BOUNDARY DESCRIPTION DYLAN/JESSICA MANNING ACRES A PART OF THE NORTH HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE LOCATED IN THE NORTH HALF OF SECTION 8, 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 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER RIVER, BEING LOCATED SOUTH 89°30'43" EAST 2662.43 FEET ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION: RUNNING THENCE ALONG SAID NORTH LINE SOUTH 89°30'43" EAST 221.92 TO THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET; THENCE ALONG SAID WEBER COUNTY, UTAH **VICINITY MAP** RIGHT-OF-WAY LINE SOUTH 7°56'34" EAST 173.91 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT 61.69 FEET, HAVING A RADIUS OF 2814.90 FEET, A NOT TO SCALE SEPTEMBER, 2016 CENTRAL ANGLE OF 1°15'20", AND WHICH CHORD BEARS SOUTH 7°18'54" EAST 61.68 FEET; THENCE SOUTH 85°35'30" WEST 455.96 FEET TO THE SOUTHERLY AND EASTERLY BANK OF THE WEBER RIVER; THENCE ALONG SAID BANK THE FOLLOWING (6) SIX COURSES: (1) NORTH 7°39'39" WEST 31.60 FEET; (2) NORTH 1975 NORTH 3°17'58" WEST 69.95 FEET; (3) NORTH 26°52'40" EAST 67.37 FEET; (4) NORTH 50°49'53" EAST 64.32 FEET; (5) NORTH 58°24'32" EAST 105.13 FEET; (6) NORTH 71°05'23" EAST 41.42 FEET TO THE POINT OF BEGINNING. CONTAINING 100,315 SF OR 2.303 ACRES, MORE OR LESS. PLAIN SURVEYOR'S CERTIFICATE 1500 NORTH 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 THOMAS & DAVID FAVERO -OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT. AND FEMA FLOOD ZONE AE -CODE FOR ZONE A-2 AND 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 CHEREIN DESCRIBED COUNTY TRACT OF REAL PROPERTY. DATE **LEGEND** NORTHWEST CORNER WEBER COUNTY MONUMENT AS NOTED NORTHEAST CORNER SEC.8, T6N, R2W, SLB&M N71°05'23"E SEC.8, T6N, R2W, SLB&M KLINT H. WHITNEY, PLS NO. 8227228 WEBER CO. BRASS CAP-1963 (FAIR) SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING WEBER CO. BRASS CAP- 1963 (FAIR) SUBDIVISION BOUNDARY (BASIS OF BEARING) ×S89°30'43"E × 5597.19> ADJACENT PARCEL EXISTING FENCE **OWNER'S DEDICATION** _ _ _ _ _ _ EASEMENT STREET CENTERLINE 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 PLAT AND NAME SAID EXISTING WATER LINE LOT 1 **CONTAINING**: **EXISTING OVERHEAD POWER** DYLAN/JESSICA MANNING ACRES 100,315 SF - - - - - - EXISTING GAS LINE 2.303 AC AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS REMAINDER PARCEL DETAIL OF SAID TRACT OF LAND DESIGNATED A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS FIRE HYDRANT DESIGNATED ON THE PLAT 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 PROPOSED -⊸ SOIL TEST PIT IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES WATER SERVICE, FEMA BASE FLOOD ELEVATION 4228 BEING ERECTED WITHIN SUCH EASEMENTS. PER MAP NO. 49057C0189E PROPOSED DRIVEWAY SIGNED THIS ____ DAY OF ____ L=61.69, R=2814.90 Δ=1°15'20" CH=S7° 18' 54"E-61.68' BY: JODI MANNING FEMA FLOOD ZONE AE BY: NORMAN MANNING FOUND R.O.W. MONUMENT EXISTING R.O.W. FENCE -NORMAN & JODI MANNING 150270056 FEMA BASE FLOOD ELEVATION 4227 -ACKNOWLEDGEMENT PER MAP NO. 49057C0188E FARM SUB STATE OF UTAH 950 NORTH STREET REMAINING AGRICULTURAL COUNTY OF WEBER PARCEL, NOT APPROVED FOR DEVELOPMENT AT 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 PENMAN SUBDIVISION PHASE 14 **NOTES** be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal. THE PERIMETER OF THE SUBJECT PROPERTY LIES ALONG THE EXTENTS OF FEMA FLOOD ZONE "AE", THE MAJORITY OF THE SUBJECT EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE PROPERTY FALLS WITHIN FEMA FLOOD ZONES "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER CONVENIENCE OF THE CONTRACTOR ONLY. THE FEMA MAP NO. 49057C0189E AND 49057C0188E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005 CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ALL UTILITIES. THE ENGINEER BEARS NO RESPON-SIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY. 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 NOTARY PUBLIC STAMP Know what's **below.** 3. DOCUMENTATION GROUND WATER TABLES NOT TO EXCEED 36 INCHES, FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF CONVENTIONAL WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM TRENCH DEPTH 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 **NARRATIVE** REQUIRED FOR THE LOAMY FINE SAND, SINGLE GRAINED STRUCTURE SOIL HORIZON. 4. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM **BLUE STAKES OF UTAH** WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED. THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY UTILITY NOTIFICATION CENTER, INC. 5. (A) 50.00' SETBACK FROM HIGH WATER MARK. AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DYLAN MANNING. THE www.bluestakes.org (B) DURING CONSTRUCTION A 50.00' NATURAL UNDISTURBED BUFFER ZONE OR A REDUCED UNDISTURBED BUFFER ZONE IF BMP ARE BASIS OF BEARING IS THE NORTH LINE OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF 1-800-662-4111 THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°30'43" EAST WEBER COUNTY, APPROVED BY WEBER COUNTY. Scale in Feet UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4700 WEST STREET WAS ESTABLISHED RIGHT-OF-WAY DRAWINGS FOR PROJECT NO. S-155(6), PROVIDED BY UDOT. 1" = 60'VERTICAL DATUM IS NAVD 88. COUNTY RECORDER DEVELOPER: DYLAN MANNING WEBER COUNTY SURVEYOR WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER - MORGAN HEALTH DEPARTMEN 1021 N 4700 W **ACCEPTANCE APPROVAL** OGDEN, UT 84404 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT I do hereby certify that the soils, percolation rates, and site FILED FOR AND RECORDED 801-648-8955 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED condition for this subdivision have been investigated by this office HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL and are approved for on-site wastewater disposal systems. OF OFFICIA . IN BOOK BY THE WEBER COUNTY PLANNING COMMISSION. DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE IMPROVEMENTS. This___day of _____ 2016 RECORDS, PAGE WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED SIGNED THIS DAY OF SIGNED THIS DAY OF THEREWITH. SIGNED THIS___DAY OF___ SIGNED THIS DAY OF Director Weber-Morgan Health Department SIGNED THIS___DAY OF ___ COUNTY RECORDER MUNICIPAL - LAND SURVEYIN **COUNTY ATTORNEY COUNTY ENGINEER** 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION CHAIRMAN, WEBER COUNTY COMMISSION COUNTY SURVEYOR