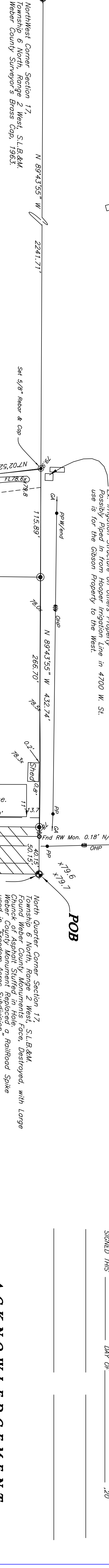


Hucknall Torkard Villas
PART OF NW QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.
WEBER COUNTY, UTAH
20 MAY, 2018

PRELIMINARY

Scale: 1" = 60'



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE PLANE GRAD BEARING OF N01°06'08\"/>

CANNOT DEDICATE FRONTAGE THAT IS NOT WITHIN THE SAME NAME AS THE APPLICANT THIS WILL BE THE CASE WITH THE FUTURE QUIT CLAIM BEING RECORDED.

SURVEYORS CERTIFICATE

I, Cynthia L. Segriff Do Herely Certify That I am a Registered Land Surveyor, and that I hold CERTIFICATE No. 7511(170143) in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing 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 further certify that all lots in Hucknall Torkard Villas Herely Meet all Current Lot Width and Area Requirements of the Weber County Zoning Ordinance.

CYNTHIA L. SEGRIF P.L.S. 7511(170143)

NARRATIVE

The Purpose of this Survey was to Define on the Ground the Boundary of the Don East Property and to Divide this Property into a 3 Lot Subdivision.

Basis of Bearings is State Plane Grid Bearings, (Weber County Modified) which bears N44°15'49\"/>

NOTES:

1. Agriculture is the Preferred Use in the Agricultural Zone. Agricultural Operations as Specified in the Zoning Ordinance for A-1 are Permitted on this Property. This Property is Not Subject to RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

2. Due to the Topography and the Location of this Subdivision all Owners to this Property until Curb & Gutter is Installed.

3. South End of Existing Ditch to be Removed and Adjusted to the South Line of Lot 3.

4. All Existing Septic Systems For Lots 3 and 1, one within their Respective Lot Lines and one Not in any Part with any of the Road Dedication Area shown.

C. L. S., Inc.
Construction & Land Surveyor's
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 cisc@clssurveying.net

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDUIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT Hucknall Torkard Villas AND DO HEREBY DEDICATE SAID TRACT AND DESIGNATED STREETS, RIGHTS OF RIGHTS AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORAGE WATER DETENTION POUNDS AND DRAINAGE EASEMENTS, SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY AND WATER SUPPLY SYSTEMS, AND THE CONSTRUCTION AND OPERATION OF PUBLIC PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

STATE OF UTAH }
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 20____
PERSONALLY APPEARED _____, AND
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXCECUTED THE SAME.
NOTARY PUBLIC _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED, THE APPROVAL BY 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 SURVEYOR _____

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ENGINEER _____

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 AFFECT.

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ATTORNEY _____

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 THE _____ 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____

CHAIRMAN, WEBER COUNTY COMMISSION _____ ATTEST _____

WEBER COUNTY PLANNING COMMISSION RECORDER

COUNTY RECORDER _____

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED: _____ AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS _____
RECORDED FOR _____
COUNTY RECORDER _____ BY: _____

Weber-Morgan Health Dept. Percolation Test Data					
PERC TEST	DEPTH	PERC RATE(MPH)	SOILS EVALUATION		
Soil Test #1	44"	2.7	Loamy Sand	Single Grain Structure	
Soil Test #2	44"	2.3	Loamy Sand	Single Grain Structure	
Soil Test #3	44"	2.7	Loamy Sand	Single Grain Structure	
Soil Test #4	44"	3.3	Loamy Sand	Single Grain Structure	
Soil Test #5	44"	3.5	Loamy Sand	Single Grain Structure	

South Quarter Corner of Section 17, Township 6 North, Range 2 West, S.L.B.&M. Mon had been Fenced Over-40' Ties to Mon. Remaining

Southwest Corner of Section 17, Township 6 North, Range 2 West, S.L.B.&M. (Met. Co., S89°05'07"E 2612.29') Mon had been Fenced Over-40' Ties to Mon. Remaining

Developer: Matthew Norton
3550 Midway
Ogden, Utah 84401 801-399-3997