JOHN PRICE SUBDIVISION **BOUNDARY DESCRIPTION VICINITY MAP** - FOUND NORTHWEST COR NOT TO SCALE SEC. 15. T6N, R3W SLB&M A PART OF THE NORTHWEST QUARTER OF SECTION 15. TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15. 3" BRASS IN 6" CONCRETE COLUMN LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 4" BELOW ROAD SURFACE, GOOD CONDITION, 1963 2150 N ST TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF LOT 1, LOCATED NORTH 0°29'13" EAST1321.54 FEET 1900 N ST ALONG THE WEST SECTION LINE OF SAID SECTION 15 AND NORTH 90°00'00" WEST 643.08 FEET FROM THE WEBER COUNTY, UTAH SOUTHWEST QUARTER CORNER; RUNNING THENCE NORTH 0°35'06" EAST 740.40 FEET; THENCE SOUTH 89°24'54" EAST 296.20 FEET; THENCE SOUTH 0°47'12" WEST 740.40 FEET; THENCE NORTH 89°12'48" 295.16 MAY 2018 FEET TO THE POINT OF BEGINNING. CONTAINS 5.01 ACRES. SURVEYOR'S CERTIFICATE I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS JOHN PRICE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO SCOTT & LISA J. DUGGAR RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; 100910003 AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. SIGNED THIS _____ DAY OF _____ REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT Klint H CODY L. & KATIE L. WRIGHT AT THIS TIME .Whitney 100370038 15.19 ACRES ELDON D. & SUSAN W. DAVIS 100370009 KLINT H. WHITNEY, PLS NO. 8227228 DENISE & HAROLD W. LAGE OWNER'S DEDICATION I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: Scale in Feet JOHN PRICE SUBDIVSION 1" = 100' AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES CLARK K. & PAMELA B. BELL FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. LEGEND SIGNED THIS ____ DAY OF ____ ♦ WEBER COUNTY MONUMENT AS NOTED O SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING JAKE W. & KARA D. BELL SUBDIVISION BOUNDARY — — ADJACENT PARCEL LOT 1 500 S 7900 W ——— SECTION LINE 5.01 ACRES ---- EASEMENT ——————— EXISTING FENCE LINE — — SETBACK LINE 20' UTILITY EASEMENT BELL, JANEL & CLIFTON J BELL TRUSTEES 30' RIGHT-OF-WAY EASEMENT ACKNOWLEDGEMENT - - - - - - EXISTING WATER LINE STATE OF UTAH EXISTING IRRIGATION DITCH — - - - - - RR - EXISTING IRRIGATION LINE TEST PIT LOCATION COUNTY OF WEBER ---- - SD ---- EXISTING STORM DRAIN HELD FENCE LINE -On this day of __2018, personally appeared before me _ —— — — SS —— EXISTING SANITARY SEWER - HELD FENCE LINE 4222 identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, , and that said document was signed by did say that he/she is the him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said $-\,-\,-\,-\,-\,$ $-\,$ EXISTING GAS LINE _ acknowledged to me that said *Corporation executed the same. /-N0°47'12"E 16.00' EXISTING WATER METER TIMOTHY A. & JENNIFER CHRISTENSEN S0°47'12"W 16.00'-W EXISTING WATER MANHOLE EXISTING TAIL WATER DITCH -**Q** EXISTING FIRE HYDRANT **NOTARY PUBLIC** EXISTING WATER VALVE S89°12'48"E 643.07' 30.00 ZONE A-3 SETBACK © EXISTING STORM MANHOLE → N89°12'48"W 295.16' EXISTING CATCH BASIN \$89°28'33"E 604.09' _N89°12'48"W 643.07' WATER SERVICE S EXISTING SEWER MANHOLE NARRATIVE PER WARREN-WEST WATER DISTRICT STANDARDS -N90°00'00"E 643.08' SOIL EVALUATION INFO THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS EXISTING 20.00' GAS & WATER LINE EASEMENT SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN PRICE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY An evaluation of the site and soils at the above-referenced address was complete by staff of this MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF office on April 24, 2018. The exploration pit(s) is located at the referenced GPS coordinate and THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT datum. the soil texture and structure, as classified using the USDA system, are as follows: LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°29'13" EAST WEBER COUNTY, UTAH NORTH, Exploration Pit #1 (UTM Zone 12T, Nad 83, 402124E 4567626N) NAD 83 STATE PLANE GRID BEARING. RECORDED SURVEYS AND SUBDIVISION PLATS WITHIN SAID SECTION WERE USED TO DETERMINE THE BOUNDARY. Sandy loam, granular texture Loamy sandy, weakly massive structure Ground water encountered - FOUND SOUTHWEST COR Soil log No. 14661 NOTES SEC. 15, T6N, R3W SLB&M **COUNTY RECORDER** BRASS CAO SET IN CONCRETE 1963 DEVELOPER: 1. ZONE M-1 CURRENT YARD SETBACKS: 30' REAR / 30' FRONT / NONE SIDE. WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING WEBER - MORGAN HEALTH John Price 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO ENTRY NO. FEE PAID 650 S 7900 W I HEREBY CERTIFY THAT THE WEBER COUNTY ACCEPTANCE **COMMISSION APPROVAL** DEPARTMENT BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. I HEREBY CERTIFY THAT THE REQUIRED I HAVE EXAMINED THE FINANCIAL OGDEN, UT 84404 SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT 49057C0175E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005. FILED FOR AND RECORDED AND ALL CONDITIONS FOR APPROVAL BY THIS **GUARANTEE AND OTHER DOCUMENTS** PUBLIC IMPROVEMENT STANDARDS AND 801-391-7169 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THIS IS TO CERTIFY THAT THIS I DO HEREBY CERTIFY THAT THE SOILS, 3. EXISTING BUILDINGS ARE TO BE REMOVED PRIOR TO SITE DEVELOPEMENT. OFFICE HAVE BEEN SATISFIED. THE APPROVAL ASSOCIATED WITH THIS SUBDIVISION DRAWINGS FOR THIS SUBDIVISION THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY PERCOLATION RATES, AND SITE CONFORM WITH COUNTY STANDARDS . IN BOOK OF THIS PLAT BY THE WEBER COUNTY PLAT AND IN MY OPINION THEY CONFORM WAYS AND FINANCIAL GUARANTEE OF PUBLIC THE WEBER COUNTY PLANNING CONDITION FOR THIS SUBDIVISION HAVE SURVEYOR DOES NOT RELIEVE THE LICENSED WITH THE COUNTY ORDINANCE AND THE AMOUNT OF THE FINANCIAL IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION BEEN INVESTIGATED BY THIS OFFICE AND COMMISSION. LAND SURVEYOR WHO EXECUTED THIS PLAT APPLICABLE THERETO AND NOW IN GUARANTEE IS SUFFICIENT FOR THE THEREON ARE HEREBY APPROVED AND ACCEPTED ARE APPROVED FOR ON-SITE INSTALLATION OF THESE IMPROVEMENTS. FROM THE RESPONSIBILITIES AND/OR LIABILITIES FORCE AND EFFECT. BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. WASTEWATER DISPOSAL SYSTEMS. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE ASSOCIATED THEREWITH. OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE SIGNED THIS____DAY OF ____ SIGNED THIS____DAY OF _____, 2018. PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO SIGNED THIS____DAY OF ______, 2018. SIGNED THIS____DAY OF______, 2018. ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT CHAIRMAN, WEBER COUNTY COMMISSION INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. COUNTY RECORDER COUNTY SURVEYOR MUNICIPAL - LAND SURVEYING W.C.O. 106-1-8(c)(1)h. 10;WCO 45-4-2(c) ATTEST:_____NAME/TITLE DIRECTOR WEBER-MORGAN HEALTH DEPT CHAIRMAN, WEBER COUNTY PLANNING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 COUNTY ATTORNEY COUNTY ENGINEER