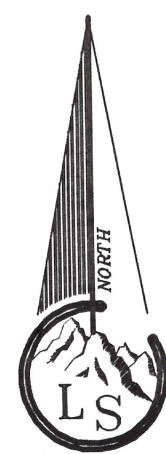


# Hidden Spring Ridge

## DON BINGHAM SUBDIVISION

PART OF THE SE 1/4 OF SECTION 18 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: JUNE 2017



Scale ~ 1" = 60'



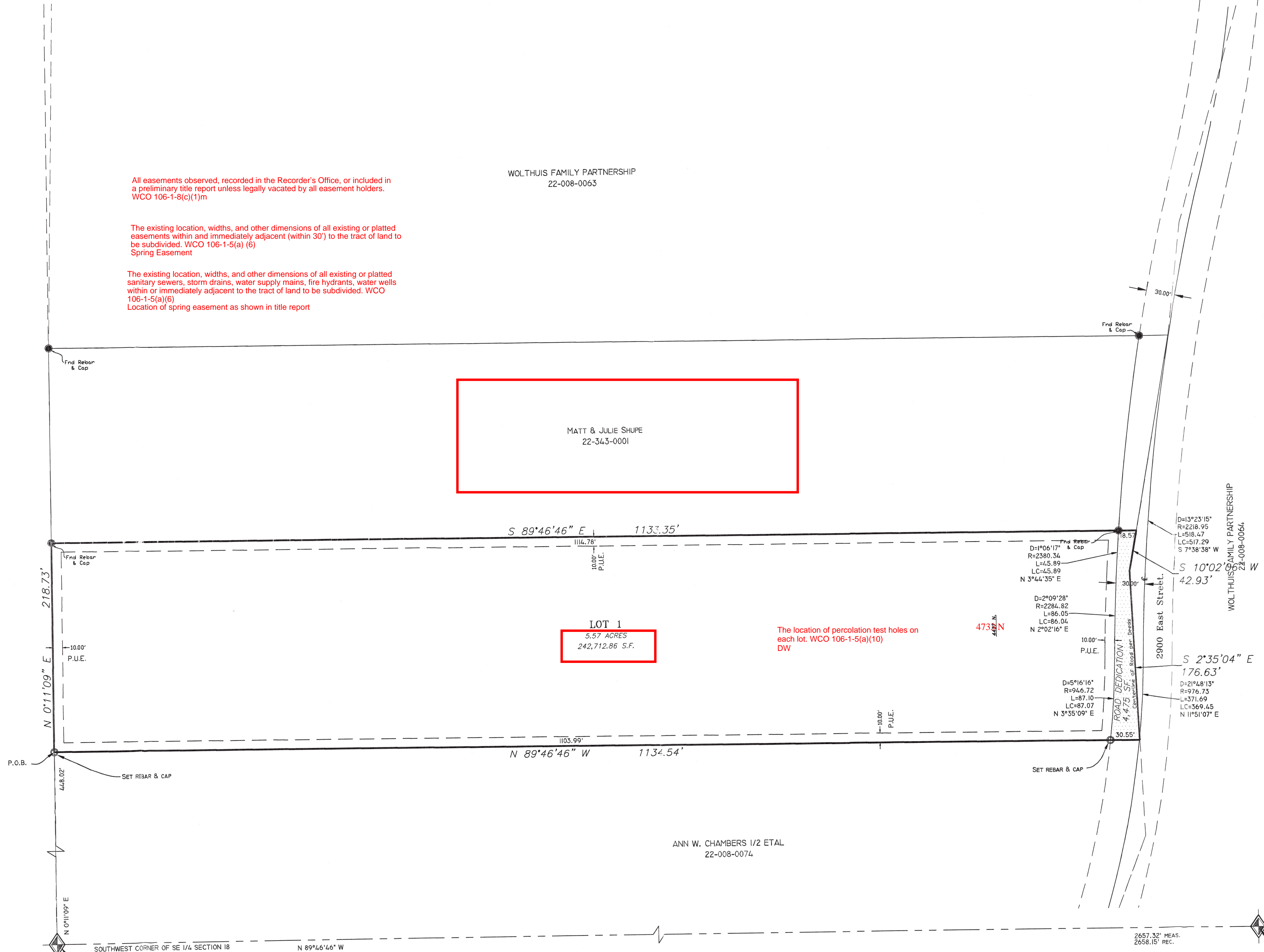
### Legend

- - - - - 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
- ▨ ROAD/STREET DEDICATION

### Vicinity Map

NOTE:  
1. 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.

DAN D & BONNIE B RHODS FAMILY TRUST 1/3 ETAL  
22-006-007



All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6) Spring Easement

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6) Location of spring easement as shown in title report

WOLTHUIS FAMILY PARTNERSHIP  
22-008-0063

MATT & JULIE SHUPE  
22-343-0001

LOT 1  
5.57 ACRES  
242,712.86 S.F.

The location of percolation test holes on each lot. WCO 106-1-5(a)(10) DW

ANN W. CHAMBERS 1/2 ETAL  
22-008-0074

### 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 DON BINGHAM 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.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

### 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, thence 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. Excepting the Right-of-way of 2900 East Street.

Contains 242,712.86 s.f. or 5.57 Acres.

### Individual Acknowledgement

STATE OF UTAH )  
                          ) SS  
COUNTY OF WEBER )  
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 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 for this plat is determined from the 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  
\_\_\_\_\_  
Signature

**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  
\_\_\_\_\_  
Signature

**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 for mathematical correctness, section corner data, and for harmony with lines and monuments 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 \_\_\_\_\_, 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

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\_\_\_\_.

Weber County Surveyor  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c) DW

**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.

\_\_\_\_\_  
Tyler D. Knight  
Professional Land Surveyor  
9008384  
STATE OF UTAH

<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		<b>Weber County Recorder</b> Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 2017-2018 at _____ in book _____ of official records. on page _____ County Recorder: Leann H Kilts By Deputy: _____
<b>DEVELOPER: Don Bingham</b> Address: 4437 N. 2900 E. Liberty UT, 84310	<b>Subdivision</b> SE 1/4 of Section 18, Township 7 North, Range 1 East, Salt Lake Base and Meridian.	<b>Revisions</b> DRAWN BY: CK CHECKED BY: TK DATE: 8/10/16 FILE: 3655