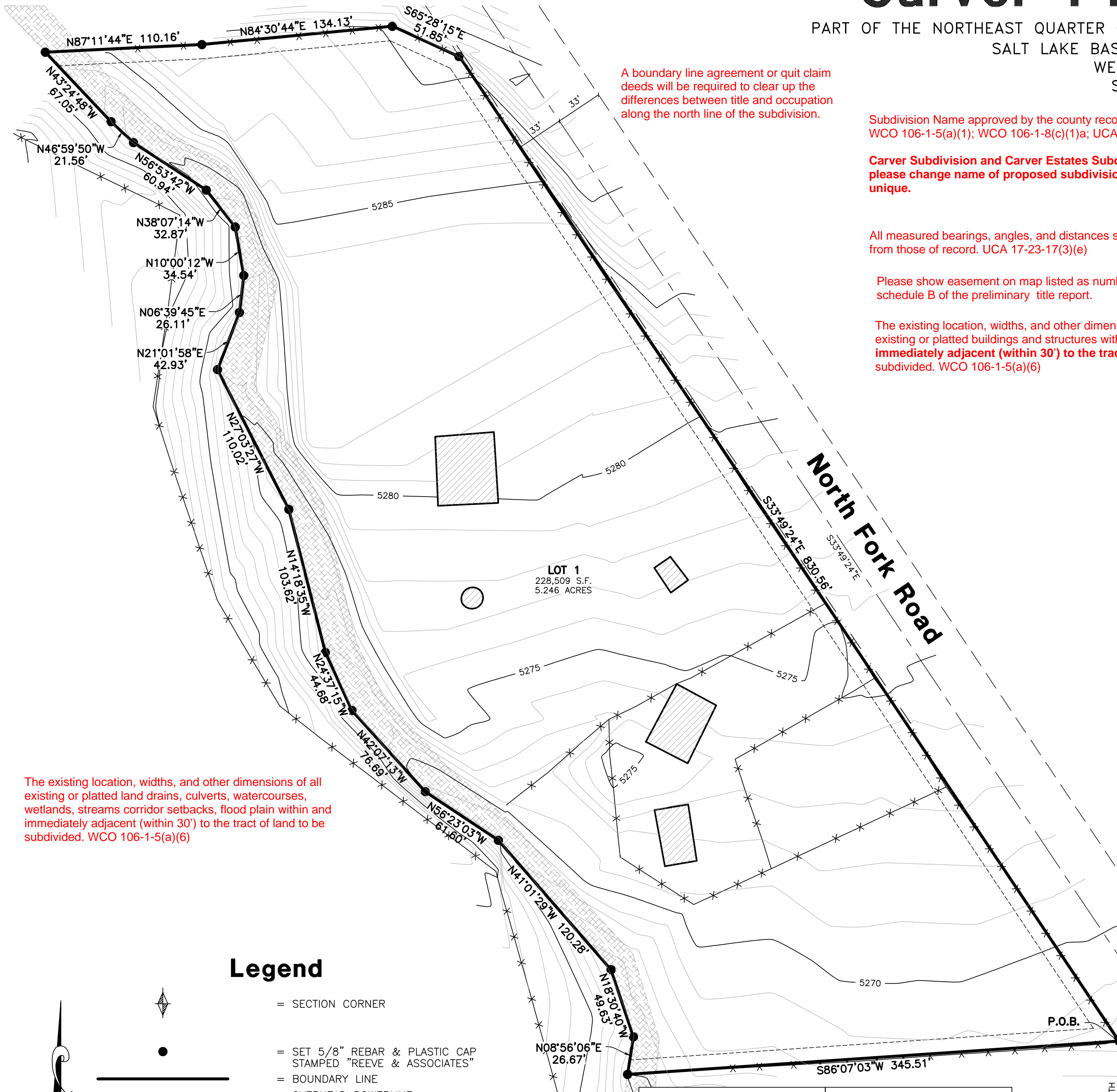


Carver 1 Lot Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2017

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)



A boundary line agreement or quit claim deeds will be required to clear up the differences between title and occupation along the north line of the subdivision.

Subdivision Name approved by the county recorder, WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a)

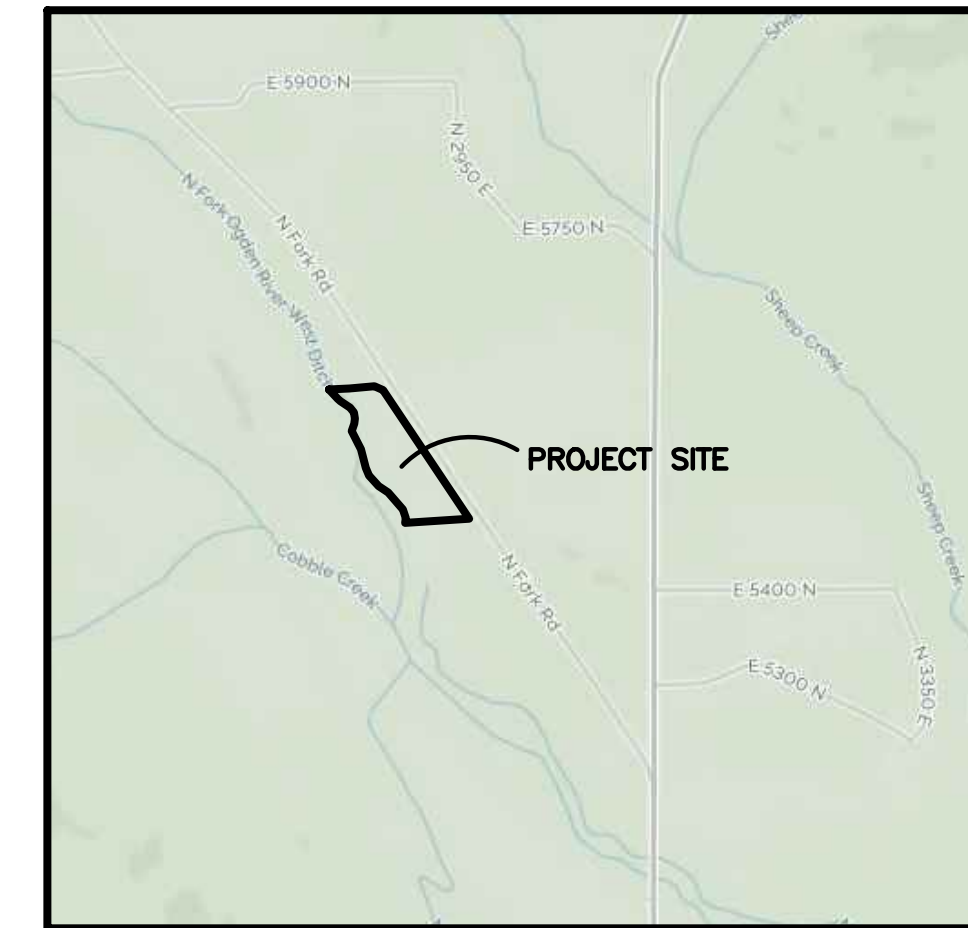
Carver Subdivision and Carver Estates Subdivision already exist, please change name of proposed subdivision to something more unique.

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)

Please show easement on map listed as number 18 in schedule B of the preliminary title report.

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)

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)



Vicinity Map
(NOT TO SCALE)

Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. THE DEEDS IN THIS AREA SEEM TO HAVE SOME ERRONEOUS TIES TO THE SECTION CORNERS. THERE WERE SOME ADJOINING DEEDS THAT WERE TIED TO THE MONTGOMERY SUBDIVISION AND BY IGNORING SECTION TIES AND SHIFTING DEEDS TO MATCH MONTGOMERY SUBDIVISION, THE DEEDS WERE RECONCILED TO MATCH EXISTING OCCUPATION REASONABLY WELL. THE NORTH AND SOUTH LINES ARE PLACED MORE OR LESS ON THE EXISTING FENCE LINES, WHICH MATCH THE DEEDS REASONABLY WELL AS PLACED USING THE ABOVE DESCRIBED METHOD. THE EAST SIDE OF THIS SUBDIVISION IS THE WEST LINE OF NORTH FORK ROAD, THE RIGHT OF WAY FOR NORTH FORK ROAD WAS DETERMINED BY MATCHING WILSON ESTATES SUBDIVISION, WHICH MATCHES THE EXISTING ROAD VERY WELL. THE WEST LINE OF THIS SUBDIVISION IS THE WEST LINE OF NORTH FORK RIVER AS SURVEYED ON THE GROUND. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Will curb and gutter be built here?

Boundary Description

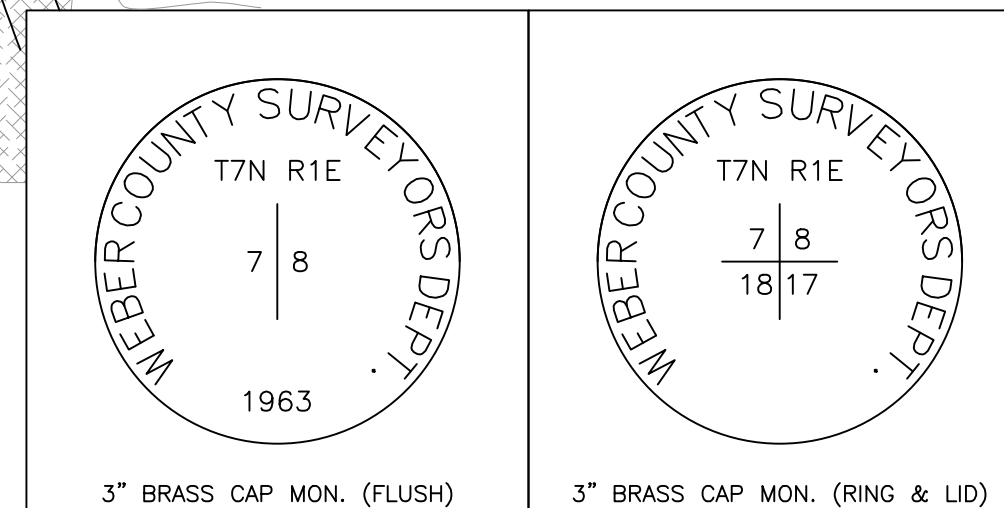
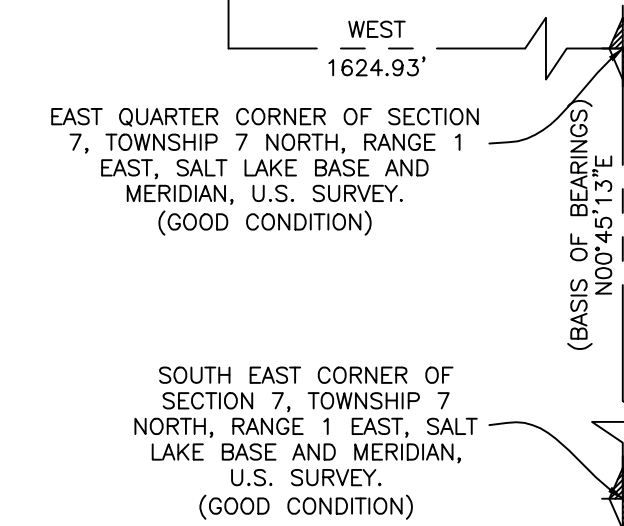
PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD, SAID POINT ALSO BEING ON AN EXISTING FENCE, SAID POINT BEING WEST 1624.93 FEET AND NORTH 462.35 FEET FROM FROM THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE S86°07'03"W ALONG SAID EXISTING FENCE, 345.51 FEET A POINT ON THE WEST LINE OF AN EXISTING RIVER; THENCE ALONG THE WEST LINE OF SAID RIVER THE FOLLOWING FIFTEEN (15) COURSES; (1) N08°56'06"E 26.67 FEET; (2) N18°30'40"W 49.63 FEET; (3) N41°01'29"W 120.28 FEET; (4) N56°23'03"W 61.60 FEET; (5) N42°07'13"W 76.69 FEET; (6) N24°37'15"W 44.68 FEET; (7) N14°18'35"W 103.62 FEET; (8) N27°03'27"W 110.02 FEET; (9) N21°01'58"E 42.93 FEET; (10) N06°39'45"E 26.11 FEET; (11) N10°00'12"W 34.54 FEET; (12) N38°07'14"W 32.87 FEET; (13) N56°53'42"W 60.94 FEET; (14) N46°59'50"W 21.56 FEET; (15) N43°24'48"W 67.05 FEET; THENCE N87°11'44"E 110.16 FEET A PORTION OF WHICH RUNS ALONG AN EXISTING FENCE, TO A POINT ON SAID FENCE; THENCE CONTINUING MORE OR LESS ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES; (1) N84°30'44"E 134.13 FEET; (2) S65°28'15"E 51.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD; (3) S33°49'24"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 830.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 228,509 SQUARE FEET OR 5.246 ACRES MORE OR LESS

Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS "N00°45'13"E", UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.



Monument Detail 1
(NOT TO SCALE)

Monument Detail 2
(NOT TO SCALE)

Legend

- = SECTION CORNER
 - = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = OVERHEAD POWERLINE
 - = ADJOINING PROPERTY
 - = SECTION TIE LINE
 - = EXISTING FENCE
 - = 10' PUBLIC UTILITY EASEMENT
 - = RIGHT-OF-WAY CENTERLINE
 - = EXISTING RIVER
 - = EXISTING STRUCTURE
- Scale: 1" = 50'

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____.

CHAIRMAN

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 PLANNING 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

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. **PROPOSED PLAT OF THE ROBINS ROOST SUBDIVISION, 1st AMENDMENT** AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

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.

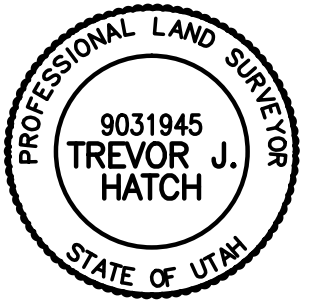
SURVEYOR'S CERTIFICATE

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 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 **CARVER 1 LOT 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**, 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 ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **CARVER 1 LOT SUBDIVISION**, AND DO HEREBY DEDICATE TO WEBER COUNTY AN EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

Printed name of all owners of record

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) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

PROJECT INFO.

Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **9-29-2017**
Name: **CARVER 1 LOT SUBDIVISION**
Number: **6932-01**
Revision: _____
Scale: **1"=50'**
Checked: _____



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DEVELOPER INFO.

LUKE CARVER
2801 NORTH 400 EAST
NORTH OGDEN, UT. 84414