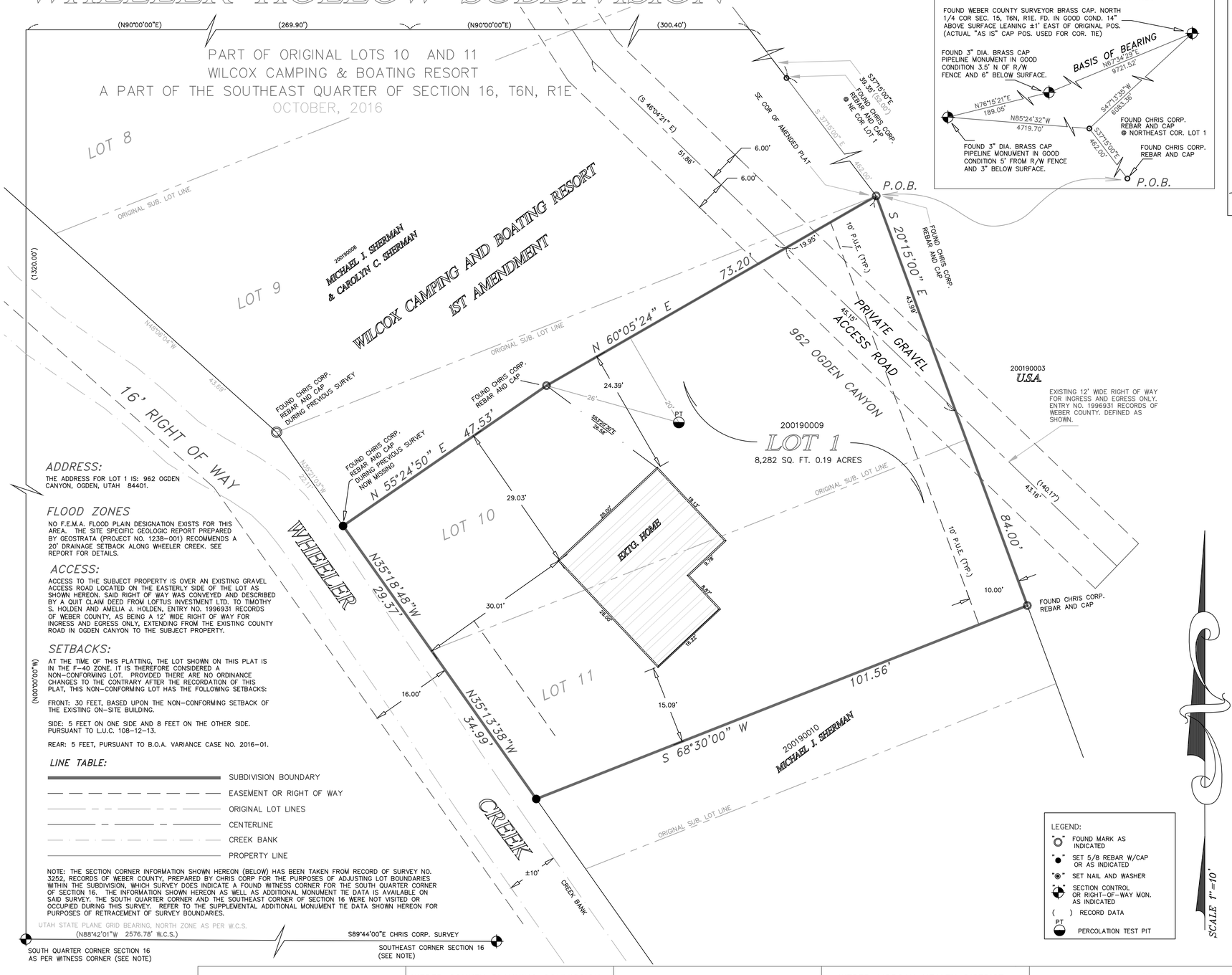
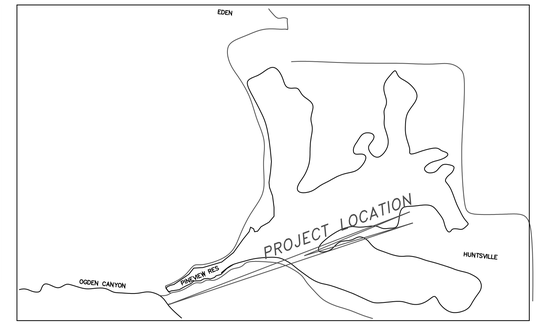
FINAL PLAT
WHEELER HOLLOW SUBDIVISION

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





VICINITY MAP

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.

THE BASIS OF BEARING FOR THIS SURVEY IS A LINE BETWEEN A 3" DIA. BRASS CAP PIPELINE MONUMENT AND THE NORTH QUARTER CORNER OF SECTION 15, AS MONUMENTED BY A WEBER COUNTY SURVEYOR BRASS CAP, CALLED: NORTH 67°34'29" EAST AS SHOWN HEREON.

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)

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY UTAH AND BEING PART OF ORIGINAL LOT 10 AND THE NORTH 34 FEET OF LOT 11, WILCOX CAMPING AND BOATING RESORT.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 EAST, AS MONUMENTED BY A WEBER COUNTY SURVEYOR BRASS CAP;
THENCE SOUTH 47°13'35" WEST 6083.36 FEET TO THE NORTHEAST CORNER OF ORIGINAL LOT 1, WILCOX CAMPING AND BOATING RESORT
THENCE SOUTH 37°15'00" EAST 462.00 FEET ALONG THE EASTERLY LINE OF SAID WILCOX CAMPING AND BOATING RESORT AND THE EASTERLY LINE OF LOT 31, WILCOX CAMPING AND BOATING RESORT, 1ST AMENDMENT, TO THE SOUTHEAST CORNER OF SAID LOT 31, THE TRUE POINT OF BEGINNING;

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 55°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 8,282 SQ. FT. OR 0.19 ACRES.

THE BASIS OF BEARING IS A LINE BETWEEN A 3" DIA. BRASS CAP PIPELINE MONUMENT AND THE NORTH QUARTER CORNER OF SECTION 15 AS MONUMENTED BY A WEBER COUNTY SURVEYOR BRASS CAP, CALLED: NORTH 67°34'29" EAST.

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 HEREAFTER 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2016

_____ _____
FREDERICK P. GOLDE DEBORAH L. GOLDE

_____ _____

A C K N O W L E D G E M E N T

STATE OF _____)
) SS
COUNTY OF _____)

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.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ADDRESS:

THE ADDRESS FOR LOT 1 IS: 962 OGDEN CANYON, OGDEN, UTAH 84401.

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.

ACCESS:

ACCESS TO THE SUBJECT PROPERTY 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.

SETBACKS:

AT THE TIME OF THIS PLATTING, THE LOT SHOWN ON THIS PLAT IS IN THE F-40 ZONE. IT IS THEREFORE CONSIDERED A NON-CONFORMING LOT. PROVIDED THERE ARE NO ORDINANCE CHANGES TO THE CONTRARY AFTER THE RECORDATION OF THIS PLAT, THIS NON-CONFORMING LOT HAS THE FOLLOWING SETBACKS:

FRONT: 30 FEET, BASED UPON THE NON-CONFORMING SETBACK OF THE EXISTING ON-SITE BUILDING.

SIDE: 5 FEET ON ONE SIDE AND 8 FEET ON THE OTHER SIDE. PURSUANT TO L.U.C. 108-12-13.

REAR: 5 FEET, PURSUANT TO B.O.A. VARIANCE CASE NO. 2016-01.

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 FOUND 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.

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
- PT PERCOLATION TEST PIT

SCALE 1" = 10'

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

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-MORGAN HEALTH DISTRICT

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 this __ day of_____, 20__.

_____
District Heath Officer

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 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S LICENSING 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 A 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

4804857
JESS W. HOLYOAK
STATE OF UTAH

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
BY: _____ DEPUTY.

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

REVISIONS

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

DESIGNED BY: J.W.H.
DRAWN BY: J.W.H.
DATE: OCTOBER, 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

FOR: RICK GOLDE, 962 OGDEN CANYON, OGDEN, UTAH 84401

JOB NO. ME 16-52

DRAWING NO.
ME 16-52
SHEET 1 OF 1
FILE:GOLDE_SUB

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