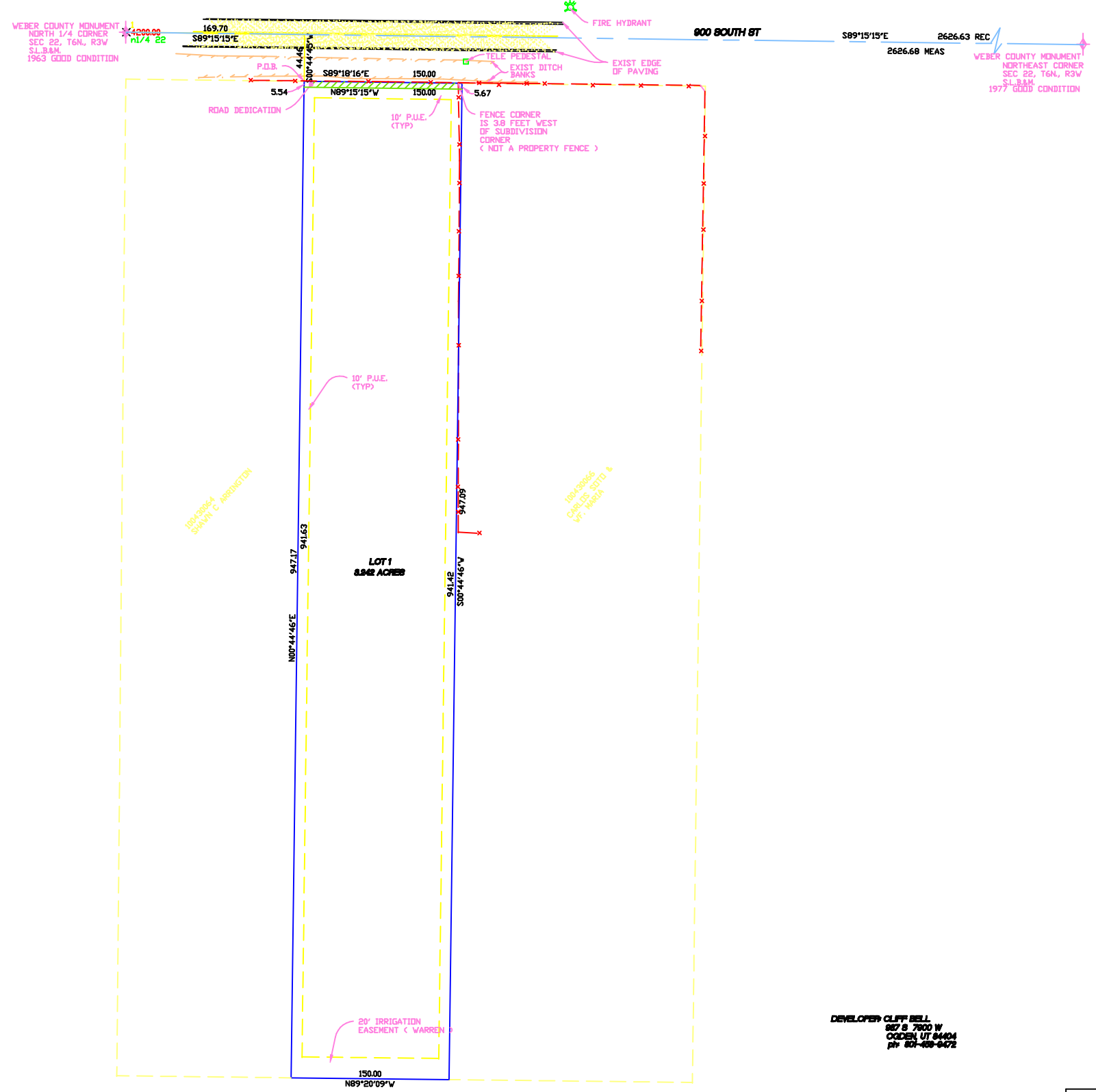


# NORTH FIELDS AT LITTLE MOUNTAIN

## A PART OF THE N.E. QUARTER OF SECTION 22, T.6N., R.3W., S.L.B&M.

### WEBER COUNTY, UTAH

JANUARY 2012



**SURVEYORS CERTIFICATE**

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF NORTH FIELDS AT LITTLE MOUNTAIN IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

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

**OWNERS DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT NORTH FIELDS AT LITTLE MOUNTAIN 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 THOROUGHFARES FOREVER. ALSO 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, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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.

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

**ACKNOWLEDGMENT**

STATE OF UTAH ) ss  
 COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EXISTING SOUTH LINE OF 900 SOUTH STREET, SAID POINT BEING SOUTH 89°15'15" EAST 169.70 FEET AND SOUTH 00°44'45" WEST 44.46 FEET FROM THE NORTH QUARTER CORNER MONUMENT OF SAID SECTION 22; RUNNING THENCE ALONG THE SOUTH LINE OF 900 SOUTH STREET, SOUTH 89°18'16" EAST 150.00 FEET; THENCE SOUTH 00°44'46" WEST 947.09 FEET; THENCE NORTH 89°20'09" WEST 150.00 FEET; THENCE NORTH 00°44'44" EAST 947.17 FEET TO THE POINT OF BEGINNING. CONTAINS 3.261 ACRES

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION FOR CONSTRUCTION OF A HOME. THE BOUNDARY OF THE PARCEL HAD BEEN DETERMINED PRIOR TO PURCHASE BY A PROPOSED SUBDIVISION ( INCOMPLETE ) THAT HAD BEEN PREPARED BY REVEVE ENGINEERING AS A CONSEQUENCE THE LOTS WERE SOLD BY METES AND BOUNDS DESCRIPTION WITH THE SUBDIVISION APPROVAL PROCESS BEING UNDERTAKEN BY THE BUYERS OF THE PARCELS. THE SOUTH LINE OF 900 SOUTH AND THE ROAD DEDICATION WAS DETERMINED PER CLASSIC ACRES SUBDIVISION PLAT. THE OTHER LINES OF THE PARCEL WERE PER DEED.



SCALE: 1" = 60'

○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

**AGRICULTURAL NOTE**

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

DEVELOPER: CLIFF BELL  
 807 S 7800 W  
 CODEN, UT 84404  
 PH: 801-489-6472

**WEBER-MORGAN HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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 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\_\_.

\_\_\_\_\_  
 SIGNATURE

**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 I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED 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 EFFECT.

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

\_\_\_\_\_  
 SIGNATURE

**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, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

ATTEST:  
 TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

	<b>LANDMARK SURVEYING, INC.</b> A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 V. 8A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	<b>WEBER COUNTY RECORDER</b> ENTRY # _____ FEE _____
	CLIENT: CLIFF BELL LOCATION: PART OF NE 1/4 SEC 22 T.6N., R.3W., S.L.B&M SURVEYED: JANUARY 2010	FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____
REVISIONS: _____ DRAWN BY: DLG CHECKED BY: _____ DATE: 01-12-12 FILE: 3260		