



LEGEND:

- CENTER LINE OF ROAD
- SECTION LINES
- NEW BOUNDARY LINE
- - - - - 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
- - - - - x EXISTING FENCE LINE
- ⊙ SET 5/8 X 24" REBAR AND J-U-B ENGINEERS INC CAP
- FOUND REBAR AND CAP
- ⦿ STREET MONUMENT
- ◆ SECTION CORNER
- ⊕ PLUG IN CURB

NARRATIVE:

THIS SURVEY WAS REQUESTED BY DAVE WADMAN TO LOCATE THE BOUNDARY AND CREATE A SUBDIVISION PLAT. THIS PROPERTY IS LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, T7N, R1W, SLB&M. BASIS OF BEARING IS NORTH 00°24'24" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION. STREET MONUMENTS WERE USED TO DETERMINED THE LOCATION OF 2250 EAST STREET AND COBBLECREEK PARK SUBDIVISION PHASE 1. THE WESTERLY LINE OF DAVE WADMAN SUBDIVISION WAS HELD AS THE BOUNDARY.

NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE 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 RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WADMAN SUBDIVISION PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDS AREA. LOTS IDENTIFIED WITH AN "N" WILL REQUIRE FURTHER GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND USE AND BUILDING PERMIT. THE NATURAL HAZARD STUDY AND REPORT ARE AVAILABLE FOR PUBLIC INSPECTION IN THE COUNTY PLANNING DIVISION OFFICE. A REPORT WAS COMPLETED FOR THIS SUBDIVISION BY DAVID B. SIMON, P.G. OF SIMON ASSOCIATES LLC, DATED FEBRUARY 2, 2018.

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY.

DAVID L. WADMAN
FAMILY INVESTMENTS L.C.
REMAINDER PARCEL NOT APPROVED
FOR DEVELOPMENT

LOCATION OF SOILS TEST PERFORMED BY WEBER-MORGAN HEALTH DEPARTMENT
RESULTS FROM SOIL LOG #1607 ARE:
0-21" LOAM, GRANULAR STRUCTURE, 15% GRAVEL
21-43" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 65% GRAVEL
43-120" GRAVELLY COARSE SANDY LOAM, MASSIVE STRUCTURE, 60% GRAVEL & 20% COBBLE

LOT 1 N
130,653 S.F.
ADDRESS
6099 NORTH

N00°24'18"E
65.24'

S09°36'11"E
77.74'
S09°59'55"W RECORD

S89°35'42"E 350.57'

DAVID L. WADMAN
FAMILY INVESTMENTS L.C.
REMAINDER PARCEL NOT APPROVED
FOR DEVELOPMENT

BOUNDARY DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 2250 EAST STREET, SAID POINT BEING N.44°42'16"W, 187.88 FEET ALONG THE MONUMENTED CENTER LINE OF 2250 EAST STREET AND S.45°17'44"W, 33.33 FEET FROM A STREET MONUMENT THAT IS LOCATED N.53°24'23"W, 1825.16 FROM THE SOUTHEAST CORNER OF SECTION 1, T.7N., R.1W., THENCE AS FOLLOWS: ALONG THE WESTERLY BOUNDARY OF THE DAVE WADMAN SUBDIVISION THE FOLLOWING TWO (2) COURSES (1) S.31°06'36"W, 408.89 FEET; (2) S. 09°36'11" E, 77.74 FEET; THENCE N. 89°35'42" W, 350.57 FEET; THENCE N. 00°24'18" E, 65.24 FEET; THENCE N. 43°33'30" E, 642.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2250 EAST STREET; THENCE S. 44°42'16" E, 150.13 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING: 130,653 SQ. FT. 3.00 ACRES

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 ON THIS PLAT, AND NAME SAID TRACT WADMAN SUBDIVISION PHASE 1 AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS TO WEBER COUNTY, UTAH

SIGNED THIS _____ DAY OF _____, 20__.

DAVID L. WADMAN FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED LIABILITY COMPANY
GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER }SS
ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION EXPIRES: _____ PRINT NAME

SURVEYOR'S CERTIFICATE

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON PLAT.

SIGNED THIS _____ DAY OF _____, 20__.

SIGNATURE

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__.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

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 _____ DAY OF _____.

WEBER COUNTY SURVEYOR

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 PLANNING COMMISSION

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__.

WEBER COUNTY ENGINEER

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__.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

DEVELOPER
DAVID L. WADMAN
6175 N 1950 E
LIBERTY, UT 84310

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
20__, AT _____ IN BOOK _____ PAGE _____ OF
OFFICIAL RECORDS.

RECORDED FOR:

COUNTY RECORDER

DEPUTY BY:

PREPARED BY



JUB ENGINEERS, INC.
466 North 900 West
Rayville, Utah 84457
Phone (801) 547-0393

PROJECT #55-08-057-002
NOVEMBER 2017

WEBER COUNTY ATTORNEY