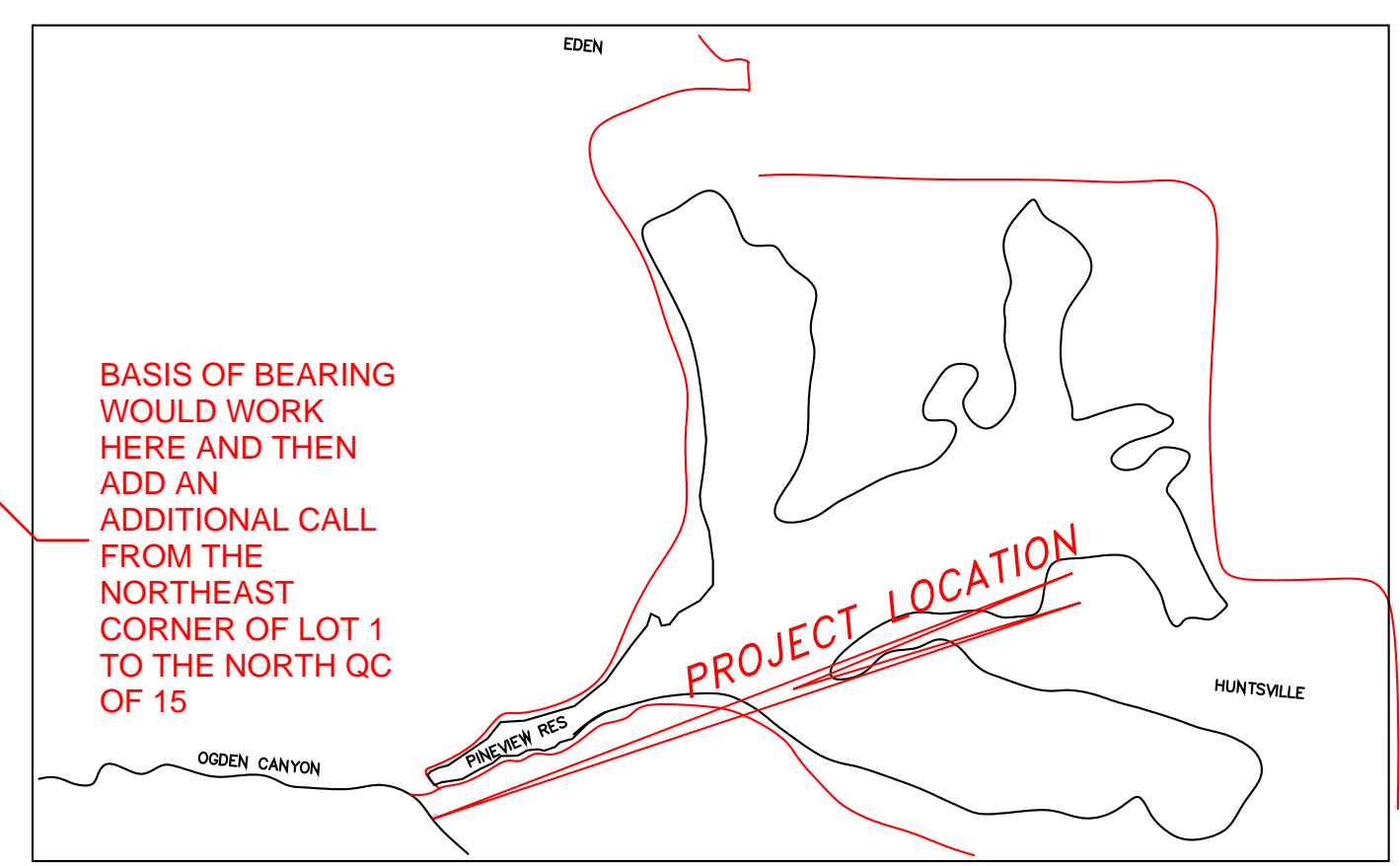
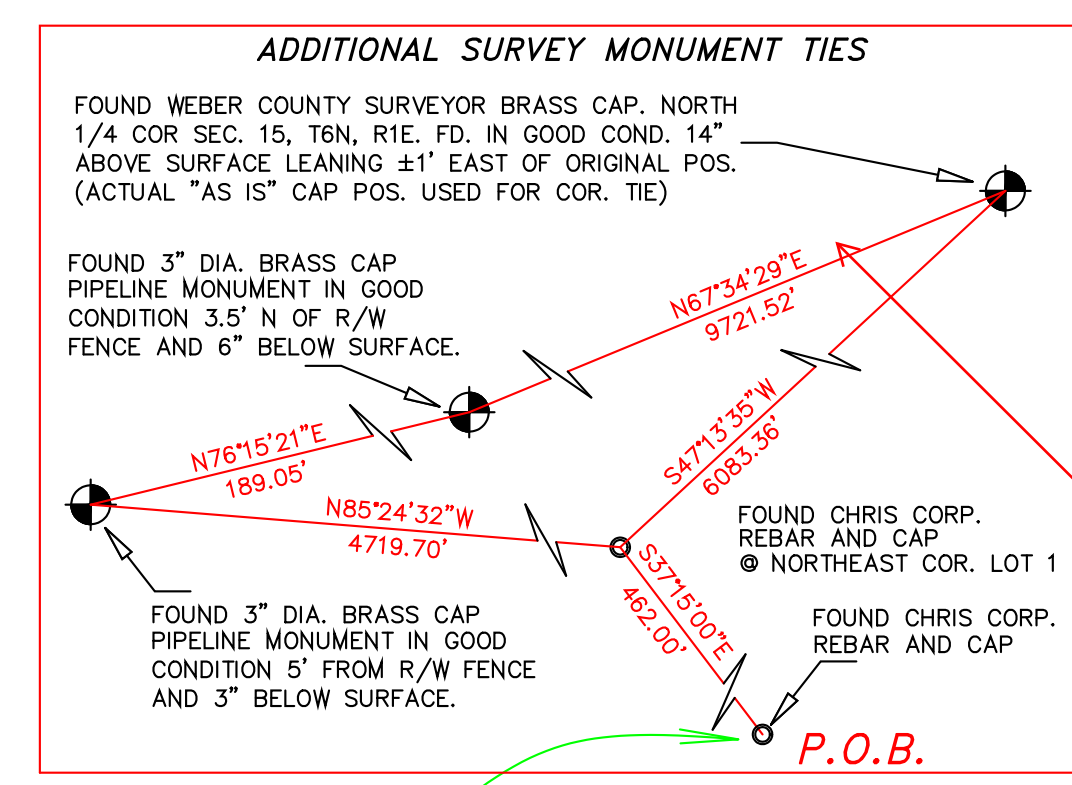
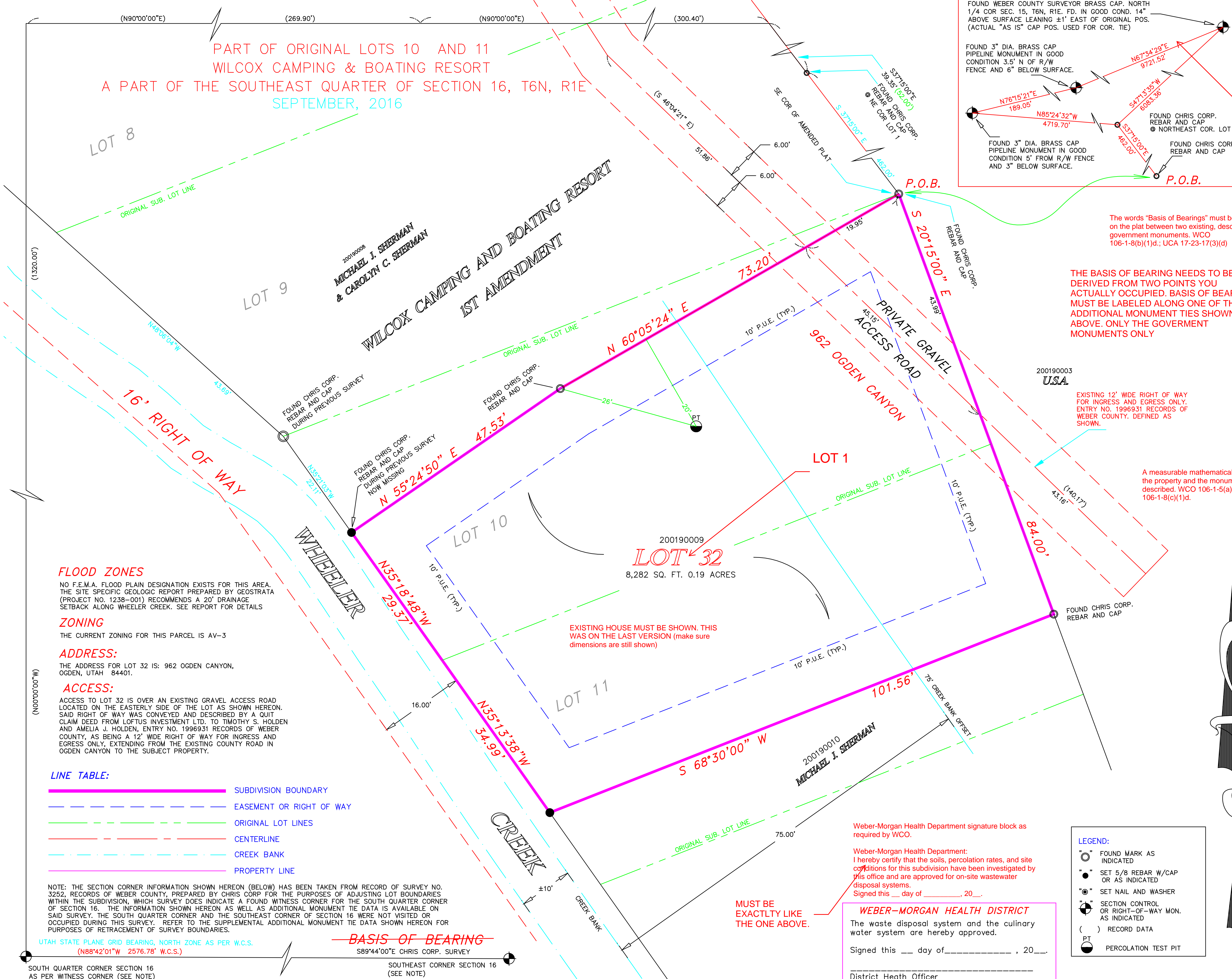


# FINAL PLAT WHEELER HOLLOW SUBDIVISION

PART OF ORIGINAL LOTS 10 AND 11  
WILCOX CAMPING & BOATING RESORT  
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R1E  
SEPTEMBER, 2016



The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(b)(1)d; UCA 17-23-17(3)(d)

THE BASIS OF BEARING NEEDS TO BE DERIVED FROM TWO POINTS YOU ACTUALLY OCCUPIED. BASIS OF BEARING MUST BE LABELED ALONG ONE OF THE ADDITIONAL MONUMENT TIES SHOWN ABOVE. ONLY THE GOVERNMENT MONUMENTS ONLY

**SURVEY NARRATIVE:**  
THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF RICK GOLDE, 962 OGDEN CANYON, OGDEN, UTAH 84401.  
THE PURPOSE OF THIS SURVEY IS TO PROVIDE DOCUMENTATION FOR OBTAINING THE APPROVAL OF A 1 LOT SUBDIVISION CONTAINING AN EXISTING HOME.  
ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16 CALLED: SOUTH 89°44'00" EAST AS SHOWN ON RECORD OF SURVEY NO. 3252, RECORDS OF THE WEBER COUNTY SURVEYOR, AND AS DERIVED FROM MONUMENTS PLACED BY CHRIS CORP ALONG THE EASTERLY LINE OF WILCOX CAMPING AND BOATING RESORT.  
THE EXTERIOR BOUNDARIES OF THE PROPERTIES SHOWN HEREON WERE SURVEYED BY CHRIS CORP IN 2004. ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE. REFER TO SAID SURVEY REGARDING DETAILS OF THE ESTABLISHMENT OF THE EXTERIOR BOUNDARIES.

THE ORIGINAL LOT LINES OF WILCOX CAMPING AND BOATING RESORT HAVE BEEN SHOWN AS PER CHRIS CORP RECORD OF SURVEY, NO NEW OR FURTHER RETRACEMENT OF SAID ORIGINAL LOT LINES HAS BEEN PERFORMED.  
A QUIT CLAIM DEED FOUND IN BK. 1373 PG. 773 (RECORDS OF THE WEBER COUNTY RECORDER) CALLS FOR BOUNDARY LINES ALONG THE OLD CHANNEL OF WHEELER CREEK, AS THE SAME WAS LOCATED PRIOR TO THE CHANNEL CHANGE IN 1956. THIS QUIT CLAIM DEED PROVIDES EVIDENCE THAT THE CURRENT LOCATION OF WHEELER CREEK MAY NOT BE THE LOCATION AS INTENDED AND CALLED FOR IN THE DEEDS.

**BOUNDARY DESCRIPTION PARCEL 200190009 (AS SURVEYED)**

PART OF ORIGINAL LOT 10 AND THE NORTH 34 FEET OF LOT 11, WILCOX CAMPING AND BOATING RESORT, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF LOT 31, WILCOX CAMPING AND BOATING RESORT, 1ST AMENDMENT, SAID CORNER BEARS SOUTH 37°15'00" EAST 462.00 FEET ALONG THE EASTERLY LINE OF WILCOX CAMPING AND BOATING RESORT FROM THE NORTHEAST CORNER OF ORIGINAL LOT 1 OF SAID SUBDIVISION.  
RUNNING THENCE SOUTH 20°15'00" EAST 84.00 FEET;  
THENCE SOUTH 68°30'00" WEST 101.56 FEET;  
THENCE NORTH 35°13'38" WEST 34.99 FEET TO THE NORTHWEST CORNER OF ORIGINAL LOT 11, WILCOX CAMPING AND BOATING RESORT  
THENCE NORTH 35°18'48" WEST 29.37 FEET TO THE SOUTHWEST CORNER OF LOT 31, WILCOX CAMPING AND BOATING RESORT, 1ST AMENDMENT;  
THENCE NORTH 52°24'50" EAST 47.53 FEET ALONG THE SOUTH LINE OF SAID AMENDED PLAT TO A REBAR AND CAP;  
THENCE NORTH 60°05'24" EAST 73.20 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.  
CONTAINING 8282 SQ. FT. OR 0.19 ACRES.

TOGETHER WITH A RIGHT OF WAY FOR PERSONS, ANIMALS AND VEHICLES FOR THEIR INGRESS AND EGRESS FROM THE ABOVE DESCRIBED LOT TO THE COUNTY ROAD IN OGDEN CANYON.

**OWNERS DEDICATION AND CERTIFICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS TO BE KNOWN HEREINAFTER AS:

**WHEELER HOLLOW SUBDIVISION**  
AND DO HEREBY DEDICATE TO PRIVATE USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED PRIVATE DRIVeways, THE SAME TO BE USED AS PRIVATE THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, IRRIGATION, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, PIPED PRESSURE IRRIGATION OR OPEN IRRIGATION CANALS, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

FREDERICK P. GOLDE DEBORAH L. GOLDE

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FREDERICK P. GOLDE AND WIFE DEBORAH L. GOLDE, SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

**FLOOD ZONES**  
NO F.E.M.A. FLOOD PLAIN DESIGNATION EXISTS FOR THIS AREA. THE SITE SPECIFIC GEOLOGIC REPORT PREPARED BY GEOSTRATA (PROJECT NO. 1238-001) RECOMMENDS A 20' DRAINAGE SETBACK ALONG WHEELER CREEK. SEE REPORT FOR DETAILS

**ZONING**  
THE CURRENT ZONING FOR THIS PARCEL IS AV-3

**ADDRESS:**  
THE ADDRESS FOR LOT 32 IS: 962 OGDEN CANYON, OGDEN, UTAH 84401.

**ACCESS:**  
ACCESS TO LOT 32 IS OVER AN EXISTING GRAVEL ACCESS ROAD LOCATED ON THE EASTERLY SIDE OF THE LOT AS SHOWN HEREON. SAID RIGHT OF WAY WAS CONVEYED AND DESCRIBED BY A QUIT CLAIM DEED FROM LOFTUS INVESTMENT LTD. TO TIMOTHY S. HOLDEN AND AMELIA J. HOLDEN, ENTRY NO. 1996931 RECORDS OF WEBER COUNTY, AS BEING A 12' WIDE RIGHT OF WAY FOR INGRESS AND EGRESS ONLY, EXTENDING FROM THE EXISTING COUNTY ROAD IN OGDEN CANYON TO THE SUBJECT PROPERTY.

**LINE TABLE:**

	SUBDIVISION BOUNDARY
	EASEMENT OR RIGHT OF WAY
	ORIGINAL LOT LINES
	CENTERLINE
	CREEK BANK
	PROPERTY LINE

NOTE: THE SECTION CORNER INFORMATION SHOWN HEREON (BELOW) HAS BEEN TAKEN FROM RECORD OF SURVEY NO. 3252, RECORDS OF WEBER COUNTY, PREPARED BY CHRIS CORP FOR THE PURPOSES OF ADJUSTING LOT BOUNDARIES WITHIN THE SUBDIVISION, WHICH SURVEY DOES INDICATE A BOUND WITNESS CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 16. THE INFORMATION SHOWN HEREON AS WELL AS ADDITIONAL MONUMENT TIE DATA IS AVAILABLE ON SAID SURVEY. THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16 WERE NOT VISITED OR OCCUPIED DURING THIS SURVEY. REFER TO THE SUPPLEMENTAL ADDITIONAL MONUMENT TIE DATA SHOWN HEREON FOR PURPOSES OF RETRACEMENT OF SURVEY BOUNDARIES.

UTAH STATE PLANE GRID BEARING, NORTH ZONE, AS PER W.C.S.  
(N88°42'01"W 2576.78' W.C.S.)  
SOUTH QUARTER CORNER SECTION 16 AS PER WITNESS CORNER (SEE NOTE)  
SOUTHEAST CORNER SECTION 16 (SEE NOTE)

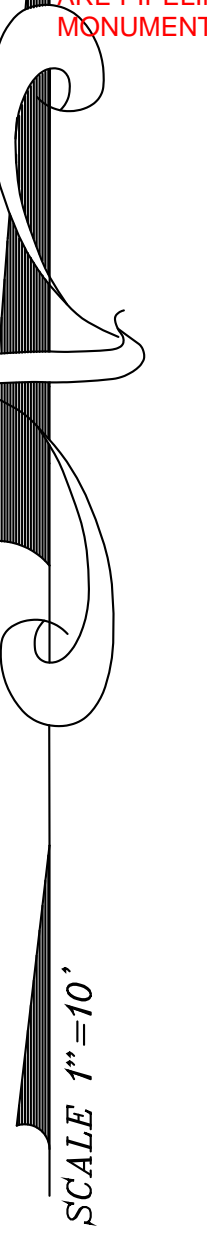
**LOT 32**  
8,282 SQ. FT. 0.19 ACRES

EXISTING HOUSE MUST BE SHOWN. THIS WAS ON THE LAST VERSION (make sure dimensions are still shown)

**WEBER-MORGAN HEALTH DISTRICT**  
The waste disposal system and the culinary water system are hereby approved.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
District Health Officer

**LEGEND:**

- FOUND MARK AS INDICATED
- SET 5/8 REBAR W/CAP OR AS INDICATED
- SET NAIL AND WASHER
- SECTION CONTROL OR RIGHT-OF-WAY MON. AS INDICATED
- RECORD DATA
- PERCOLATION TEST PIT



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**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 \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

**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 execute this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION**  
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  
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 the financial guarantee is sufficient for the installation of these improvements.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

**WEBER COUNTY COMMISSION**  
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\_\_\_\_.  
Chairman, Weber County Commission  
Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**  
I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804857, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND 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 THAT THIS PLAT OF:  
**WHEELER HOLLOW SUBDIVISION**  
IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FIELD SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
JESS W. HOLYOAK, PLS  
UTAH LAND SURVEYOR REGISTRATION NO. 4804857

**WEBER COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
WEBER COUNTY RECORDER \_\_\_\_\_ DEPUTY.

**MOUNTAIN ENGINEERING**  
P. O. BOX 309 MORGAN, UTAH 84050  
TEL. (801) 876-3978 FAX 876-3979

DATE	BY	COMMENTS
10-16	JMH	REVISED AS PER COUNTY SURVEYOR
10-16	JMH	REVISED AS PER COUNTY ENGINEER

DESIGNED BY: J.W.H.  
DRAWN BY: J.W.H.  
DATE: SEPTEMBER 2016

**WHEELER HOLLOW SUBDIVISION**  
PART OF ORIGINAL LOTS 10 AND 11  
WILCOX CAMPING AND BOATING RESORT  
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T 6 N, R 1 E,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH

DRAWING NO. ME 16-52 OF 1 FILE: GOLDE\_SUB