# VICINITY MAP

Not to Scale

Legend

Section Corner

(Rad.) Radial Line

0−16" Silty clay loam, granular structure 16-32" Silty clay loam, blocky structure

32-64" Silty clay loam, massive structure

Ground water encountered at 64"

Street Monument

PUE Public Utility Easement

Set 5/8"x 24" Long Rebar & Cap w/ Lathe (Not Found. Position Calculated)

## Opheikens Subdivision

A part of the Southeast 1/4 of Section 8, T6N, R2W, SLB&M, U.S. Survey West Weber City, Weber County, Utah October 2017

## SURVEYOR'S CERTIFICATE

I, Jason T. Felt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58. Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Opheikens Subdivision in Weber County, Utah and that it has been correctly drawn to the designated 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 Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_\_, 2017.

East Quarter corner of Section 8, -T6N, R2W, SLB&M, U.S. Survey. (Found Brass Cap Monument)

2628.61' Calc'd.-

—S 0°36'03" W 70.00'

—Point of Beginning

2611.96' Meas. (2643.57' W.C.S.) -

Southeast corner of Section 8, T6N, R2W, SLB&M, U.S. Survey.-(Found Brass Cap Monument)

## BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah:

Beginning at a point located 1738.25 feet North 89°23'57" West along the Quarter Section line and 70.00 feet South 0°36'03" West from the East Quarter of said Section 8, and running thence South 0°50'21" West 315.00 feet; thence North 89°23'57" West 829.73 feet to the East right of way line of 4700 West Street (SR-134); thence North 0°50'21" East 315.00 feet along said East line; thence South 89°23'57" East 829.73 feet to the point of beginning.

Contains: 6.000 acres

### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Opheikens Subdivision. Signed this\_\_\_\_day of\_\_\_

Brian Opheikens

## **ACKNOWLEDGMENT**

State of Utah County of

Commission Number:

Commission Expires:\_

Signed this

The foregoing instrument was acknowledged before me this\_\_\_\_\_ day of

2017 by Brian Opheikens. Residing At:\_\_\_

A Notary Public commissioned in Utah

## NARRATIVE

This Subdivision Amendment was requested by Mr. Brian Opheikens for the purpose of subdividing the existing ground to better accommodate future plans for

Brass Cap monuments were found at the East Quarter, Southeast Corner, and South Quarter corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Positions for the Center of Section 8 were calculated into position from county records. The Northwest Quarter of the Southeast Quarter of said Section 8 was then calculated from these positions.

A Record of Survey for Robert Penman Dated April 22, 2008 and filed November 24, 2008; and a Record of Survey for J. Andrew Penman Dated August 10, 1988 and filed August 04, 1989 were uses as reference for this plat.

A line bearing North 0°41'20" East between the Southeast Corner and East

Quarter corner of Section 8 was used as the basis of bearings.

Property corners were monumented as depicted on this drawing.

## WEBER-MORGAN HEALTH DEPARTMENT

Weber County Surveyor

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigate by this office and are approved for on-site wastewater disposal systems.

day of

, 2017.

\_\_\_\_ IN BOOK\_\_\_\_\_ RECORDS, PAGE\_\_\_\_\_. RECORDED WEBER COUNTY RECORDER

RECORDED\_

ENTRY NO.\_\_\_\_\_

## Robert & Joyce Penman Center of Section 8, T6N, R2W, SLB&M, U.S. Survey. Revocable Trust - S 89°23'57" E Calc'd. Max & Gene Loock - S 89°30'34" E Meas. (S 89°37'45" E W.C.S.) South Quarter corner of Section 8, ∼T6N, R2W, SLB&M, U.S. Survey

R/W OR PROPERTY LINE

DRIVEWAY FLARE AREA CHAR

EXPANSION-CONTRACTION

JOINT DETAIL

## FLOOD ZONE CERTIFICATE

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 49057C0189E dated December 16, 2005 and City of Ogden - Community Panel Number 4901870189E dated December 16, 2005. Zone X (Not shaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

## 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

Chairman, Weber County Planning Comission

ENGINEER Great Basin Engineering Inc. 5746 South 1475 East Suite 200 (801) 920-3543 Ogden, Utah 84403 (801) 394-4515

Notes:

Exploration Pit #1 - 2017

DEVELOPER Brian Opheikens brian.opeikens@hotmail.com



## WEBER COUNTY ENGINEER

(Found Brass Cap Monument)

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.

Weber County Engineer

## 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. Signed this day of *,2017.* 

FLARED DRIVEWAY WITH ADJACENT SIDEWALK

4' MIN 5' DESIRABLE APRON & GUTTER

SECTION A-A

Chairman, Weber County Comission Attest: Title:

## WEBER COUNTY SURVEYOR

A R/W OR PROPERTY LINE

— EXPANSION-CONTRACTION – JOINT AND END OF SIDEWALK

FLARED DRIVEWAY WITH PARKSTRIP

SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTION.
INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE
MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE
VALUES WILL NOT BE ACCEPTED.

SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.

MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.

USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.

DESIGN-ONLY NOTES:

7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.

QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.

REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.

APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

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 monument 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.

Weber County Surveyor

, 2017. Signed this day of

## 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 Signed this

Weber County Attorney

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WEBER COUNTY RECORDER

\_\_FILED FOR RECORD AND

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