

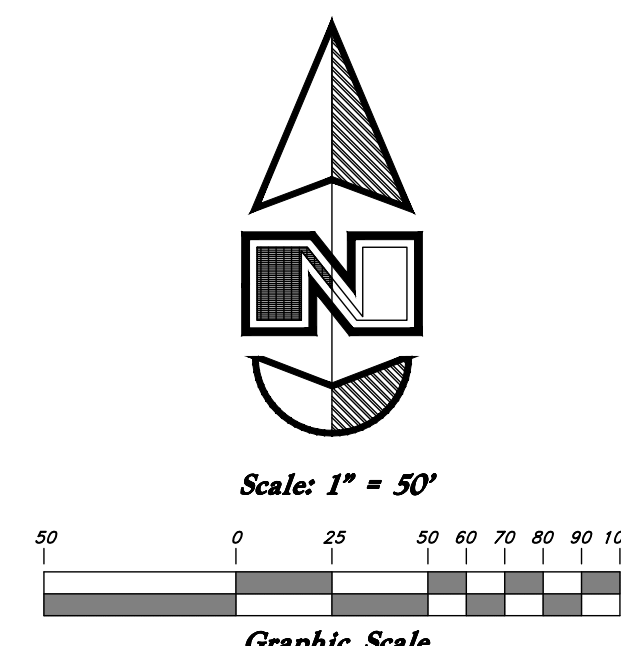
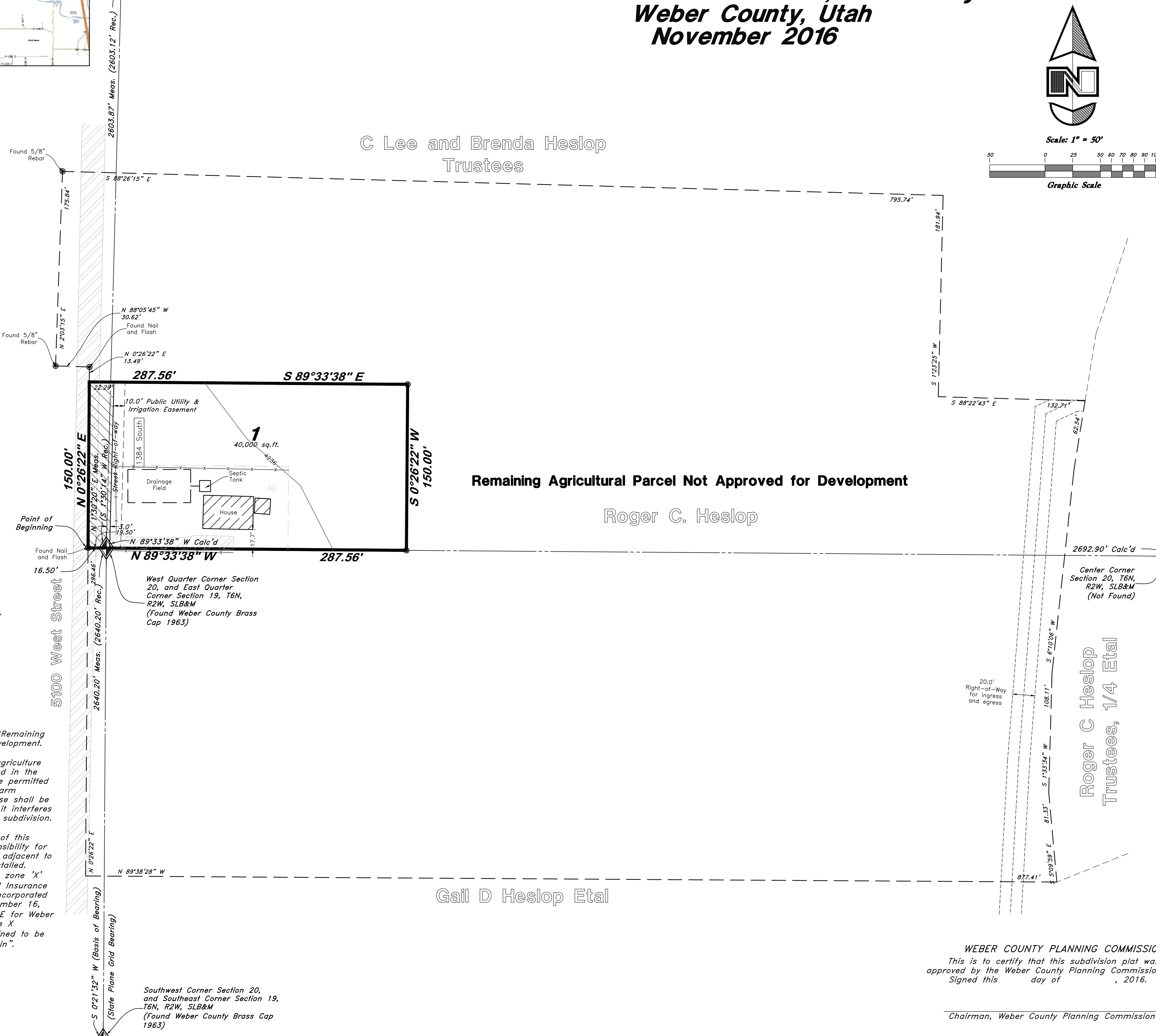
Sunset Fields Subdivision

A Part of Section 20, Township 6 North, Range 2 West,
Salt Lake Base & Meridian, U.S. Survey
Weber County, Utah
November 2016



Vicinity Map
Not to Scale

Northwest Corner Section 20,
and Northeast Corner Section 19,
T6N, R2W, SLB&M
(Found Weber County Brass Cap
2006)



Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊕ Monument to be set
- ⊙ Monument set by others
- O.C.S. Ogden City Survey
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.E. Public Utility Easement
- Dedicated Roadways
- Existing Building
- Easement
- Centerline
- Property Boundary
- Lot Line
- Dedicated for Public Right-of-way

NOTES:

1. The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).
2. Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. WCO 106-1-8(c)(5).
3. Due to the topography and the location of this subdivision, all owners will accept responsibility for any storm water run-off from the road adjacent to this property until curb and gutter is installed.
4. Subject Property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map No. 49057C0401E dated December 16, 2005. (Community Panel No. 4901870401E for Weber County, Unincorporated Areas. Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual chance floodplain".



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

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.

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 the lines and monuments on record in the 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.

Signature

WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 2016.

Director, Weber-Morgan Health Department

SURVEYOR'S CERTIFICATE

I, Jason T. Fell, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 9239283 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Sunset Fields Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and all lots meet the requirements of Weber County Land Use Code WCO 106-1-8(c)(1). Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2016.

9239283
License No.

Jason T. Fell

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 19, and the Northwest Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah.

Beginning at a point which is 16.50 feet North 89°33'38" West along the Quarter Section line from the West Quarter corner of said Section 20, and running thence North 0°26'22" East 150.00 feet; thence South 89°33'38" East 287.56 feet; thence South 0°26'22" West 150.00 feet to said Quarter Section line; thence North 89°33'38" West 287.56 feet along said Quarter Section line to the point of beginning.

Contains 40,000 sq. ft. or 0.918 acres

REMAINDER DESCRIPTION

A part of the Northeast and Southeast Quarter of Section 19, and the Northwest Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah.

Beginning at a point which is 150.03 feet North 1°30'20" East along the Section line and 19.29 feet North 89°33'38" West from the West Quarter corner of said Section 20, running thence North 0°26'22" East 13.49 feet along said East line; thence North 88°05'45" West 30.62 feet; thence North 2°03'15" East 175.84 feet; thence South 88°26'15" East 795.74 feet; thence South 1°23'25" West 181.94 feet; thence South 88°22'43" East 132.71 feet; thence South 9°12'49" West 62.54 feet; thence South 6°10'06" West 185.11 feet; thence South 1°33'34" West 108.11 feet; thence South 5°09'59" East 81.33 feet (81.83 Rec.); thence North 89°38'28" West 877.41 feet; thence North 0°26'22" East 296.46 feet; thence South 89°33'38" East 287.56 feet; thence North 0°26'22" East 150.00 feet; thence North 89°33'38" West 287.56 feet to the point of beginning.

Contains 492,563 sq. ft. or 11.308 acres

NARRATIVE

This Survey was requested by Mrs. Annette Heslop for the purpose of adjusting the line between the hereon described Parcels of Ground.
Weber County Brass Caps were found at the Southwest, West Quarter Corner, and the Northwest corner of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
Basis of Bearings for this survey is South 0°21'32" West between said Southwest Corner and West Quarter Corner of said Section 20.
A Record of Survey for Clifford J. Heslop by Construction and Land Surveyors; Dated August 03, 1998 and filed September 08, 1998, was referenced for this Survey.
Property corners are set as indicated.

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and Streets, as shown on this plat and name said tract of land Sunset Fields Subdivision, and de hereby dedicate, grant, and convey to Weber County, Utah that portion of said tract of land designated as Street, the same to be used as public thoroughfare forever, and also dedicate to Weber County, Utah a 10.0 foot Public Utility and Irrigation Easement for Public Utility and Irrigation purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utility, Drainage, Irrigation, and Service lines as may be authorized by Weber County, Utah.

Signed this _____ Day of _____, 2016.

Rodger C. Heslop

Cole Eskelson

ACKNOWLEDGMENT

State of Utah } ss
County of _____ }
The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by _____.
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

ACKNOWLEDGMENT

State of Utah } ss
County of _____ }
The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by _____.
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2016.

Chairman, Weber County Planning Commission

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY

TENTATIVE FINAL