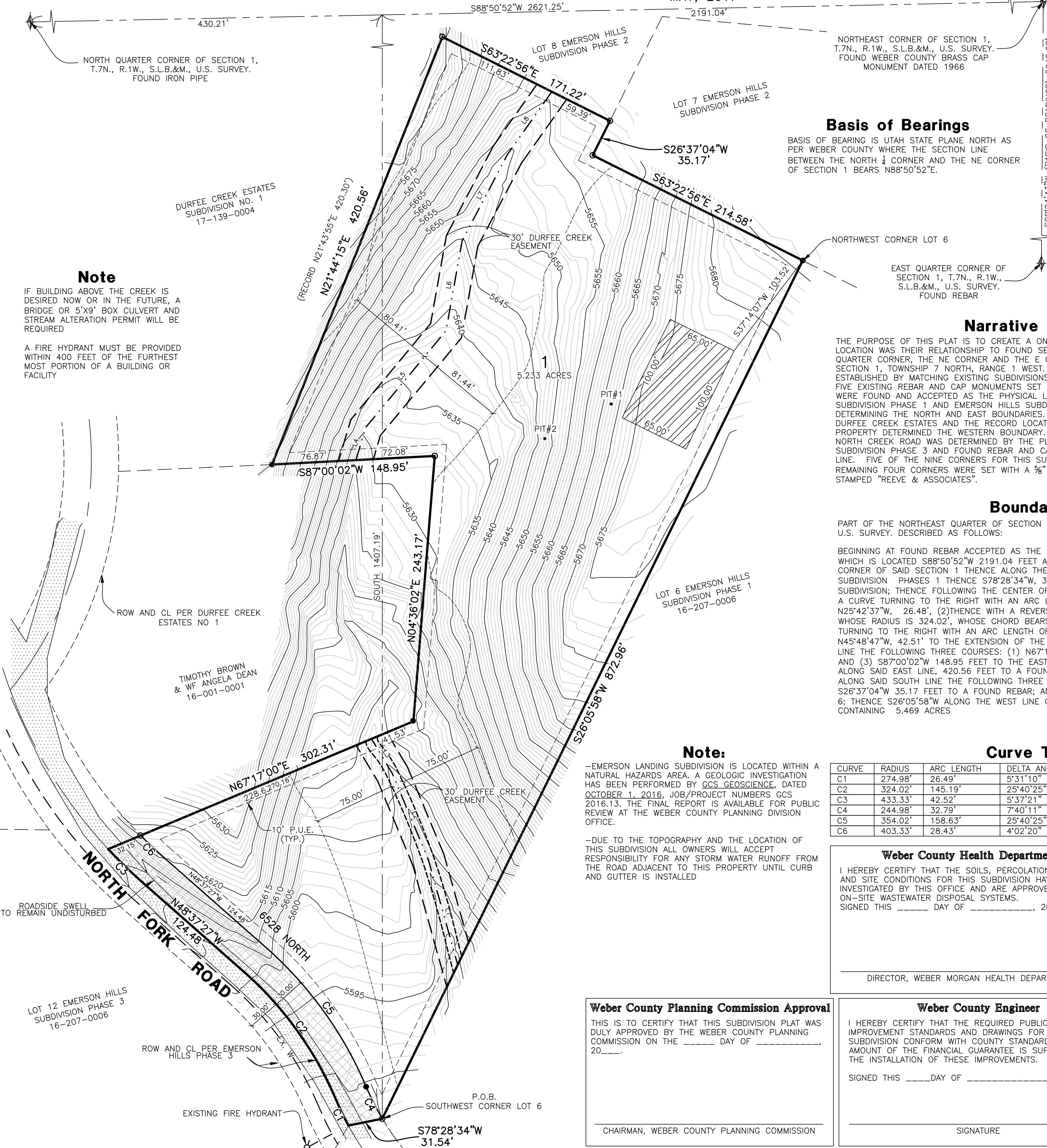


Developer

OWEN FISHER
351 EAST OAK LANE
KAYSVILLE, UT 84037
801-544-3834

Emerson Landing Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2017



Note

IF BUILDING ABOVE THE CREEK IS DESIRED NOW OR IN THE FUTURE, A BRIDGE OR 5'X9' BOX CULVERT AND STREAM ALTERATION PERMIT WILL BE REQUIRED. A FIRE HYDRANT MUST BE PROVIDED WITHIN 400 FEET OF THE FURTHEST MOST PORTION OF A BUILDING OR FACILITY.

Note:

-EMERSON LANDING SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY GCS GEOSCIENCE, DATED OCTOBER 1, 2016. JOB/PROJECT NUMBERS GCS 2016.13. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

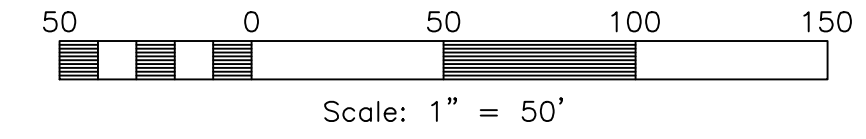
-DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

Basis of Bearings

BASIS OF BEARING IS UTAH STATE PLANE NORTH AS PER WEBER COUNTY WHERE THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NE CORNER OF SECTION 1 BEARS N88°50'52\"E.

Legend

- = SECTION CORNER
= SET 5/8\" X 24\" REBAR AND PLASTIC CAP STAMPED \"REEVE & ASSOCIATES\"
= FOUND 5/8\" X 24\" REBAR AND PLASTIC CAP STAMPED \"ONESCO\"
= EXISTING FIRE HYDRANT
= BOUNDARY LINE
= ADJOINING PROPERTY LINE
= DURFEE CREEK CENTERLINE
= DURFEE CREEK HIGH WATER MARK
= DURFEE CREEK SETBACK
= SECTION TIE LINE
= EASEMENT LINE
= ROADWAY DEDICATION TO WEBER COUNTY
= EXISTING PAVEMENT
= BUILDABLE AREA (ONLY AREA BUILDING CAN TAKE PLACE ON LOT)



Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION; THE LOCATION WAS THEIR RELATIONSHIP TO FOUND SECTION CORNERS AT THE N QUARTER CORNER, THE NE CORNER AND THE E QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST. BOUNDARY LINES WERE ESTABLISHED BY MATCHING EXISTING SUBDIVISIONS ADJOINING THIS GROUND. FIVE EXISTING REBAR AND CAP MONUMENTS SET BY ONESCO ENGINEERING WERE FOUND AND ACCEPTED AS THE PHYSICAL LOCATION OF EMERSON HILLS SUBDIVISION PHASE 1 AND EMERSON HILLS SUBDIVISION PHASE 2. THUS DETERMINING THE NORTH AND EAST BOUNDARIES. THE RECORD LOCATION OF DURFEE CREEK ESTATES AND THE RECORD LOCATION OF THE BROWN PROPERTY DETERMINED THE WESTERN BOUNDARY. THE RIGHT OF WAY ALONG NORTH CREEK ROAD WAS DETERMINED BY THE PLAT OF EMERSON HILLS SUBDIVISION PHASE 3 AND FOUND REBAR AND CAP LONG THE RIGHT OF WAY LINE. FIVE OF THE NINE CORNERS FOR THIS SUBDIVISION WERE FOUND. THE REMAINING FOUR CORNERS WERE SET WITH A 5/8\" REBAR AND PLASTIC CAP STAMPED \"REEVE & ASSOCIATES\".

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND REBAR ACCEPTED AS THE SOUTHWEST CORNER OF LOT 6, EMERSON HILLS SUBDIVISION PHASE 1 WHICH IS LOCATED S88°50'52\" 2191.04 FEET ALONG THE SECTION LINE AND SOUTH 1407.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1 THENCE ALONG THE NORTHERLY LINE OF THE COUNTY ROAD AS SHOWN ON EMERSON HILLS SUBDIVISION PHASES 1 THENCE S78°28'34\"W, 31.54 FEET TO THE CENTER OF NORTH FORK ROAD AS SHOWN ON SAID SUBDIVISION; THENCE FOLLOWING THE CENTER OF LINE OF SAID ROAD THE FOLLOWING FOUR (4) COURSES: (1)THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.49', AND WHOSE RADIUS IS 274.98', WHOSE CHORD BEARS N25°42'37\"W, 26.48'; (2)THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 145.19', AND WHOSE RADIUS IS 324.02', WHOSE CHORD BEARS N35°47'14\"W, 143.98'; (3)N48°37'27\"W, 124.48 FEET; (4)WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 42.52', AND WHOSE RADIUS IS 433.33', WHOSE CHORD BEARS N45°48'47\"W, 42.51' TO THE EXTENSION OF THE SOUTHERLY LINE OF THE TIMOTHY BROWN PROPERTY, THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: (1) N67°17'00\"E 302.31 FEET; (2) N04°36'02\"E, 243.17 FEET TO A FOUND REBAR AND (3) S87°00'02\"W 148.95 FEET TO THE EAST LINE OF DURFEE CREEK ESTATES SUBDIVISION NO. 1; THENCE N21°44'15\"E ALONG SAID EAST LINE, 420.56 FEET TO A FOUND REBAR ON THE SOUTH LINE OF EMERSON HILLS PHASE 2; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE COURSES: (1) S63°22'56\"E 171.22 FEET TO A FOUND REBAR; (2) S26°37'04\"W 35.17 FEET TO A FOUND REBAR; AND (3) S63°22'56\"E 214.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S26°05'58\"W ALONG THE WEST LINE OF SAID LOT 6, 872.96 FEET TO THE POINT OF BEGINNING.

Curve Table

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, TANGENT, CHORD BEARING, CHORD LENGTH. Contains 6 rows of curve data.

Line Table

Table with columns: LINE, BEARING, DISTANCE. Contains 8 rows of line data.

Surveyor's Certificate
I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY 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 EMERSON LANDING 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 FROM SAID 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\_\_.

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 AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT EMERSON LANDING SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS 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, 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, AND ALSO DEDICATED A 30 FOOT PERPETUAL EASEMENT FOR THE MAINTENANCE AND PRESERVATION OF DURFEE CREEK.
SIGNED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

ACKNOWLEDGMENT
STATE OF UTAH )ss.
COUNTY OF )
ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_ (AND) \_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES \_\_\_ NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH )ss.
COUNTY OF )
ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_ (AND) \_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_ AND \_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES \_\_\_ NOTARY PUBLIC

Project Info.
Surveyor: R. KUNZ
Designer:
Begin Date: \_\_\_-\_\_\_-\_\_\_
Name: EMERSON LANDING
Number: 5484-01
Revision: 12/17/13 NA
Scale: 1\" = 50\"
Checked: \_\_\_

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

Weber County Planning Commission Approval
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_ DAY OF \_\_\_, 20\_\_.

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\_\_.

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 THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

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 AFFECT.
SIGNED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

Weber County Recorder
Entry No. \_\_\_ Fee Paid \_\_\_
And Recorded, \_\_\_
At \_\_\_ In Book \_\_\_
Of The Official Records, Page \_\_\_
Recorded For: \_\_\_
Weber County Recorder
Deputy: \_\_\_