

Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment

Amending Open Space Parcels A & B

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

March 2018



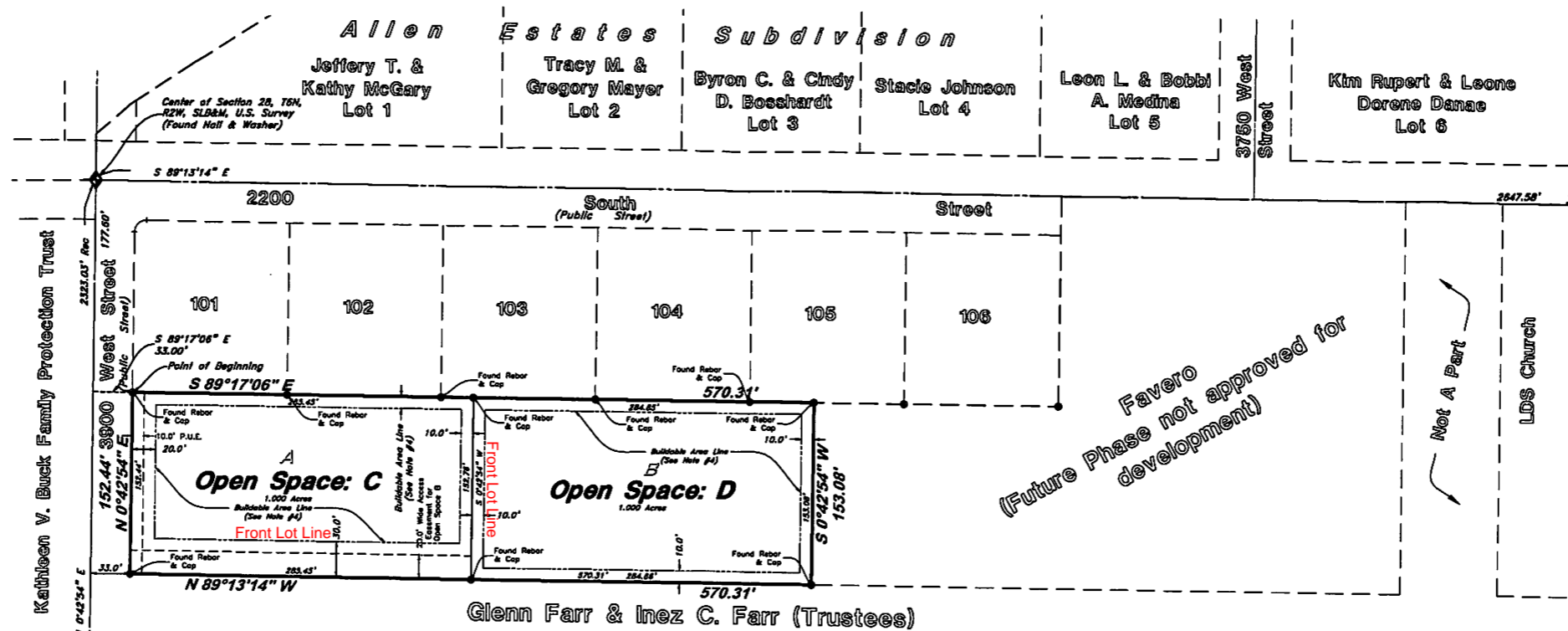
VICINITY MAP
(Not to Scale)

AGRICULTURAL 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.



Scale: 1" = 60'



NARRATIVE

This Subdivision Plat was requested by Mr. Jed Ophalkens for the purpose of amending two (2) Open Space Parcels to show the buildable area.

Brass Cap Monuments were found at the East Quarter Corner and the Southeast Corner of Section 28, T6N, R2W, SLB&M.

A line bearing South 0°36'20" West between these two monuments was used as the Basis of Bearings.

Property Corners were monumented as depicted on this plat.

If Curb and Gutter is installed, "Rivets will be set in the Top Back of Curb on the extension of the Property Line.

If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

NOTE

1. Property is subject to a 20.0 foot wide Storm Drain Easement of an undisclosed location per Storm Water Document Entry #2710617.

2. Open Space parcels within this development which are less than ten (10) acres in area may only be owned by an owner of a lot within this development.

3. The open space parcel owner, whether an individual or an association, shall use, manage, and maintain the owner's parcel in a manner that is consistent with the approved Open Space Preservation Plan.

4. Building Size within the Buildable Area is limited by Restrictions within the Open Space Preservation Plan.

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 18 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water. Signed this ___ day of ___, 2018.

Taylor West Weber Water

HOOPER WATER IMPROVEMENT DISTRICT

This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District. Signed this ___ day of ___, 2018.

Hooper Water Improvement District

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4513

DEVELOPER:
Jed L. Ophalkens
3871 West 2200 South
Ogden, UT 84401



ACKNOWLEDGMENT

State of Utah
County of _____

The foregoing instrument was acknowledged before me on this ___ day of _____, 2018 by Jed L. Ophalkens and Lindsey Ophalkens.

Residing At: _____
Commission Number: _____
Commission Expires: _____
A Notary Public commissioned in Utah
Print Name _____

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 ___, 2018.

Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this ___ day of ___, 2018.

Chairman, Weber County Planning Commission

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. Signed this ___ day of ___, 2018.

Chairman, Weber County Commission
Affect: _____
Title: _____

The building envelope will need to conform to the "Other main Building" Set-backs for the A-1 Zone. They are as follows:
Front: 30
Side: 20
Rear: 30
Please show building envelope meeting these distance requirements

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 28, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment, in Weber County, Utah, and that it has been correctly drawn to the designated 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 Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this ___ day of ___, 2018.
License No. 6242920
Andy Hubbard

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 ___, 2018.

Weber County Attorney

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 monument 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 ___, 2018.

Weber County Surveyor

Legend

- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Easement
- Buildable Area Line
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

OWNERS 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 the plat and name said tract Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment, and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority.

We also do hereby grant and dedicate to the owner of Open Space: B, a perpetual right and easement over, upon and under the lands designated hereon as "Access Easement for Open Space B" the same to be used for pedestrian and vehicular ingress and egress as may be required for the approved use and enjoyment of said parcel.

Signed this ___ Day of ___, 2018.

Jed L. Ophalkens - Owner

Lindsey Ophalkens - Owner

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
WEBER COUNTY RECORDER
BT: _____ DEPUTY