

COPIER SUBDIVISION

PART OF THE SE 1/4 OF SECTION 22 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - NOVEMBER 2017

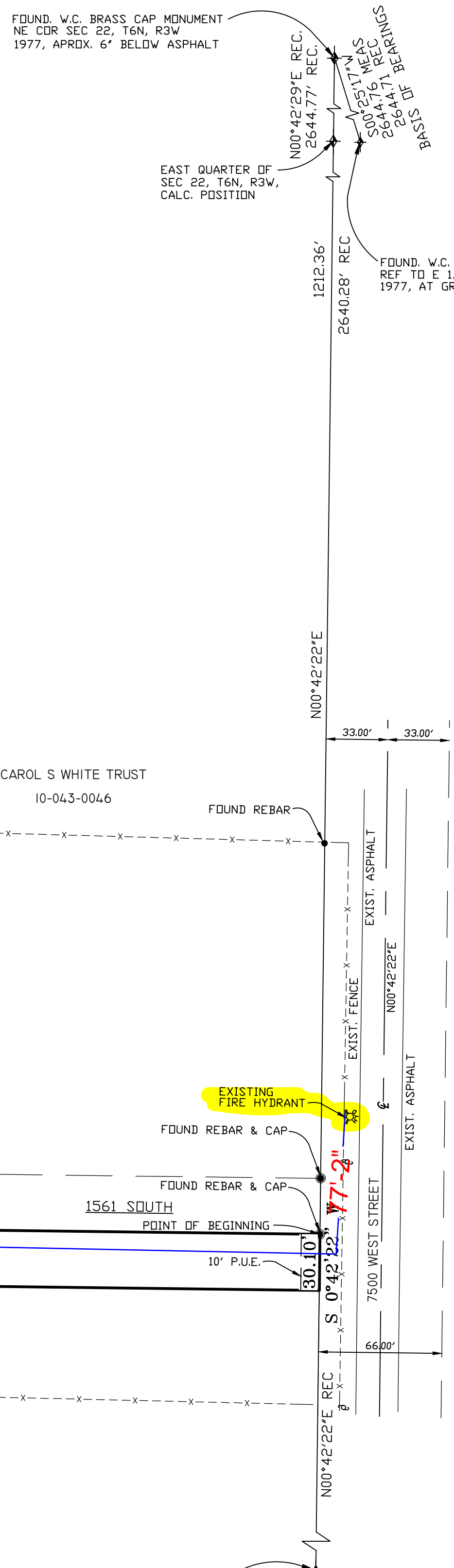
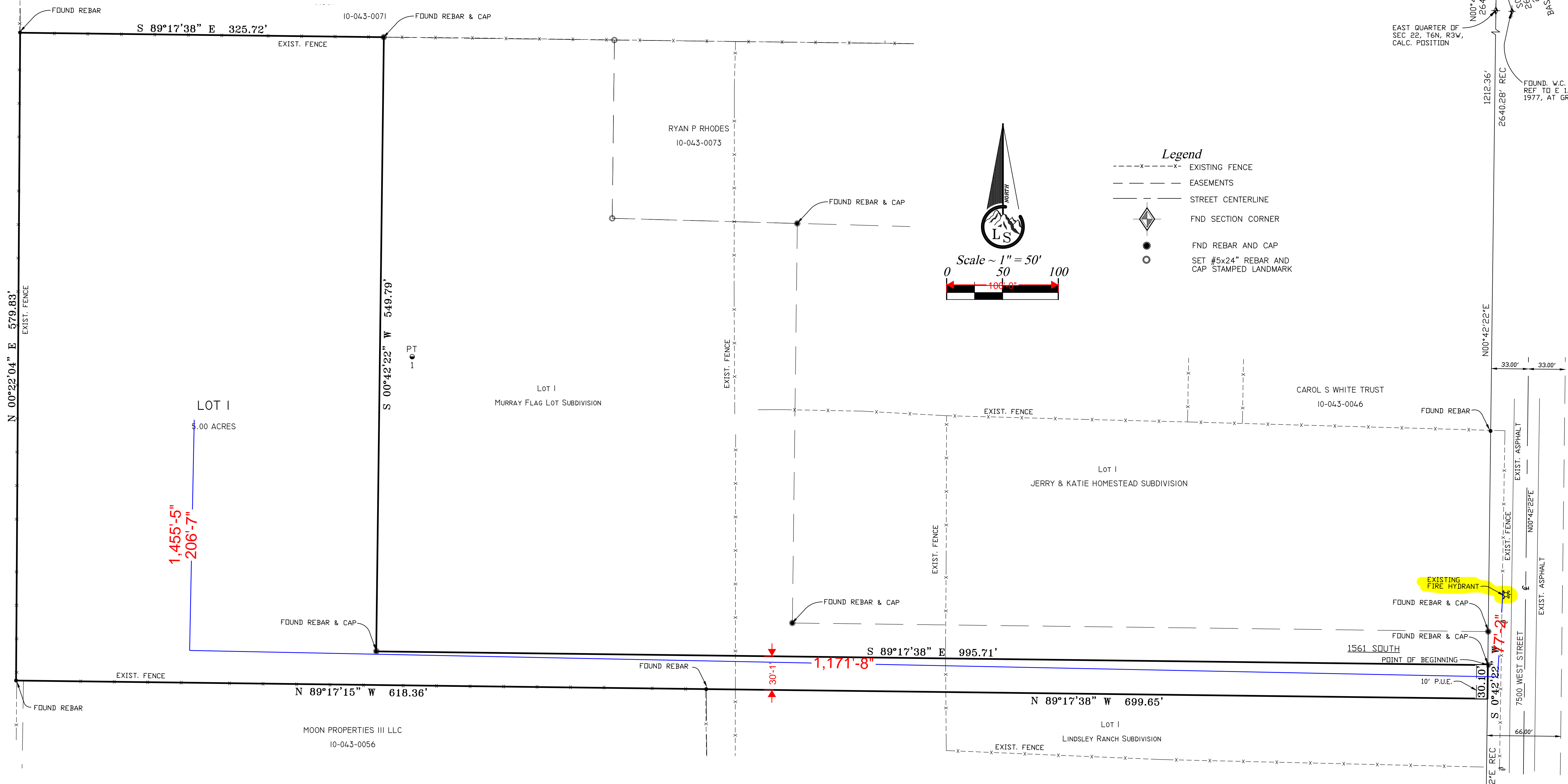
REVIEW STATUS: MAKE CORRECTIONS
12/20/2017 10:28:59 AM
FM Thueson

Reviewer Signature: *Brandon Jones*

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with any and all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract COPIER SUBDIVISION:

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

RANDALL COPIER
STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in: _____

My Commission Expires: _____

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 22, Township 6 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey, described as follows:
Beginning at a point which lies South 0°42'22" West along the Section line 1212.36 feet from the East Quarter Corner of said Section 22; running thence South 0°42'22" West along the Section Line 30.10 feet to the Northeast corner of Lindsley Ranch Subdivision as recorded in the Weber County Recorder's Office; thence along the North line of said subdivision North 89°17'38" East 699.65 feet to the Northwest corner of said subdivision; thence North 89°17'15" West 618.36 feet; thence North 0°22'04" East 549.83 feet; thence South 89°17'38" East 325.72 feet to the Northwest corner of Murray Flag Lot Subdivision as recorded in the Weber County Recorder's Office; thence along said subdivision the following two (2) courses: (1) South 0°42'22" West 549.79 feet and South 89°17'38" East 995.71 feet to the point of beginning.
Contains 5.00 acres

PERC TABLE

PERC TEST HOLE	DEPTH IN.	SOILS EVALUATION #15889, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	79"	0-12" LOAM, MASSIVE STRUCTURE, (ORGANICS)
		12-30" SANDY CLAY LOAM, MASSIVE STRUCTURE
		30-47" SILTY CLAY LOAM, MASSIVE STRUCTURE
		47-54" LOAMY SAND, MASSIVE STRUCTURE
		54-63" SILTY LOAM, MASSIVE STRUCTURE
		63-69" LOAMY SAND, MASSIVE STRUCTURE
		69-79" SILTY LOAM, MASSIVE STRUCTURE

NOTE:
1. Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]

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 wastewater disposal systems. Signed this ____ day of _____, 20____.

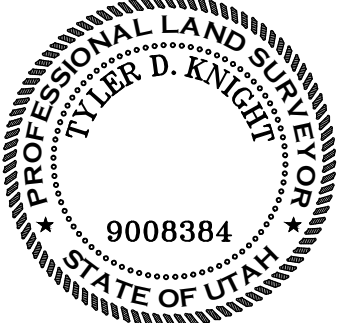
WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20____.

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____.

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 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 this ____ day of _____, 20____.

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



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____.

NARRATIVE
The purpose of this survey was to create an approved Weber County Flag lot subdivision from an existing deeded parcel.

The original description contains one large parcel with six (6) separate less and excepting descriptions.

The right of way of 7500 West was determined from other filed surveys along the road from 1989 by GLS and 2011 by Reeve and Associates. The 1/16" Section line, which references along a fence line, referred to in the original description was determined to be 6.68' to the West of the original description on the South side of the parcel and 3.57' to the West on the North side. This was verified on the ground by two found rebar in the fence line which were held as the corners to this parcel.

Basis of Bearing is as shown between the Northeast corner and the East 1/4 corner reference monument and is State Plane Grid bearing as published by Weber County Surveyor.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT, 84401
801-731-4075

DEVELOPER: Randall Copier
Address: 3647 W. Pleasant Hollow Ln
Bluffdale UT, 84065

SE 1/4 of Section 22, Township 6 North, Range 3 West, Salt Lake Base and Meridian.

Subdivision

Revisions
DRAWN BY: TDK
CHECKED BY: TDK
DATE: 11-29-2016
FILE: 3787v1

By Deputy: _____

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded _____ day of _____, 2016.
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____