

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

| | | | |
|--|------------------------------------|-----------------------------|--------------------------|
| Date Submitted / Completed <i>7/20/16</i> | Fees (Office Use) <i>525.00</i> | Receipt Number (Office Use) | File Number (Office Use) |
|--|------------------------------------|-----------------------------|--------------------------|

Subdivision and Property Information

| | | |
|--|-------------------------------|---|
| Subdivision Name <i>Dylan / Jessica Manning Acres Subdivision 1</i> | | Number of Lots |
| Approximate Address <i>1025 N 4700 W</i> | | Land Serial Number(s) <i>150270056</i> |
| Current Zoning <i>A-2</i> | Total Acreage <i>2.303</i> | |
| Culinary Water Provider <i>Taylor West Weber</i> | Secondary Water Provider | Wastewater Treatment <i>Conventional</i> |

Property Owner Contact Information

| | | |
|---|---|--|
| Name of Property Owner(s) <i>Norman Jodi Manning</i> | | Mailing Address of Property Owner(s) <i>1021 N. 4700 W. Ogden, UT 84404</i> |
| Phone <i>801-725-7897</i> | Fax | |
| Email Address | Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Authorized Representative Contact Information

| | | |
|--|--|--|
| Name of Person Authorized to Represent the Property Owner(s) <i>Dylan and Jessica Manning</i> | | Mailing Address of Authorized Person <i>933 Melody Lane Ogden, UT 84404</i> |
| Phone <i>801-648-8955</i> | Fax | |
| Email Address <i>dylanmanning125@outlook.com</i> | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Surveyor/Engineer Contact Information

| | | |
|---|--|---|
| Name or Company of Surveyor/Engineer <i>CLARK ENGINEERING Clint Whitney Spencer Priest</i> | | Mailing Address of Surveyor/Engineer <i>5150 S 375 E Ogden</i> |
| Phone <i>801 476 0202</i> | Fax | |
| Email Address <i>Clint@GECIVIL.COM Spencer@GECIVIL</i> | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

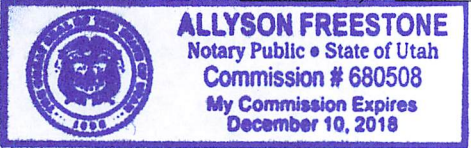
Property Owner Affidavit

I (We), *Norman C Manning & Jodi Manning* depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Norman C Manning
(Property Owner)

Jodi Manning
(Property Owner)

Subscribed and sworn to me this *15* day of *July*, 20*16*



Allyson Freestone
(Notary)

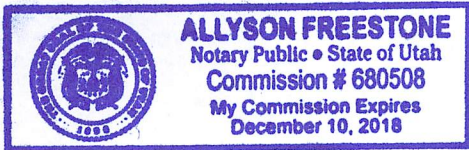
Authorized Representative Affidavit

I (We), Norman + Jodi Manning, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Dylan + Jessica Manning, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Norman Manning
(Property Owner)

Jodi Manning
(Property Owner)

Dated this 19 day of July, 20 16, personally appeared before me Norman + Jodi Manning, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



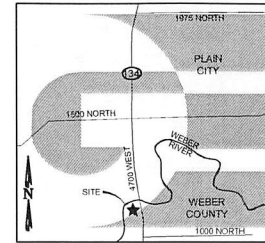
Allyson Freestone
(Notary)

DYLAN/JESSICA MANNING ACRES
 LOCATED IN THE NORTH HALF OF SECTION 8,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JULY, 2016

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 8, AND THE SOUTHERLY BANK OF THE WEBER RIVER, BEING LOCATED SOUTH 89°30'42" EAST 2062.43 FEET ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION, PLUNING THENCE ALONG SAID NORTH LINE SOUTH 89°20'42" EAST 21.92 TO THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 7°56'24" EAST 173.91 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT (2) 69 FEET, HAVING A RADIUS OF 2814.00 FEET, A CENTRAL ANGLE OF 1°18'27", AND WHICH CHORD BEARS SOUTH 7°18'54" EAST 61.68 FEET, THENCE SOUTH 85°50'59" WEST 455.90 FEET TO THE SOUTHERLY AND EASTERLY BANK OF THE WEBER RIVER, THENCE ALONG SAID BANK THE FOLLOWING (6) SIX COURSES: (1) NORTH 7°39'57" WEST 31.60 FEET, (2) NORTH 31°15'58" WEST 69.66 FEET, (3) NORTH 26°52'47" EAST 67.37 FEET, (4) NORTH 50°49'52" EAST 64.30 FEET, (5) NORTH 58°34'52" EAST 105.13 FEET, (6) NORTH 71°55'22" EAST 41.49 FEET TO THE POINT OF BEGINNING, CONTAINING 100,315 SF OR 2.303 ACRES, MORE OR LESS.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBMITTED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS DYLAN/JESSICA MANNING ACRES, IN ACCORDANCE WITH SECTION 17-25-20 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2016.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

DYLAN/JESSICA MANNING ACRES

AND 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 EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2016.

BY: NORMAN MANNING

BY: JODI MANNING

ACKNOWLEDGEMENT

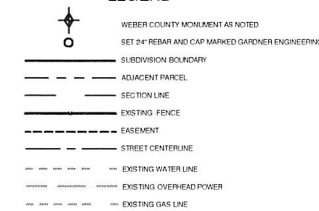
STATE OF UTAH)
))
 COUNTY OF WEBER)

On this _____ day of _____, 2016, before me, _____, a Notary Public, personally appeared NORMAN MANNING and JODI MANNING, proved on the basis of satisfactory evidence to be the persons whose names (names) subscribed to this instrument, and acknowledged (to his/her/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

LEGEND

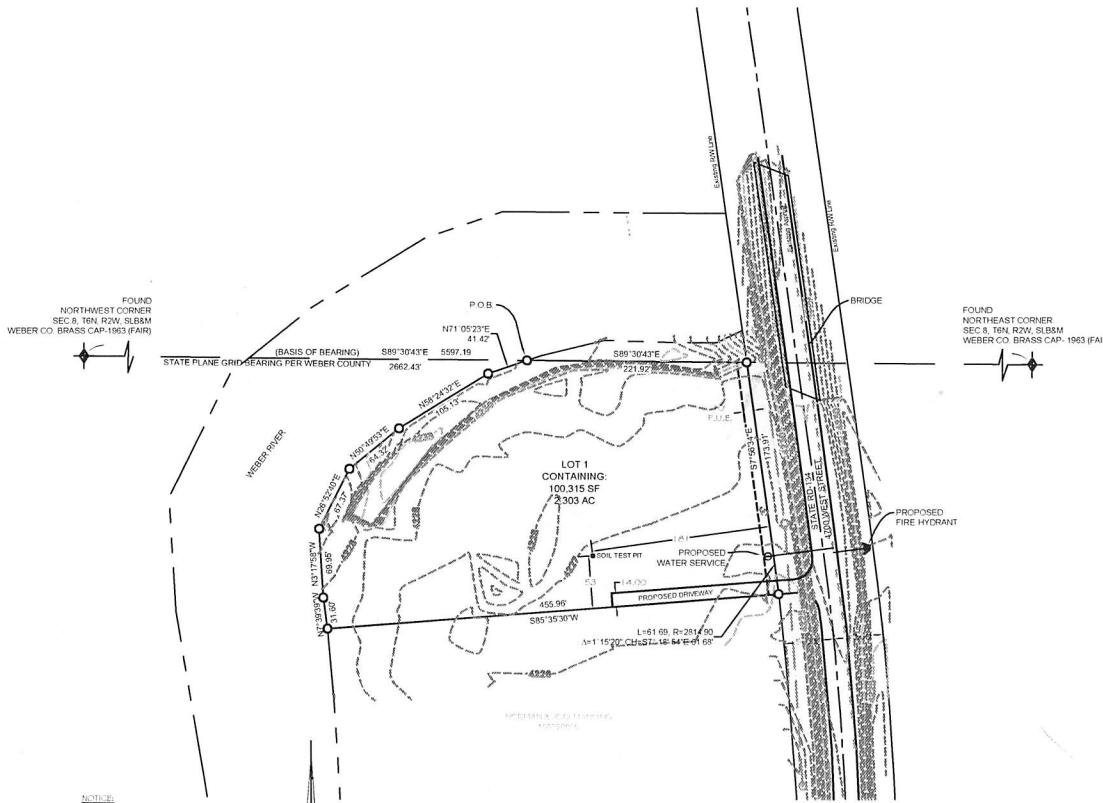


NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C03B8E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2006.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
- DOCUMENTATION GROUND WATER TABLES NOT TO EXCEED 38 INCHES, FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF CONVENTIONAL WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM TRENCH DEPTHS IS LIMITED TO 12 INCHES. THE ABSORPTION SYSTEM IS TO BE DESIGNED USING A MAXIMUM LOADING RATE OF 0.7 GAL/SQ. FT./DAY AS REQUIRED FOR THE LOAMY FINE SAND, SINGLE GRAINED STRUCTURE SOIL HORIZON.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DYLAN MANNING. THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°20'42" EAST WEBER COUNTY, UTAH NORTH, AND 83 STATE PLANE GRID BEARINGS. THE RIGHT-OF-WAY OF 4700 WEST STREET WAS ESTABLISHED RIGHT-OF-WAY DRAWINGS FOR PROJECT NO. S-15506, PROVIDED BY UDOT.



NOTICE:
 EXISTING UTILITIES AND OTHER INFORMATION SHOWN ON THIS PLAN IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES, NOT SHOWN OR SHOWN INCORRECTLY.

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 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111



WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2016.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2016.

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 _____, 2016.

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 _____, 2016.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2016.

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soil, precipitation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This _____ day of _____, 2016.
 Director Weber-Morgan Health Department

COUNTY SURVEYOR

COUNTY ATTORNEY

COUNTY ENGINEER

ATTEST
 CHAIRMAN, WEBER COUNTY COMMISSION

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

| | | | |
|--|-----------------------|---|------------------------------|
| DEVELOPER DYLAN MANNING 1101 N 4700 W OGDEN, UT 84404 801-648-8555 | S1 1 | COUNTY RECORDER | |
| | | ENTRY NO. _____ FEE PAID _____ | FILED FOR AND RECORDED _____ |
| GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 5120 SOUTH 775 EAST OGDEN, UT OFFICE: 801-426-0232 FAX: 801-426-0066 | | REC'D IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER | BY: _____ |

R:\2016 - MSC SURVEYING - DYLAN MANNING SURVEYING\PROJECTS\DYLAN MANNING SUBDIVISION



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

| Customer Receipt | |
|------------------|-------|
| Receipt Number | 18672 |

| Receipt Date |
|--------------|
| 07/20/16 |

Received From:
dylan mannig

Time: 16:26
Clerk: amartin

| Description | Comment | Amount |
|-------------|-------------|----------|
| zoning | subdivision | \$525.00 |

| Payment Type | Quantity | Ref | Amount |
|--------------|----------|-----|--------|
| CREDIT CARD | | | |

| | |
|---------------|----------|
| AMT TENDERED: | \$525.00 |
| AMT APPLIED: | \$525.00 |
| CHANGE: | \$0.00 |