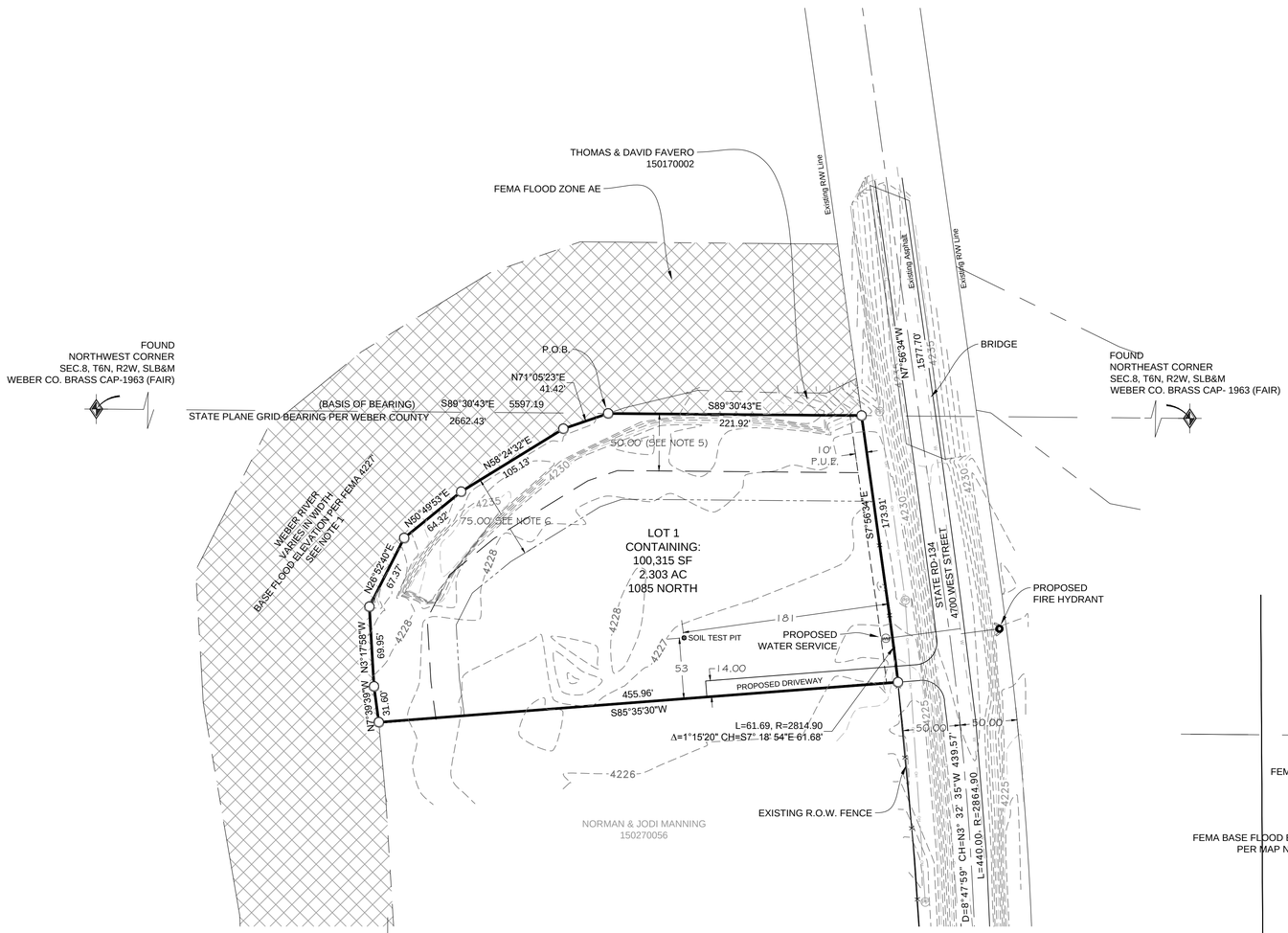
DYLAN/JESSICA MANNING ACRES

LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

SEPTEMBER, 2016



NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPON-SIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

0' 30' 60' 120' 180'

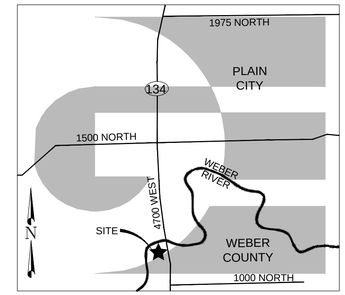
Scale in Feet
1" = 60'

NOTES

1. THE PERIMETER OF THE SUBJECT PROPERTY LIES ALONG THE EXTENTS OF FEMA FLOOD ZONE "AE", THE MAJORITY OF THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONES "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0189E AND 49057C0188E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
2. 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.
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 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 WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
5. (A) 50.00' SETBACK FROM HIGH WATER MARK.
   (B) DURING CONSTRUCTION A 50.00' NATURAL UNDISTURBED BUFFER ZONE OR A REDUCED UNDISTURBED BUFFER ZONE IF BMP ARE APPROVED BY WEBER COUNTY.
6. STREAM CORRIDOR SETBACK. STRUCTURES ROADS OR PARKING AREAS SHALL NOT BE DEVELOPED OR LOCATED WITHIN 75 FEET OF YEAR ROUND STREAMS AS DETERMINED FROM THE HIGH WATER MARK OF THE STREAM.
7. BUILDING FINISHED FLOORS ARE TO BE SET A MINIMUM OF 1' ABOVE BASE FLOOD ELEVATION.

VICINITY MAP

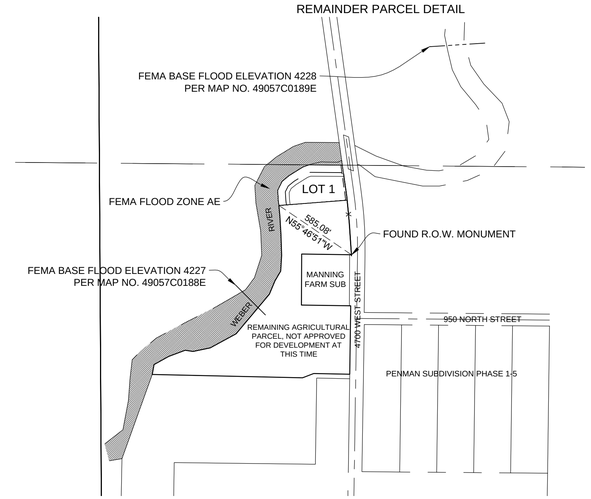
NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- EASEMENT
- STREET CENTERLINE
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- 50' CONSTRUCTION SETBACK SEE NOTE 5
- 75' STREAM CORRIDOR SETBACK SEE NOTE 6

REMAINDER PARCEL DETAIL



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 BEARING IS THE NORTH LINE OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°30'43" EAST WEBER COUNTY, 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. VERTICAL DATUM IS NAVD 88.

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°30'43" 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 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 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 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.

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 PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS DYLAN/JESSICA MANNING ACRES IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENT OF WEBER COUNTY LAND USE 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 WITHIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2016.

PROFESSIONAL LAND SURVEYOR
DATE
8227228
Klint H. Whitney
STATE OF UTAH

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 PLAT 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 A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS 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 IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED 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 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.

STAMP NOTARY PUBLIC

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 _____, 2016.

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 _____, 2016.

COUNTY ATTORNEY

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.

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 _____, 2016.

CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ NAME/TITLE

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.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I do 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.

This___day of _____ 2016

Director Weber-Morgan Health Department

DEVELOPER:
DYLAN MANNING
1021 N 4700 W
OGDEN, UT 84404
801-648-8955

S1/1

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____. IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

COUNTY RECORDER
BY: _____

R:\2601 - MISC SURVEY\1623 - DYLAN MANNING\SURVEY\DWG\DILLON MANNING SUB.DWG