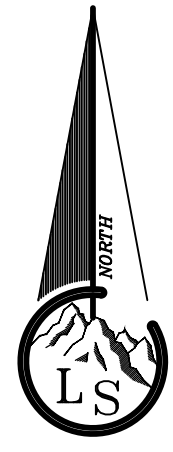


HIDDEN SPRING RIDGE SUBDIVISION

PART OF THE SE 1/4 OF SECTION 18 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - SEPTEMBER 2018



Scale ~ 1" = 60'
0 60 120

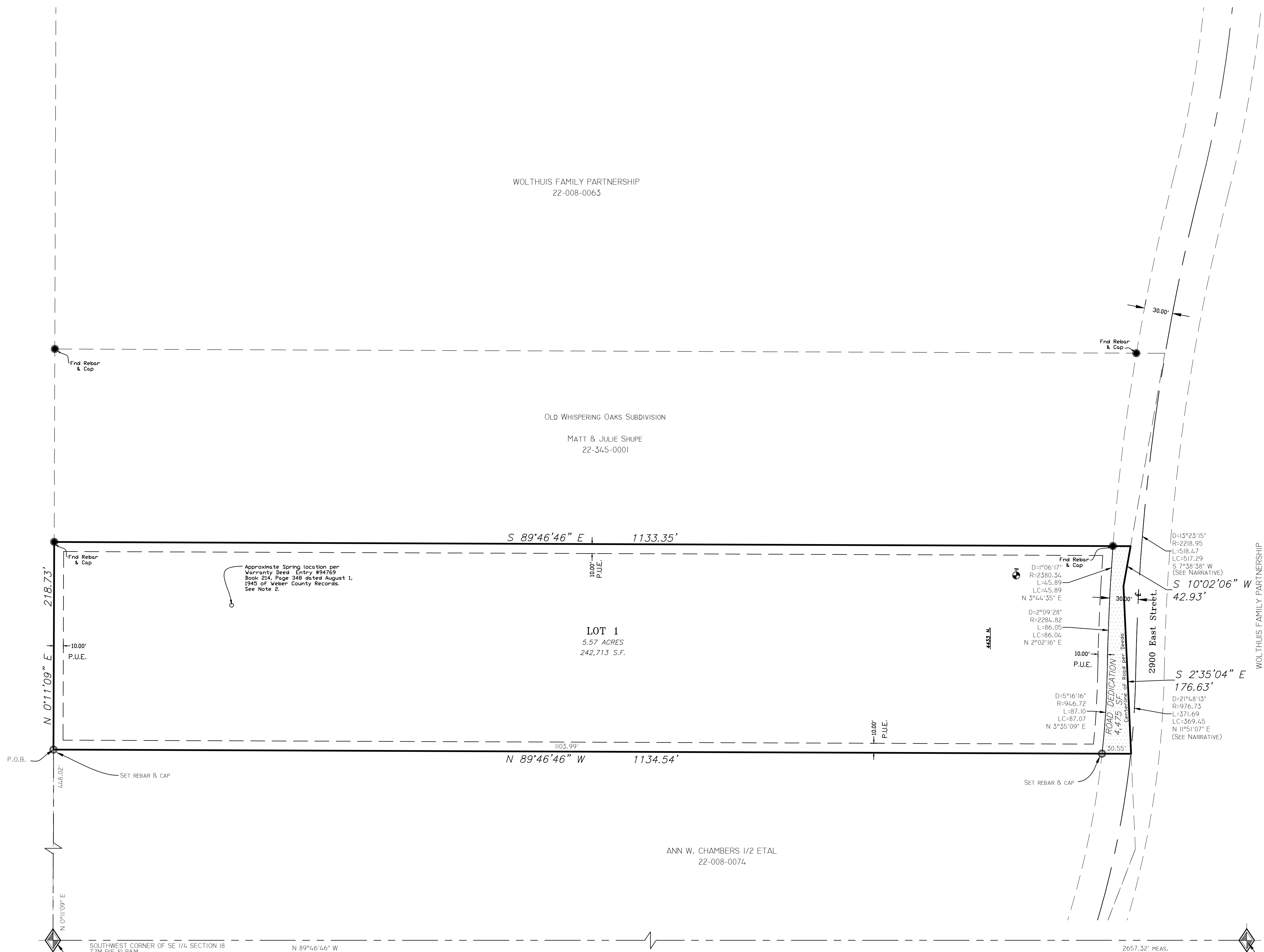
Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ⊗ SOILS EVALUATION TEST PIT
- ▨ ROAD/STREET DEDICATION

NOTE:

- 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 development until curbs and gutters or other roadside drainage improvements are installed.
- Warranty Deed Entry #94769 in Book 214, Page 348 dated August 1, 1945 of Weber County Records is a granting of water rights for two springs at the approximate location shown on this plat, that was granted to Albert G. Ward. Further research would be needed to determine who currently possess the rights to these springs as it is not a part of this project nor does it prevent the current owner of this parcel of land from proceeding with this subdivision plat. Without further research from an attorney specializing in water rights this plat is excepting any rights associated to access, maintenance, use or any other rights that may or may not be stated in the said deed or other associated documents.

DAN D & BONNIE B RHODS FAMILY TRUST 1/3 ETAL
22-008-0017



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 name said tract HIDDEN SPRING RIDGE SUBDIVISION

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 18, Township 7 North, Range 1 East, Salt Lake Base & Meridian U.S. Survey. Beginning at a point on the West line of said Southeast Quarter of Section 18 which point lies 448.02 feet North 0°11'09" East along the Quarter Section line from the South Quarter corner of said Section 18; and running thence along said Quarter Section line North 0°11'09" East 218.73 feet to the South line of Old Whispering Oaks Subdivision, a Subdivision in Weber county, thence along said South line South 89°46'46" East 1133.35 feet, thence South 10°02'06" West 42.93 feet, thence South 2°35'04" East 176.63 feet, thence North 89°46'46" West 1134.54 feet to the point of beginning. Contains 247,188 s.f. or 5.67 Acres.

Individual Acknowledgement

DONALD BINGHAM)
STATE OF UTAH)
COUNTY OF WEBER) SS

RENEE BINGHAM)
On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public) Residing in: _____
My Commission Expires: _____

NARRATIVE

The purpose of this survey is to create a 1 Lot subdivision from parcel 22-008-0076.
The basis of bearing of bearing is State plane Grid Bearing as shown.
The County Surveyors office was aware the calls in the deeds along this road called to "the center of a County Road" but the bearing and dimensions in these deeds did not fit the center line as the road exist on the ground. Therefore the Surveyors office surveyed the location of this road to better define the "center of the County Road". The Road Dedication and centerline information for this plat is determined from this surveyed alignment of the centerline of 2900 East Street and was provided to us from the Weber County Surveyors office in 2014. There is no evidence of this road being dedicated by the County and therefore the road dedication is included in this plat.

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____.

Chairman, Weber County Planning Commission

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 _____, 20____.

Signature

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 _____, 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:

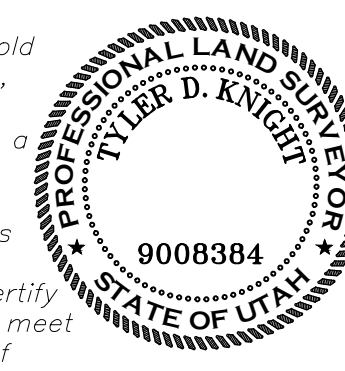
Title: Weber County Clerk


PERC TABLE

PERC TEST HOLE NO.	DEPTH, IN.	SOILS EVALUATION #14589, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	108"	0-12" SANDY LOAM, GRANULAR STRUCTURE, 5% GRAVEL
		12-108" GRAVELLY SANDY CLAY LOAM, MASSIVE STRUCTURE, 60% GRAVEL

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

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.


 Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: Don Bingham Address: 4437 N. 2900 E. Liberty UT, 84310		1 Subdivision	
SE 1/4 of Section 18, Township 7 North, Range 1 East, Salt Lake Base and Meridian.		By Deputy: _____	
Revisions	DRAWN BY: TK CHECKED BY: TK DATE: 3/10/17 FILE: 3777		