" East between USGS B.O.R. Benchmark (1996), Weber County Benchmark WC-36 as shown hereon, was used as Basis of Bearings for this survey.

Basis of Bearing needs to be shown on the plat. State Plane Grid Bearings shall be used in the survey and noted on the plat.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at the Southwest corner of said section 14, and running thence North 0°03'30" West 1438.29 feet along the Section line; thence South 89°36'57" East 648.75 feet; thence South 0°17'54" West 1438.29 feet to the Section line; thence North 89°36'45" West 639.80 feet along said Section line to the point of beginning.

Point of Beginning
Contains 21.27 acres

FLOOD PLAIN

This property lies entirely within flood zone D (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 490570243E dated 16 Dec, 2005. Flood Zone D is defined as "Area in which flood hazards are undetermined, but possible." (no shading)

ZONING INFORMATION

This property is Zoned FV-3 (Forest Valley) and has the following building setbacks:

Front Yard = 30 feet

Side Yard = 20 feet (Dwelling)

Other Main Building (30 feet)

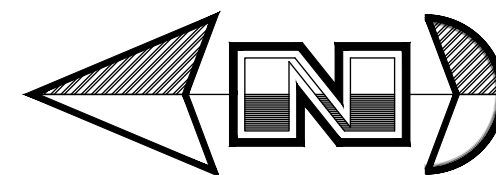
Side Facing Street on Corner Lot (30 feet)

Back Yard = 30 feet

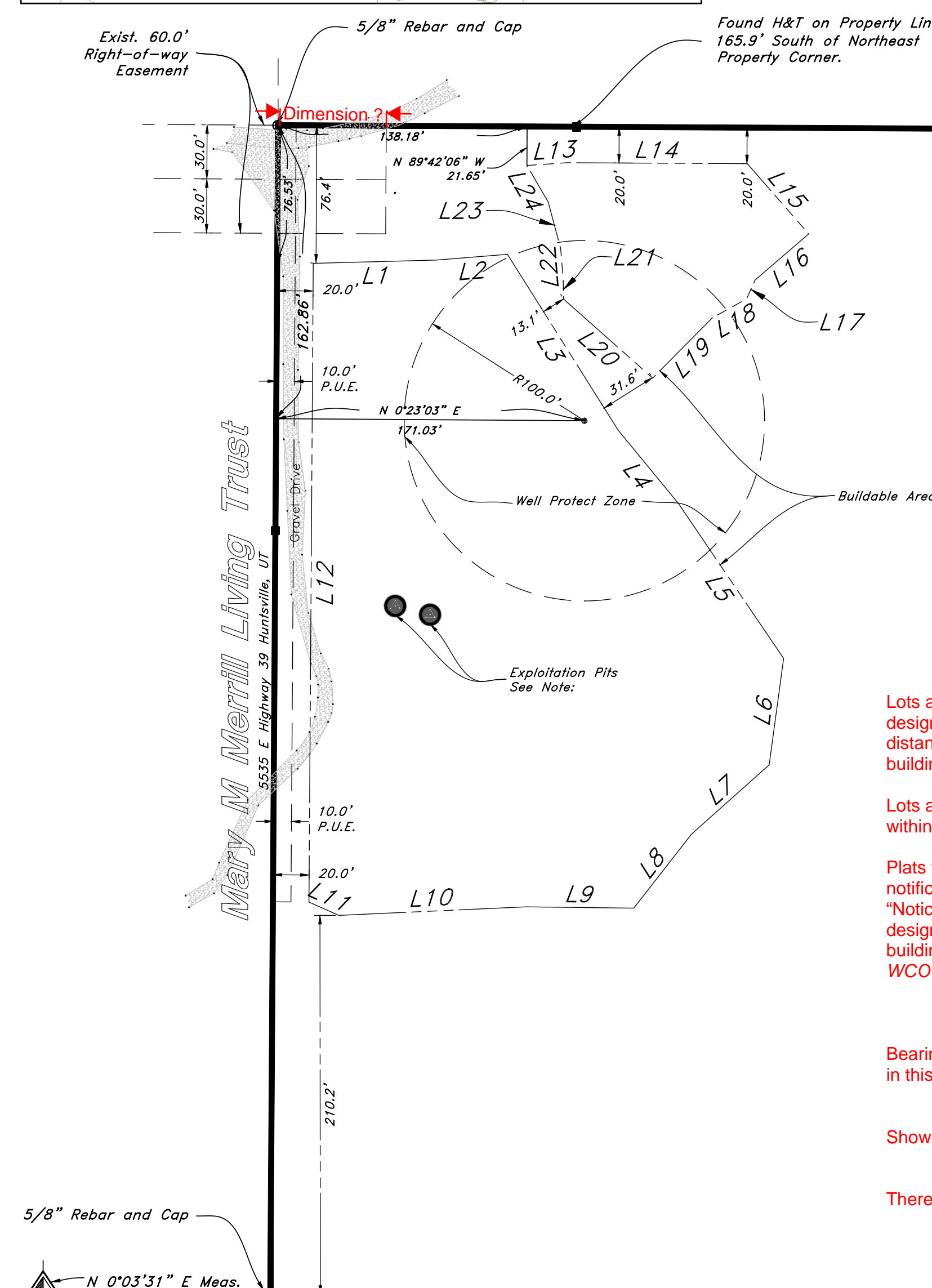
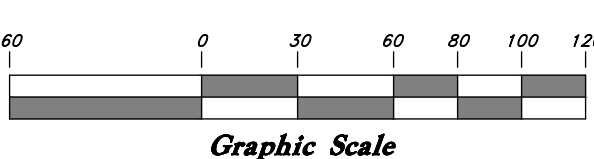
Building Height = 1 Story building (35 feet maximum)

Legend

- ◆ Found Section Corner
- ◆ Section Corner Not Found
- Found Monument
- PU&DE Public Utility & Drainage Easement
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Exploration Pit



Scale: 1" = 60'



Lots approved with "buildable areas" shall have said buildable areas designated on the final plat by short dashed lines with dimensions and distances to at least two lot lines to accurately indicate the location of such building area. WCO 106-1-8(b)(4)b.

Lots approved with "buildable areas" shall place the words "building area" within the dashed lines. WCO 106-1-8(b)(4)b.

Plats with lots which include "buildable areas" shall include the following notification on the final plat: "Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas." WCO 106-1-8(b)(4)a.

Bearings and distances on the exterior boundary of the lot have been omitted in this revision of the plat

Show the new address of: 5593 E Hwy 39, on the

There is no Signature Block for the Ogden Valley Planning Commission

United States of America

EXPLORATION PITS

0-24" sandy loam, granular structure, high organics
24-58" sandy loam, granular structure
58-77" loamy coarse sand, single grained, 10% fine-coarse gravel
Application rate of 0.65 gpd/sq. ft. based on sandy loam, granular structure.

NOTES

1. All dwelling structures over 5,000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC.
2. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
3. Lots within this development (-R) are alerted Geotechnical Hazards (Slide Areas) within or surrounding the site.

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.

Weber County Engineer

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. Signed this ____ day of _____, 2015.

Chairman, Weber County Commission

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 monument 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 _____, 2015.

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 _____, 2015.

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 _____, 2015.

Weber County Surveyor



TENTATIVE FINAL

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