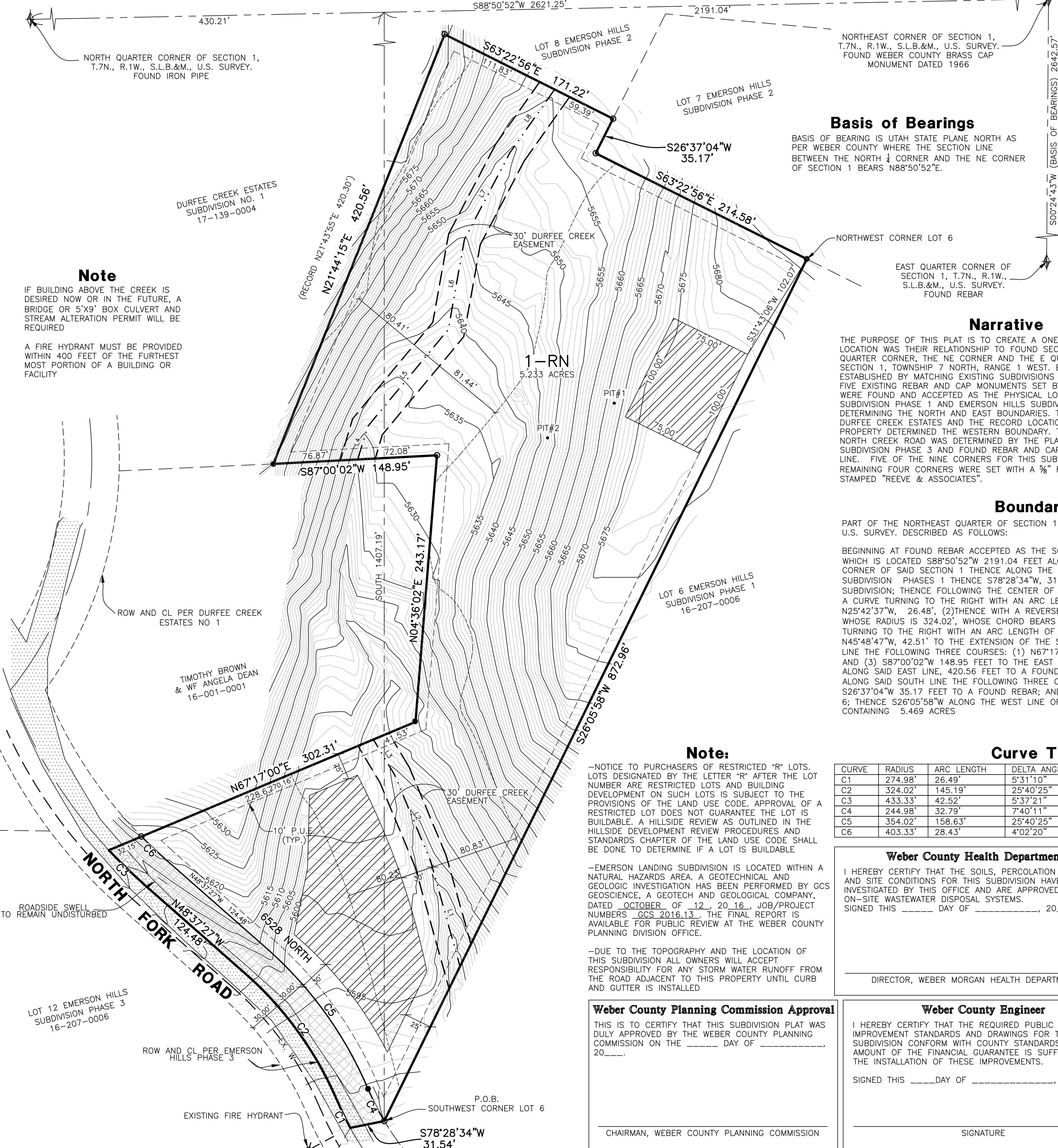


Developer

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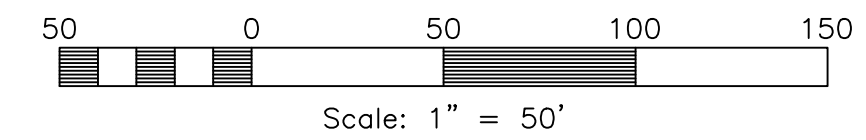
# Emerson Landing Subdivision

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



### 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



### Note

EXPLORATION PIT#1  
0-14" SLIT LOAM, GRANULAR STRUCTURE  
14-86" GRAVELLY SANDY LOAM, 30% STONES & COBBLE W/BELTS OF MINERAL GRAVEL

EXPLORATION PIT#2  
0-22" SLTY LOAM, GRANULAR STRUCTURE  
22-90" GRAVELLY SANDY LOAM, 20% STONES & COBBLE W/BELTS OF MINERAL GRAVEL

### 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.

### 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"W 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. CONTAINING 5.469 ACRES

### Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	274.98'	26.49'	5°31'10"	13.26'	N25°42'37"W	26.48'
C2	324.02'	145.19'	25°40'25"	73.83'	N35°47'14"W	143.98'
C3	433.33'	42.52'	5°37'21"	21.28'	N45°48'47"W	42.51'
C4	244.98'	32.79'	7°40'11"	16.42'	N26°47'07"W	32.77'
C5	354.02'	158.63'	25°40'25"	80.67'	N35°47'14"W	157.31'
C6	403.33'	28.43'	4°02'20"	14.22'	N46°36'17"W	28.43'

### Line Table

LINE	BEARING	DISTANCE
L1	N15°36'08"W	99.21'
L2	N22°37'40"W	85.22'
L3	N30°58'14"W	37.53'
L4	N16°28'03"E	30.96'
L5	N39°43'20"E	115.03'
L6	N10°09'17"E	83.37'
L7	N27°40'56"E	89.02'
L8	N35°15'37"E	70.38'

### Note:

-NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS. LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF THE LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS CHAPTER OF THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE

-EMERSON LANDING SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY GCS GEOLOGENCE, A GEOTECH AND GEOLOGICAL COMPANY, DATED OCTOBER OF 12, 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

### 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\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### Weber County 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 \_\_\_\_ 20\_\_\_\_.

DIRECTOR, WEBER MORGAN HEALTH DEPARTMENT

### 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 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 \_\_\_\_ 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

### 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\_\_\_\_.

SIGNATURE

### 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\_\_\_\_.

SIGNATURE

### Weber County Recorder

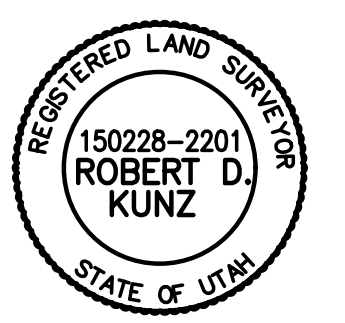
Entry No. \_\_\_\_ Fee Paid \_\_\_\_  
And Recorded, \_\_\_\_  
At \_\_\_\_ In Book \_\_\_\_  
Of The Official Records, Page \_\_\_\_  
Recorded For: \_\_\_\_

Weber County Recorder  
\_\_\_\_ Deputy.

### 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\_\_\_\_.



150228-2201  
UTAH LICENSE NUMBER ROBERT D. KUNZ

### 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\_\_\_\_.

OWEN FISHER  
FISHER FAMILY HOLDING, L.L.C.

### 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: \_\_\_\_\_

