Falling Leaf

PART OF NE QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B&M..

WEBER COUNTY, UTAH

26 May, 2016

OWNERS 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 Falling Leaf AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20

_____

Trustee(s) in Trust VAL D. NICHOLLS LIVING TRUST VAL D. NICHOLLS

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH }
SS:
COUNTY OF WEBER }

ON THIS _____ DAY OF _____,20

PERSONALLY APPEARED _____, AND

_____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT

MY COMMISSION EXPIRES: _____

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____,20

_____
SIGNATURE

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

_____ _____
TITLE

_____ _____
CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

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 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

_____
COUNTY SURVEYOR

WEBER-MORGAN HEALTH DEPARTMENT

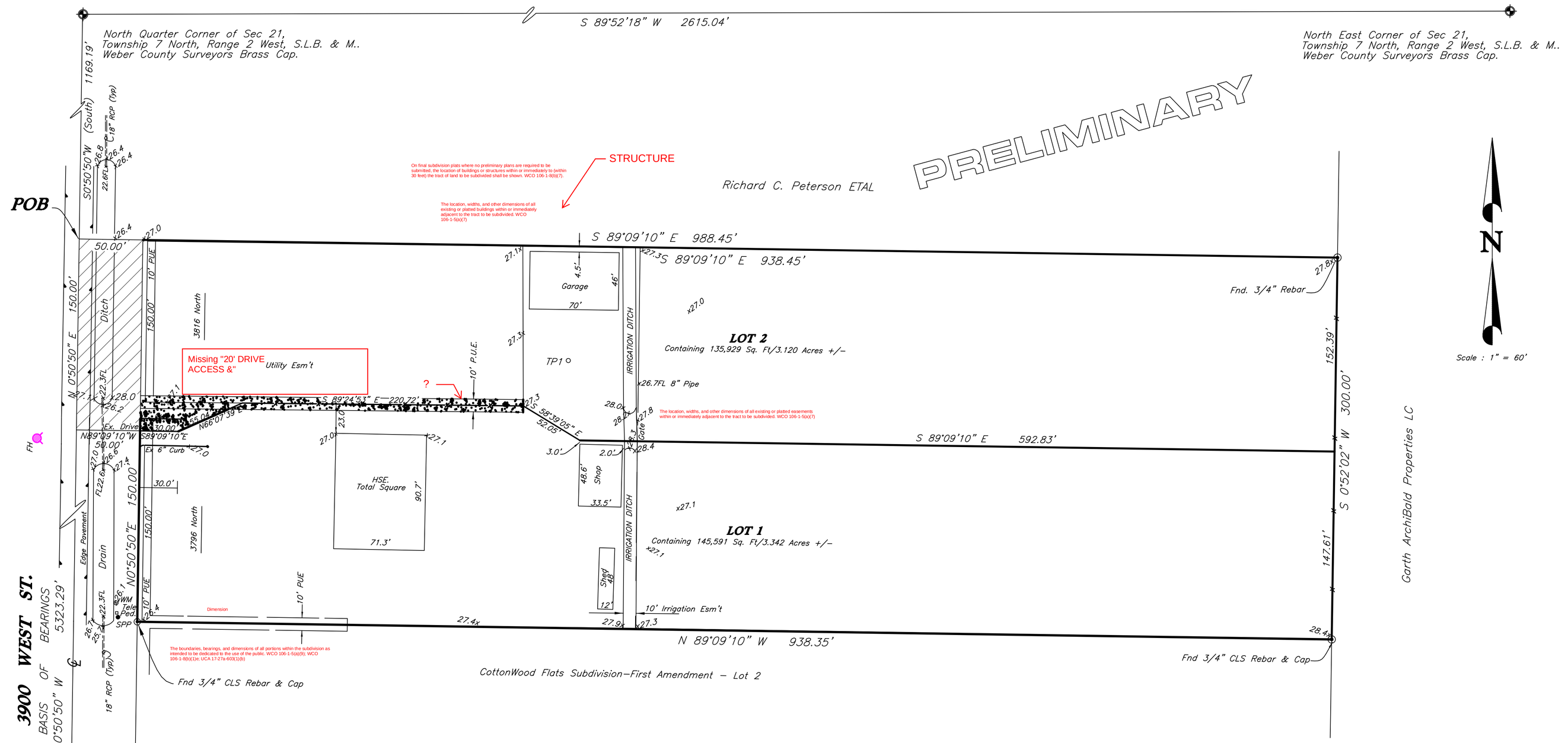
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE _____ DAY OF _____, 20

_____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

C. L. S., Inc.
510 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 E-mail cls@clsSurveying.Net

DEVELOPER: VAL & DEBORAH NICHOLLS
3796 North 3900 West
Ogden, Utah 84401 801-458-7726



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TWOSNHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE SECTION LINE SOUTH 0°50'50" West 1169.19 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION AND RUNNING THENCE SOUTH 89°09'10" EAST 988.45 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 0°52'02" WEST ALONG SAID FENCE 300.00 FEET; THENCE NORTH 89°09'10" WEST 938.35 FEET, MORE OR LESS TO THE EASTERN LINE OF 3900 WEST STREET, THENCE NORTH 0°50'50" EAST 150.00 FEET ALONG SAID ROAD, THENCE NORTH 89°09'10" WEST 50.00 FEET MORE OR LESS TO THE QUARTER SECTION LINE; THENCE NORTH 0°50'50" EAST 150.00 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 289,020 Sq. Ft./6.634 Acres, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511(170143) IN ACCORDANCE WIT TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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 FURTHER CERTIFY THAT ALL LOTS IN Falling Leaf HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)

NOTE:

AGRICULTURE IS THE PERFERRED 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

A2 ZONE

Due to the Topography and the Location of this Subdivision all Owners will accept Responsibility for any Storm Water Runoff from the Road Adjacent to this Property untill Curb & Gutter is Installed.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF "COTTONWOOD FLATS SUBDIVISION", LOT 1, AND COMBINE PROPERTY ON ITS NORTHERN BOUNDARY IN ORDER TO MAKE A 2 LOT SUBDIVISION, FOR VAL D NICHOLLS and DEBORAH NICHOLLS.
BASIS OF BEARINGS IS STATE PLANE GRID, BASED ON WEBER COUNTY SURVEYORS MODIFIED STATE PLANE GRID SYSTEM.
BASIS BEARS S.0°50'50"W ALONG THE QUARTER SECTION LINE BEWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYOR'S BRASS CAP MONUMENTS.

PERC TABLE

PERC TEST	DEPTH	PERC RATE	SOILS EVALUATION
TP#1			SOILS CLASSIFICATION COTTONWOOD FLATS SUB. and AMENDMENTS

LEGEND:

( )	DISTANCE AND OR BEARING PER DEED OR PLAT.
	NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
⊙	SET 5/8" REBAR (24x5/8") & C.&L.S. CAP.
	STREET DEDICATION - 7,500 Sq. Ft.
EP	EDGE PAVEMENT.
—SW—	SECONDARY WATER
▫Tele Ped.	TELEPHONE
EB	ELECTRICAL BOX
SPP	SERVICE POWER POLE
BM	WC-2 Revised 4232.580
PL	PROPERTY LINE
—x—x—	EXISTING FENCES.

South Quarter Corner of Sec 21, Township 7 North, Range 2 West, S.L.B. & M.. (Weber County Surveyors Brass Cap Monument)

COUNTY RECORDER

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED:
_____ 20____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY: