

General Location of the Subdivision in bold letters at the top of the sheet. (e.g. City, County, State) WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a

There is not a city in Weber County called "Taylor". On some maps it's called a District on others a Township and often referred to as an area. The people in the Taylor area have never incorporated as a City.

The Map shall contain a written narrative. WCO 106-1-8(c)(1)k.; UCA 17-2317(4)(a) **Missing Narrative. Please write a Narrative containing the following information.**

The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)

The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:

"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 106-18(c)(5).

Missing Note

The surveyor making the plat shall certify that the surveyor **holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act**. UCA 17-27a-604(4)(b)(i)

This is missing in the Certificate.

The surveyor making the plat shall certify that the surveyor **has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements**. UCA 17-27a603(4)(b)(ii)

Missing

SADDLEBRED ACRES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TAYLOR CITY, WEBER COUNTY, UTAH AUGUST 2017

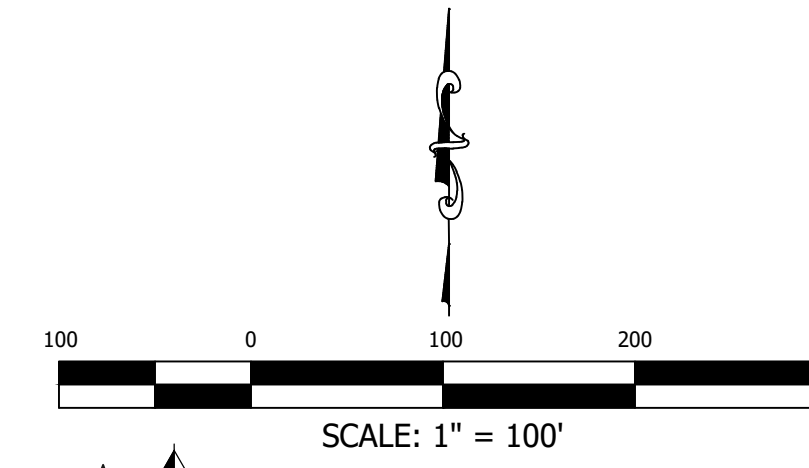
S89°15'08"E (BASIS OF BEARINGS) 2643.46' (R) 2643.59' (M) STATE PLANE NORTH AS PER WEBER COUNTY SURVEY

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b) **Monuments are missing size location and condition.**

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STRETS HEREAFTER TO BE KNOWN AS SADDLEBRED ACRES SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

The surveyor making the plat shall certify that the surveyor **has placed monuments as represented on the plat**. UCA 17-27a-604(4)(b)(iii)

Missing

VON R. HILL, P.L.S. UT #166385

DATE

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 20 OF ALLEN ESTATES SUBDIVISION PHASE 2, SAID POINT BEING N89°15'08"W 840.44 FEET AND S00°32'11"W 1322.22 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) S44°55'30"W 162.04 FEET, (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.81 FEET, A RADIUS OF 719.99 FEET, A CHORD BEARING OF S49°08'07"W, AND A CHORD LENGTH OF 105.71 FEET, (3) S53°20'43"W 281.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE S32°03'10"E ALONG THE SAID EAST RIGHT-OF-WAY LINE 18.06 FEET; THENCE S53°20'43"W 60.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE N32°03'10"E ALONG SAID WEST RIGHT-OF-WAY LINE 18.06 FEET TO THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 1 AND PHASE 2 FOLLOWING SIX (6) COURSES: (1) S53°20'43"W 150.49 FEET, (2) S53°04'16"W 93.25 FEET, (3) THENCE S55°09'32"W 32.12 FEET, (4) S57°20'38"W 57.02 FEET, (5) S57°58'47"W 1181.15 FEET, (6) S56°49'23"W 65.68 FEET; THENCE S48°45'37"W 37.99 FEET TO THE CENTERLINE OF FUTURE 3900 WEST STREET; THENCE N00°42'57"E ALONG SAID CENTERLINE, 1300.06 FEET; THENCE S88°58'51"E 661.24 FEET; THENCE S89°08'49"E 817.97 FEET; THENCE S88°59'30" 328.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.624 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS SADDLEBRED ACRES SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

Weber County

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

SADDLEBRED ACRES SUBDIVISION

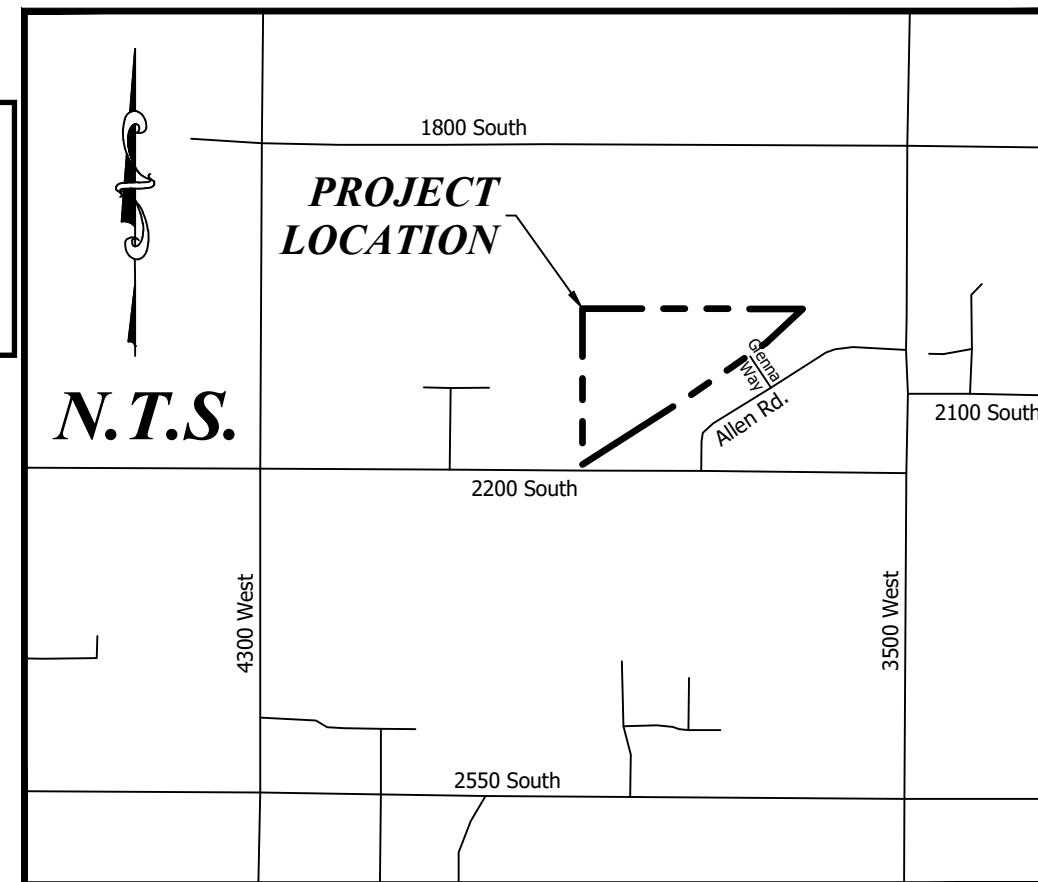
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TAYLOR CITY, WEBER COUNTY, UTAH AUGUST 2017

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236

PROJECT #1034014 08/23/2017, JKS



VICINITY MAP



DEVELOPER / OWNER:

DAVID WHITAKER
689 SOUTH 550 EAST
KAYSVILLE, UT 84037

LEGEND

- PROPERTY LINE _____
 - ADJACENT PROPERTY _____
 - ROAD CENTERLINE _____
 - SECTION LINE _____
 - TIE TO MONUMENT _____
 - EASEMENT LINE _____
 - FOUND PROPERTY MARKER (AS NOTED) ○
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h) **Monuments Set is great, Found Property Marker (As Noted) I couldn't find any notes describing the Found Property Markers.**

Usually note x 24" also

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6) **Missing location of fences.**

All evidence of occupation such as fence lines, walls, curbs, etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(c)(1) **Please show all such items.**

Owner's Dedication Certificate shall include the following:
"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 hereon and name said tract, **-Name of Subdivision-** and do hereby **dedicate, grant and convey to Weber County, Utah,** ... all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 lines, 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 erected within such easements.**" WCO 106-7-1 **You will need to address all applicable items above with proper wording but you must use the wording in bold letters above to meet county code.**

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(e) **Record Bearings and Distances from but not limited to: ROS, Subdivisions, County Bearing Sheets, deeds (unless the deed description is an aliquot part), and etc.** Lot corners shall be set prior to issuance of a residential building permit. WCO 106-1-8(c)(1) **missing all lot corners to be set**

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)j)

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)j). **Missing all lot & boundary corners set.**

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) **Missing dimensions for canal**

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d I see a few found corners but I don't see any set corners.

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) **Missing location of out building near end of Glenna Way**

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g) **I assume the offset corners you measured support the record / measured bearings and distances you show. Please so indicate in your Narrative when you add it.**

All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)

A signature block for County Engineer conforming to state code and county ordinance.

Weber County Engineer:
I hereby certify that the required public improvements 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 _____
WCO 106-1-8(c)(1)h.6; WCO 106-8-1(3) **Needs line for the date**

A signature block for County Surveyor conforming to state code and county ordinance.

Weber County Surveyor:
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____.

Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c) **New signature block in County Code**

LINE	BEARING	LENGTH
L1	N 32°03'10" W	90.00'
L2	N 32°03'10" W	74.35'
L3	N 32°03'10" W	69.53'
L4	N 27°58'38" E	60.00'

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	104.62'	200.00'	029°58'12"	N 47°02'16" W	103.43'
C2	88.92'	170.00'	029°58'12"	N 47°02'16" W	87.91'
C3	120.31'	230.00'	029°58'12"	N 47°02'16" W	118.94'

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963.

SMITH, AJAY
15-078-0001

SMITH, AJAY
15-078-0110

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ 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 THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION ATTEST TITLE

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____.

WEBER COUNTY SURVEYOR

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 THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____ DEPUTY