

MWT Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2018

EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
(*SEE MONUMENT DETAIL 3)



Vicinity Map
(NOT TO SCALE)

Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 23, SAID POINT BEING N89°40'44"W ALONG THE SOUTH LINE OF SAID SECTION 23, 36.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; AND RUNNING THENCE N89°40'44"W ALONG SAID LINE, 1215.90 FEET; THENCE N42°34'11"E 789.17 FEET; THENCE N07°24'07"E 197.59 FEET; THENCE S39°56'47"E 1022.57 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 429,452 SQUARE FEET OR 9.859 ACRES MORE OR LESS

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°40'44"W, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY

Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION, THE BOUNDARY WAS DETERMINED BY RETRACING AND MATCHING PARCEL B OF AN EXISTING RECORD OF SURVEY OF THE CAMERON PROPERTY, PERFORMED BY REEVE AND ASSOCIATES, INC., SURVEY #002388, DATED OCTOBER 12, 1999 WHICH MATCHES THE DEEDS WELL. THERE IS NO FENCING OR VISIBLE OCCUPATION LINES AROUND THE PARCEL. THE BOUNDARY WAS ROTATED FROM THE EXISTING RECORD OF SURVEY'S BASIS OF BEARINGS TO MATCH RECORD, AS SHOWN HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

Notes

1- 50' RIGHT-OF-WAY EASEMENT AS PER SPECIAL WARRANTY DEED ENTRY #2737593, RECORDED ON MAY 27, 2015, IN THE OFFICE OF THE WEBER COUNTY RECORDER

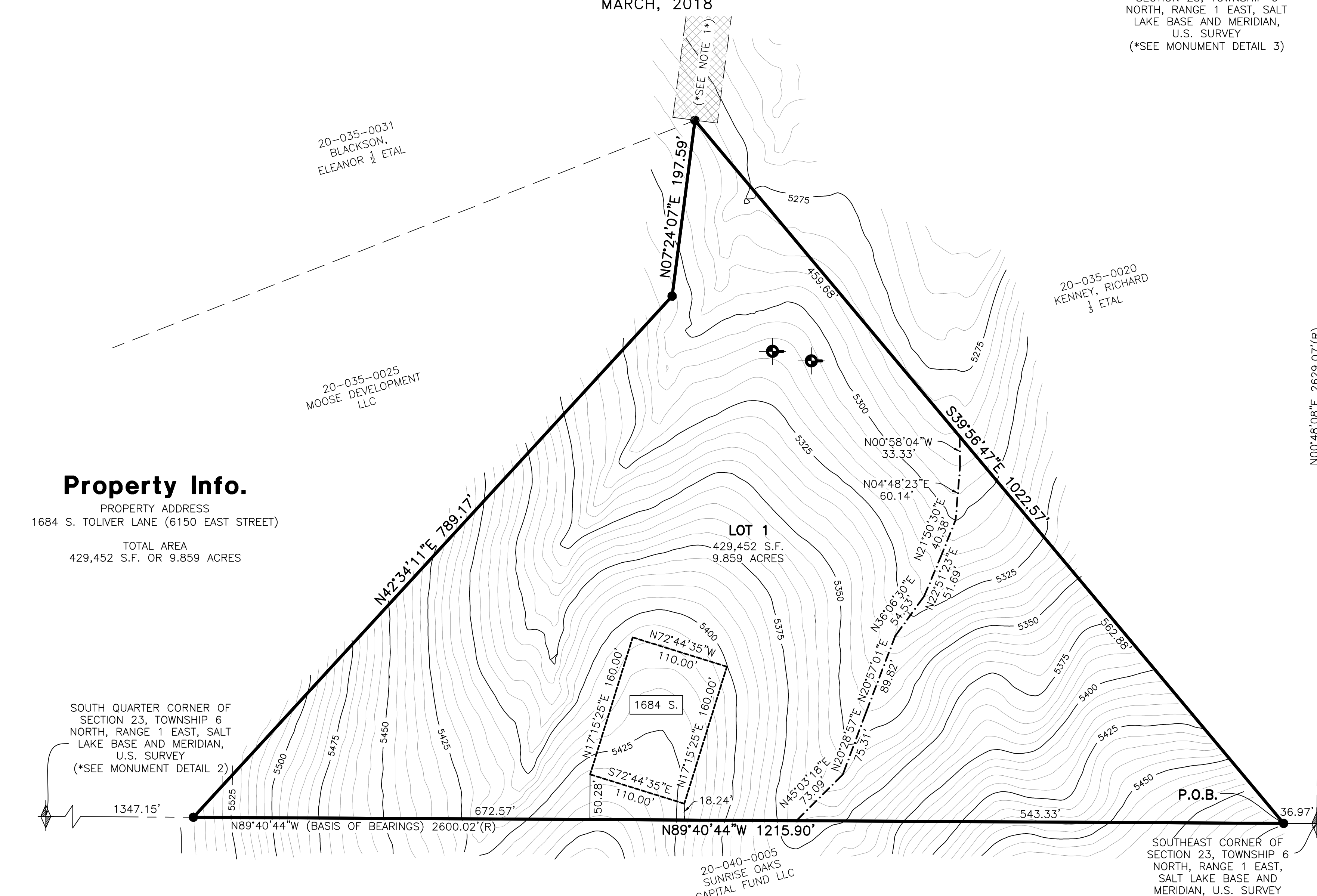
2- NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDABLE AREAS. LOTS WITH DESIGNATED BUILDABLE AREAS HAVE BEEN APPROVED SUBJECT TO THE CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATION AREAS.

Test Pit Information

AN EVALUATION OF THE SITE AND SOILS AT THE ABOVE-REFERENCED ADDRESS WAS COMPLETED BY STAFF OF THIS OFFICE ON JUNE 24, 2016. THE EXPLORATION PIT (S) IS LOCATED AT THE REFERENCE GPS COORDINATE AND DATUM. THE SOIL TEXTURE AND STRUCTURE, AS CLASSIFIED USING THE USDA SYSTEM, ARE AS FOLLOWS:

EXPLORATION PIT #TP LOT 1 (UTM ZONE 12T, NAD 83, 433024E 4565331N)
0-12" CLAY LOAM, GRANULAR STRUCTURE, 3% GRAVEL
12-53" CLAY LOAM, MASSIVE STRUCTURE, MOTTLING, 5% GRAVEL
59-90" SILTY CLAY LOAM, MASSIVE STRUCTURE, MOTTLING

EXPLORATION PIT #TP LOT 2 (UTM ZONE 12T, NAV 83, 433048E 4565321N)
0-17" CLAY LOAM, GRANULAR STRUCTURE
17-57" CLAY LOAM, MASSIVE STRUCTURE, MOTTLING
57-78" SILTY CLAY LOAM, MASSIVE STRUCTURE, MOTTLING



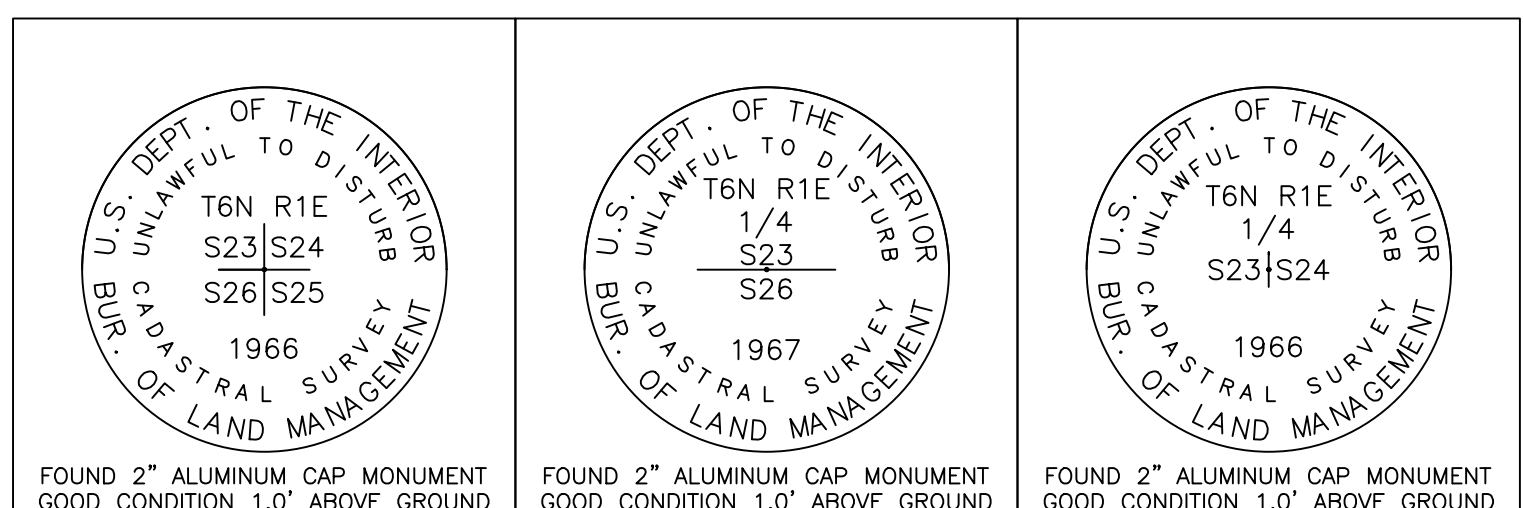
Property Info.

PROPERTY ADDRESS
1684 S. TOLIVER LANE (6150 EAST STREET)
TOTAL AREA
429,452 S.F. OR 9.859 ACRES

LOT 1
429,452 S.F.
9.859 ACRES

Geologic Notes

- 1 - GEOTECHNICAL AND GEOLOGIC HAZARD INVESTIGATION OF PARCEL #20-035-0039 FOR MATTHEW TOLIVER (IGES# 02489-001) PREPARED ON JULY 19, 2017.
- 2 - FULL GEOTECHNICAL AND GEOLOGIC REPORTS AVAILABLE AT THE WEBER COUNTY PLANNING OFFICE
- 3 - BOTH ANDERSON, ET AL. (1994) AND CHRISTENSEN AND SHAW (2008C) DESIGNATE THE AREA ON WHICH THE PROPERTY IS LOCATED AS BEING IN A VERY LOW POTENTIAL LIQUEFACTION AREA. ADDITIONALLY, SHALLOW GROUNDWATER WAS NOT ENCOUNTERED IN THE TRENCHES, BEDROCK WAS FOUND TO BE SHALLOW, AND GRANULAR SOILS WERE LARGELY ABSENT. GIVEN THIS DATA, THE RISK ASSOCIATED WITH EARTHQUAKE-INDUCED LIQUEFACTION IS CONSIDERED TO BE LOW.
- 4 - NO RESTRICTIONS NOTED ON REPORT



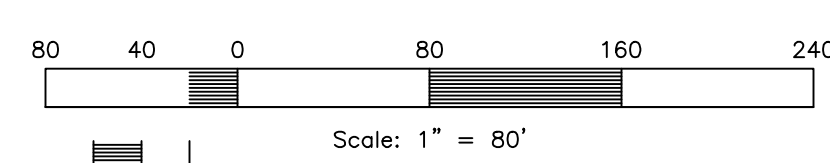
Monument Detail 1
(NOT TO SCALE)

Monument Detail 2
(NOT TO SCALE)

Monument Detail 3
(NOT TO SCALE)

Legend

- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = INTERMITTENT STREAM
- = SECTION TIE LINE
- = BUILDING ENVELOPE
- = *SEE NOTE 1*



DEVELOPER INFO.

MATT TOLIVER
4960 E 2775 N
EDEN, UTAH 84310

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 WASTE WATER DISPOSAL SYSTEMS
THIS _____ DAY OF _____, 20____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

OGDEN VALLEY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON
THIS _____ DAY OF _____, 20____
CHAIRMAN

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
THIS _____ DAY OF _____, 20____
WEBER COUNTY SURVEYOR

WEBER COUNTY COMMISSION
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____
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST TITLE

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
THIS _____ DAY OF _____, 20____
WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
THIS _____ DAY OF _____, 20____
COUNTY ATTORNEY DATE

WEBER COUNTY RECORDER
Entry No. _____ Fee Paid _____
Recorded, _____ Filed For Record And _____ At _____
In Book _____ Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 **MWT 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, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **MWT SUBDIVISION**.

SIGNED THIS _____ DAY OF _____, 20____

MATTHEW ERIC TOLIVER

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) _____ 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

PROJECT INFO.

Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **3-5-2018**
Name: **MATT TOLIVER, 1 LOT SUBDIVISION**
Number: **6915-01**
Revision: _____
Scale: **1"=80'**
Checked: _____

