

AS-BUILT

CTM SUBDIVISION A PART OF THE N.E. 1/4 OF SEC. 7, T. 7 N., R. 1 E., S.L.B. & M. WEBER COUNTY, UTAH DEC. 2011

SURVEYOR'S CERTIFICATE

I, DALLAS V. BUTTARS, HOLDING LICENSE NUMBER 167994 IN ACCORDANCE WITH TITLE 50, CHAPTER 20, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LICENSED ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE FORWARDED ALL MEASUREMENTS AND SCALE MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF

SUBDIVISION

IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE IN THE FIELD AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT VEST AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____, 20____.

P.L.S. # 167994

SIGNATURE _____

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND HAVE SAID TRACT

AND TO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND RESIDENTIAL OR COMMERCIAL IN NATURE TO BE USED AS PUBLIC THOROUGHFARES FOREVER ALSO GRANT AND DEDICATE A PERPETUAL RIGHT OF EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 SAID EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

Part of the Northeast Quarter of Section 7, Township 7 North, Range 1 East, Subdivided and Modified.

Irrigation ditch located to outside of PUE. There needs to be an easement for this. Possibly make the PUE bigger or a separate easement.

Please indicate the type of materials used. It looks like it was 12"

6.28 feet, (3) South 0°23'14" West 142.65 feet, thence South 32°01'56" East 215.64 feet, thence South 13°02'57" West 153.51 feet, thence North 63°37'49" West 79.50 feet, thence South 0°48'43" East 33.72 feet, thence North 63°37'49" West 63.79 feet, thence 138.69 feet along the arc of a 150.00 foot radius curve to the left (long chord: South 89°52'53" West 133.80), thence South 63°23'36" West 17.14 feet, thence North 38°02'25" West 30.61 feet, thence South 63°23'36" West 149.73 feet, thence North 46°26'56" West 156.83 feet, thence North 63°23'36" East 173.13 feet, thence North 42°51'55" West 57.48 feet, thence North 42°17'46" West 450.00 feet to the point of beginning. Contains 6.369 acres

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A 2 LOT SUBDIVISION FROM A PARENT PARCEL SO A HOME COULD BE BUILT. AN EXISTING HOME OCCUPIES THE WEST HALF OF THE PARCEL. 5900 NORTH STREET IS TO THE NORTH AND THE CENTERLINE WAS DETERMINED FROM A PREVIOUS LOT SUBDIVISION BOUNDARY AND A SPLIT OF FENCES ON BOTH SIDES OF 5900 NORTH STREET. THE FENCES ON THE WESTERNLY END DIVERGE AROUND FROM EACH OTHER AND DO NOT MATCH THE DEED LINES. THE BEARING BETWEEN THE SHOWN SECTION CORNERS IS ON THE STATE PLANE GRID BEARING SYSTEM AS PUBLISHED BY WEBER COUNTY SURVEYORS OFFICE.

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, %/H	SOILS EVALUATION #20765, WEBER-MORGAN HEALTH DEPARTMENT
N01	80"		5" TOP SOIL, UNDERLYING STRUCTURE IN GRAVEL
			25" 4" SILTY CLAY LOAM, PASSIVE STRUCTURE, IN GRAVEL
			42" 4" SILTY CLAY LOAM, PASSIVE STRUCTURE, IN GRAVEL
			HEAVILY PROFILED

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND ALLIED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.



LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
444 S. 200 W. 4th-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8206

LOCATION: COBY MONTGOMERY
4116 E. 4325 N. EDEN, UTAH 84310
COUNTY: PART OF NE 1/4 SEC 7,
T. 7N., R. 1E., S.L.B. & M.

SURVEYED: DECEMBER, 2011.

REVISIONS:	DRAWN BY: DB
	CHECKED BY:
	DATE: 11-04-11
	FILE: 3259

WEBER COUNTY RECORDER

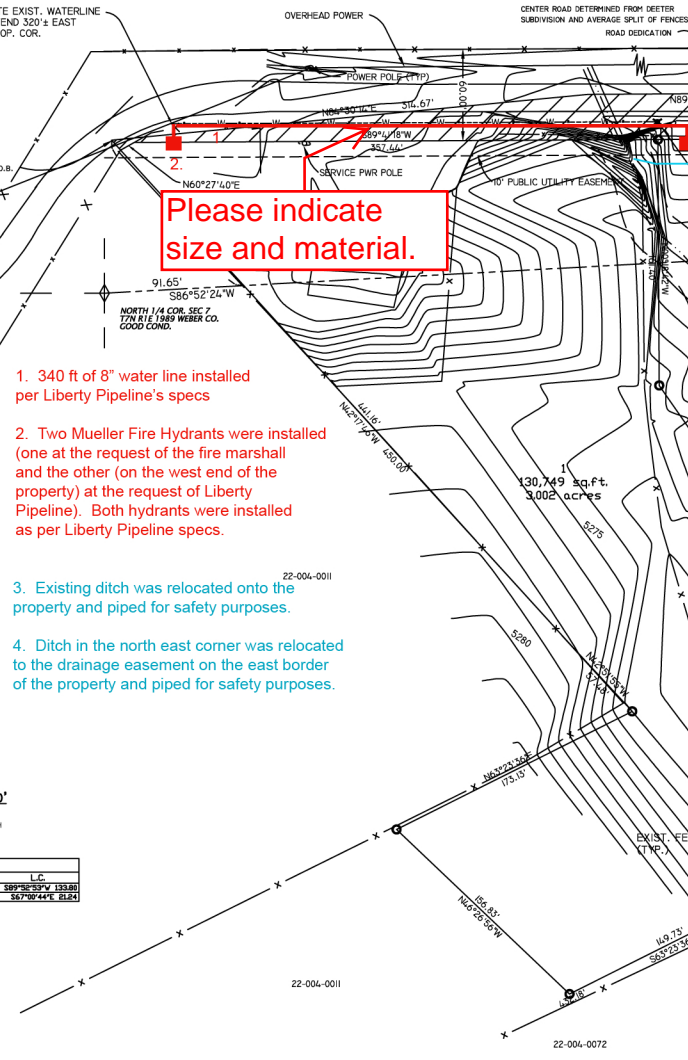
ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____, 20____.

AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER
BY _____

DEPUTY



1. 340 ft of 8" water line installed per Liberty Pipeline's specs
2. Two Mueller Fire Hydrants were installed (one at the request of the fire marshal and the other (on the west end of the property) at the request of Liberty Pipeline). Both hydrants were installed as per Liberty Pipeline specs.
3. Existing ditch was relocated onto the property and piped for safety purposes.
4. Ditch in the north east corner was relocated to the drainage easement on the east border of the property and piped for safety purposes.

SCALE: 1" = 40'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167994

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CL	138.69	150.00	52°58'29"
CR	21.85	180.00	56°59'44"

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

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____.

SIGNATURE _____

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____.

SIGNATURE _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS' OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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____.

TITLE CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY COMPLY WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE _____