

HWJR, LLC. SUBDIVISION

Name already exists.

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable: "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

LOCATED IN THE: NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, LIBERTY, WEBER COUNTY, UTAH

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-18(c)(1)(c); UCA 17-23-17(3)(b)

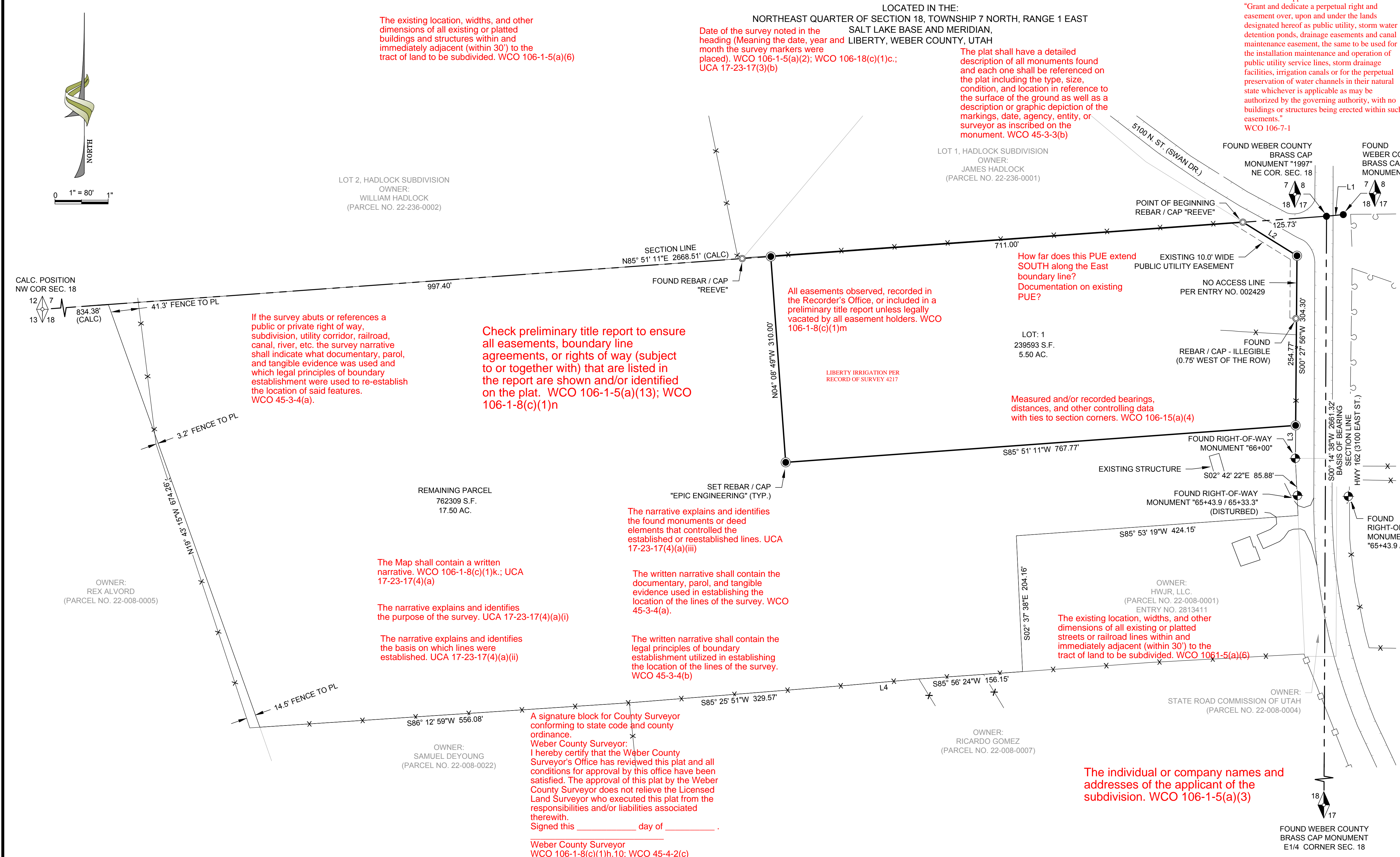
The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as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

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)

OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT HWJR, LLC. SUBDIVISION AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET OURMY HAND(S) THIS 12 DAY OF DECEMBER, 2017, A.D.

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF) SS.
ON THE 12 DAY OF DECEMBER, 2017 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION AND WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, BEING A FOUND WEBER COUNTY BRASS CAP MONUMENT DATED "1997", THENCE SOUTH 85°51'11" WEST 125.73 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO A FOUND REBAR AND CAP STAMPED "REEVE" AND THE POINT OF BEGINNING; THENCE SOUTH 58°11'01" EAST 95.45 FEET TO A POINT ON THE WEST LINE OF HIGHWAY 162 (3100 EAST STREET); THENCE ALONG THE WEST LINE OF SAID HIGHWAY 162 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°27'58" WEST 304.30 FEET TO A FOUND HIGHWAY RIGHT-OF-WAY MONUMENT STAMPED "66+00", (2) SOUTH 02°42'22" EAST 85.88 FEET; THENCE SOUTH 85°53'19" WEST 424.15 FEET; THENCE SOUTH 02°37'38" EAST 204.16 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID WIRE FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 85°56'24" WEST 156.15 FEET, (3) SOUTH 84°53'29" WEST 106.66 FEET, (4) SOUTH 85°25'51" WEST 329.57 FEET, (5) SOUTH 86°12'59" WEST 556.08 FEET; THENCE NORTH 19°43'15" WEST 674.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE NORTH 85°51'11" EAST 954.86 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO A FOUND REBAR AND CAP STAMPED "REEVE" AND A POINT ON AN EXISTING WIRE FENCE LINE; THENCE CONTINUING NORTH 85°51'11" EAST 753.54 FEET ALONG THE NORTH LINE OF SAID SECTION 18 AND WIRE FENCE LINE TO THE POINT OF BEGINNING.
CONTAINS: 1,001,904 S.F. / 23 AC +/-



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, parcel, 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).

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-15(a)(4)

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)

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

The Map shall contain a written narrative. WCO 106-1-8(c)(1)(k); UCA 17-23-17(4)(a)

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)

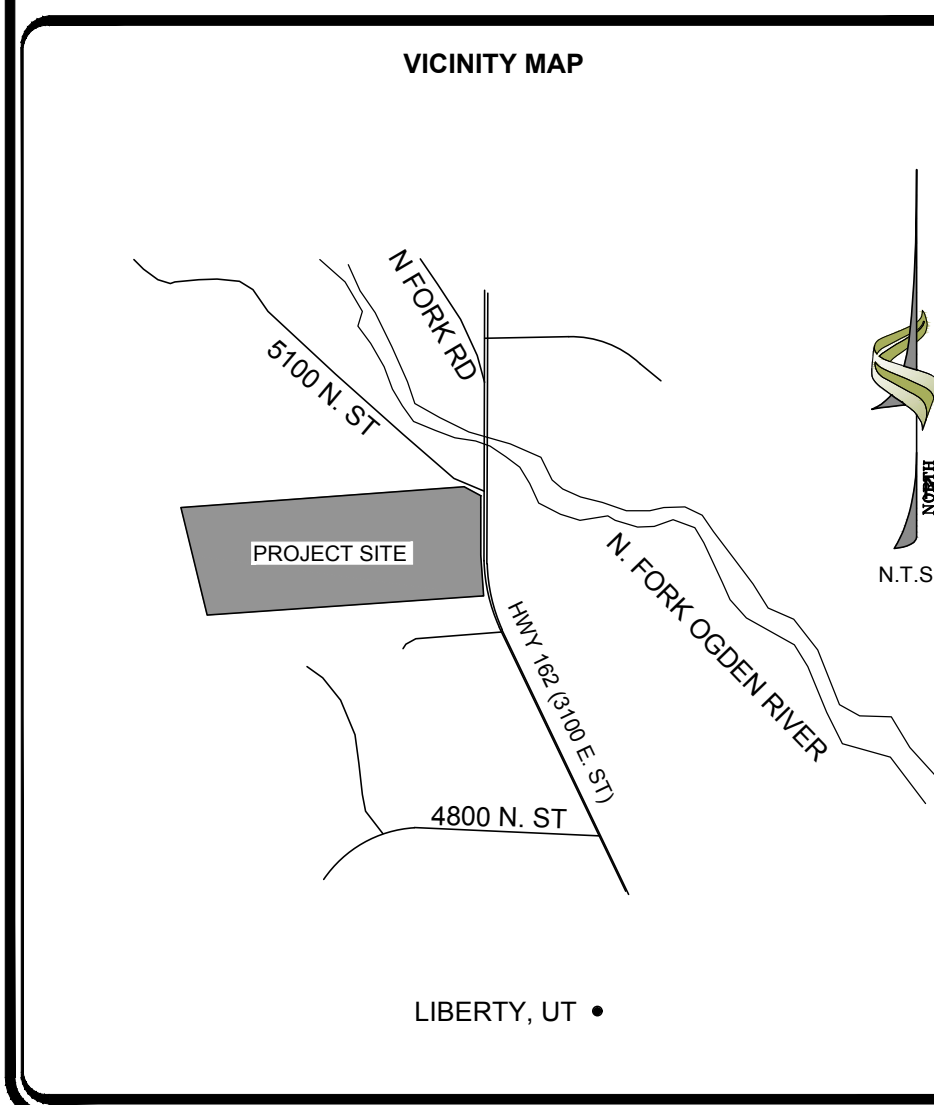
The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b)

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 12 day of DECEMBER, 2017.
Weber County Surveyor WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

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)
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)

SURVEYOR'S CERTIFICATE
I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319686 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE HWJR, LLC. SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.
PHILLIP R. CHRISTENSEN P.L.S. 319686



WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID: _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2017
AT _____ (CITY) IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
COUNTY RECORDER DATE: _____
DEPUTY RECORDER DATE: _____

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 _____, 2017, A.D.
COUNTY SURVEYOR

WEBER COUNTY RECORDER
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 _____, 2017, A.D.
COUNTY RECORDER

Parcel Line Table
Line # Length Direction
L1 25.38 S84°24'28"W
L2 95.45 S58°11'01"E
L3 49.53 S00°27'56"W
L4 106.66 S84°53'29"W

Address Table
Lot # Address
1 HIGHWAY 162
2 HIGHWAY 162

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information. WCO 106-18(c)(1)(j)

WEBER - MORGAN 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-SIT WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 2017, A.D.
DIRECTOR WEBER - MORGAN COUNTY HEALTH DEPT.

WEBER COUNTY PLANNING 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, A.D.
CHAIRMAN, WEBER COUNTY COMMISSION
WEBER COUNTY CLERK

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 _____, 2017, A.D.
COUNTY ENGINEER

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 _____, 2017, A.D.
COUNTY ENGINEER

LEGEND
WOOD FENCE [Symbol] SECTION CORNER (FOUND)
VINYL FENCE [Symbol] SECTION CORNER (CALC)
WIRE FENCE [Symbol] SECTION LINE
EDGE OF ASPHALT [Symbol] BOUNDARY LINE
FOUND MONUMENT (AS NOTED) [Symbol] PARCEL LINE
SET MONUMENT (AS NOTED) [Symbol]

HWJR, LLC. SUBDIVISION
NE 1/4 OF SEC. 18, T.7N., R.1E., SLB&M., EDEN, WEBER COUNTY, UTAH
epic ENGINEERING
3341 South 4200 West
West Valley, Utah 84119
(801) 955-5805
81 East 105 South
Hendee City, Utah 84032
(435) 864-9900
PROJECT #: 17SM3003
DATE: 12/12/2017
DRAWN: JD
SHEET NO.: 1 OF 1
CHECKED: PC

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