

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

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

The south portion of subdivision looks like it may be within Zone AE if so:

Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain/floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8 (c)(6)

Plat shall be dimensioned at 24" by 36" leaving a space of a minimum one half inch (1/2") and a maximum of one and a half inch (1 1/2") margin on all four sides of the sheet. WCO 106-1-8(c)(1)

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1);

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(b)(i)

The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements". UCA 17-27a-603(a)(ii)

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(b)(iii)

Owners dedication needs to comply with WCO 106-7-1, it is missing multiple items required by code

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

The Map shall contain a written narrative. WCO 106-1-8(c)(1)k; UCA 17-23-17(4)(a)

The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)

The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b)

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

### HALE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 6 NORTH RANGE 2 EAST  
SALT LAKE BASE & MERIDIAN, US SURVEY  
WEBER COUNTY, UTAH  
MARCH 2018

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N0°27'17"W	20.27'
L2	S81°03'57"E	7.91'
L3	S31°42'31"E	25.12'
L4	S13°52'02"W	58.58'
L5	S0°15'09"W	116.68'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	95.00'	31.82'	49°20'55"	S56°23'18"E	79.32'
C2	75.00'	17.82'	13°36'58"	N7°03'38"E	17.78'
C3	95.00'	22.58'	13°38'58"	N7°23'38"E	22.52'
C4	75.00'	34.60'	49°20'55"	S56°23'18"E	62.62'

**GENERAL NOTES:**

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.) ARE 10' UNLESS OTHERWISE NOTED HEREON. NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.
- PERIMETER DESCRIPTION OF SUBDIVISION IS TAKEN FROM THE RECORD WARRANTY DEEDS: 1) ENTRY #1516003, BOOK 1902, PAGE 1054. 2) ENTRY #1945230, BOOK 2381, PAGE 526 AND 3) ENTRY #1945229, BOOK 2381, PAGE 324. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 ALONG THE FRONTAGE OF 500 SOUTH STREET. LOT 2 IS A REMAINDER PARCEL OF THE WARRANTY DEED REFERENCED ABOVE AND IS A REPRESENTATION OF THE BOUNDARY ACCORDING TO THE WARRANTY DEEDS REFERENCED ABOVE. NO FIELD SURVEY OF THE EAST AND SOUTH LINES OF LOT 2 HAS BEEN PERFORMED.
- THE WEST LINE OF THE SUBDIVISION WAS DETERMINED TO BE ALONG AN OLD WIRE FENCE WHOSE LOCATION IS SHOWN HEREON.
- LOCATION OF THE NORTH BRANCH OF THE SOUTH FORK OF THE GODDEN RIVER REPRESENTED HEREON WAS APPROXIMATED FROM AERIAL PHOTOGRAMMETRY OBTAINED FROM THE UTAH AGRS COLLECTED IN 2012. NO FIELD SURVEY WAS PERFORMED OF THE RIVER AND THE LINES SHOWN HEREON ARE ONLY A REPRESENTATION OF THE RIVER'S LOCATION.

**DEVELOPER**  
KATIE HALE  
9215 E 500 S  
HUNTSVILLE, UT 84317  
410.900.5152

A signature block for Weber-Morgan Health Department conforming to state code and county ordinance. 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\_\_.

A signature block for County Attorney conforming to state code and county ordinance. 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\_\_.

A signature block for County Planning Commission conforming to state code and county ordinance. 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\_\_.

A signature block for County Engineer conforming to state code and county ordinance. Weber County Engineer: I hereby certify that the required public improvements 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\_\_.

A signature block for Board of County Commissioners conforming to state code and county ordinance. 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\_\_.

A signature block for County Surveyor conforming to state code and county ordinance. 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\_\_.