

D.M. HADLEY SUBDIVISION

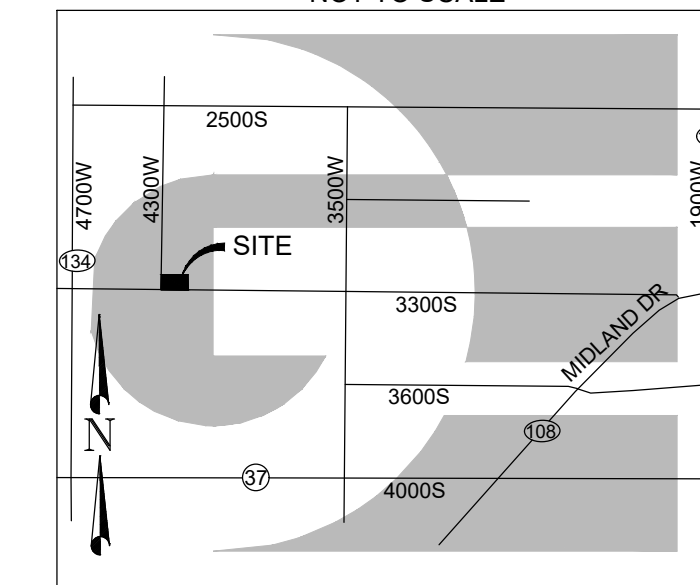
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MAY 2018

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 1°22'05" EAST 392.23 FEET TO THE PROJECTION OF AN EXISTING FENCE LINE; THENCE ALONG SAID PROJECTED FENCE LINE AND FENCE LINE SOUTH 89°37'43" EAST 706.35 FEET TO THE WEST TOP LINE OF THE OLD HOOPER CANAL; THENCE ALONG SAID LINE SOUTH 0°44'53" EAST 396.76 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LINE NORTH 89°16'10" WEST 720.93 FEET TO THE POINT OF BEGINNING, CONTAINING 281,475 SF, OR 6.46 AC, MORE OR LESS.

VICINITY MAP

NOT TO SCALE



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - PUBLIC UTILITY EASEMENT (PUE)
- EXISTING FENCE LINE
- ORIGINAL PROPERTY LINE
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- - - EXISTING FIBER OPTIC LINE
- ▨ EXISTING ASPHALT
- ▨ EXISTING CONCRETE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING IRRIGATION VALVE
- ⊙ EXISTING IRRIGATION MANHOLE
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING TELEPHONE PEDESTAL

NOTES

1. ZONE A-2 CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' WITH TOTAL OF TWO NOT LESS THAN 24' // REAR-30'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER MORGAN HEALTH DEPARTMENT
EVALUATION DATE: MAY 1, 2018. THE EXPLORATION PIT (S) IS LOCATED AT THE REFERENCED GPS COORDINATE AND DATUM. THE SOIL TEXTURE AND STRUCTURE, AS CLASSIFIED USING THE USDA SYSTEM, ARE AS FOLLOWS:

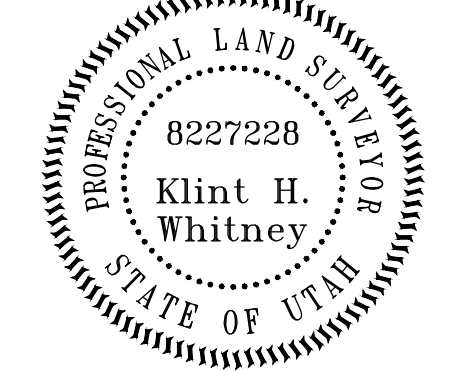
EXPLORATION PIT #1 LOT 2 (UTM ZONE 12T, NAD 83, 0409196E 4562210N)
0-5" GRAVELLY FINE SANDY LOAM (NEAR LOAMY FINE SAND), GRANULAR STRUCTURE
5-71" FINE SANDY LOAM, (NEAR LOAMY FINE SAND) MASSIVE STRUCTURE
GROUND WATER AT 71 INCHES

EXPLORATION PIT #2 LOT 4 (UTM ZONE 12T, NAD 83, 0409286E 4562158N)
0-8" GRAVELLY FINE SANDY LOAM (NEAR LOAMY FINE SAND), GRANULAR STRUCTURE
8-69" FINE SANDY LOAM, (NEAR LOAMY FINE SAND) MASSIVE STRUCTURE
GROUND WATER AT 69 INCHES

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 D.M. HADLEY 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 RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; 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 _____, 2018.



KLINT H. WHITNEY, PLS NO. 8227228

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:

D.M. HADLEY SUBDIVISION

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 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2018.

HADLEY FAMILY TRUST AGREEMENT, DATED OCTOBER 14, 2002

BY: NELDA H. HADLEY, TRUSTEE

KELLY K HADLEY AND CAROL HADLEY

BY: KELLY K HADLEY

BY: CAROL HADLEY

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF WEBER)

On this _____ day of _____, 2018, personally appeared before me NELDA H. HADLEY, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the TRUSTEES OF THE HADLEY FAMILY TRUST AGREEMENT, DATED OCTOBER 14, 2002, and that said document was signed by them in behalf of said Trust, and said NELDA H. HADLEY acknowledged to me that said Trust executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF WEBER)

On this _____ day of _____, 2018, before me _____, A Notary Public, personally appeared KELLY K HADLEY AND CAROL HADLEY, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION OF PARCEL NO. 150890010, 150890006 AND 150890020 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF HALES. THE CONTROL USED TO ESTABLISH THE BOUNDARY IS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°16'10" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE WEST AND SOUTH BOUNDARY LINES WERE DETERMINED BY MONUMENTED SECTION LINES. THE EAST BOUNDARY LINE WAS DETERMINED BY AN EXISTING FENCE LINE BEGIN ON THE WEST BANK OF THE HOOPER CANAL AS CALLED FOR IN DEED AND FURTHER EVIDENCE IN RECORD OF SURVEY NUMBER 5237. VESTING DEED OF PARCEL 15-089-0020 RECORDED AS ENTRY 971754, PARCEL 15-089-0006 RECORDED AS ENTRY 1881569, PARCEL 15-089-0010 RECORDED AS ENTRY 1881568, DEEDS OF ADJOINING LAND OWNERS, RECORDED SURVEYS AND DEDICATED SUBDIVISION PLATS WITHIN AND SURROUNDING SAID SECTION 33 WERE USED TO DETERMINE THE SUBDIVISION BOUNDARY.

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 2018

DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION 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

ATTEST: _____ NAME/TITLE

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.

COUNTY ENGINEER

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.

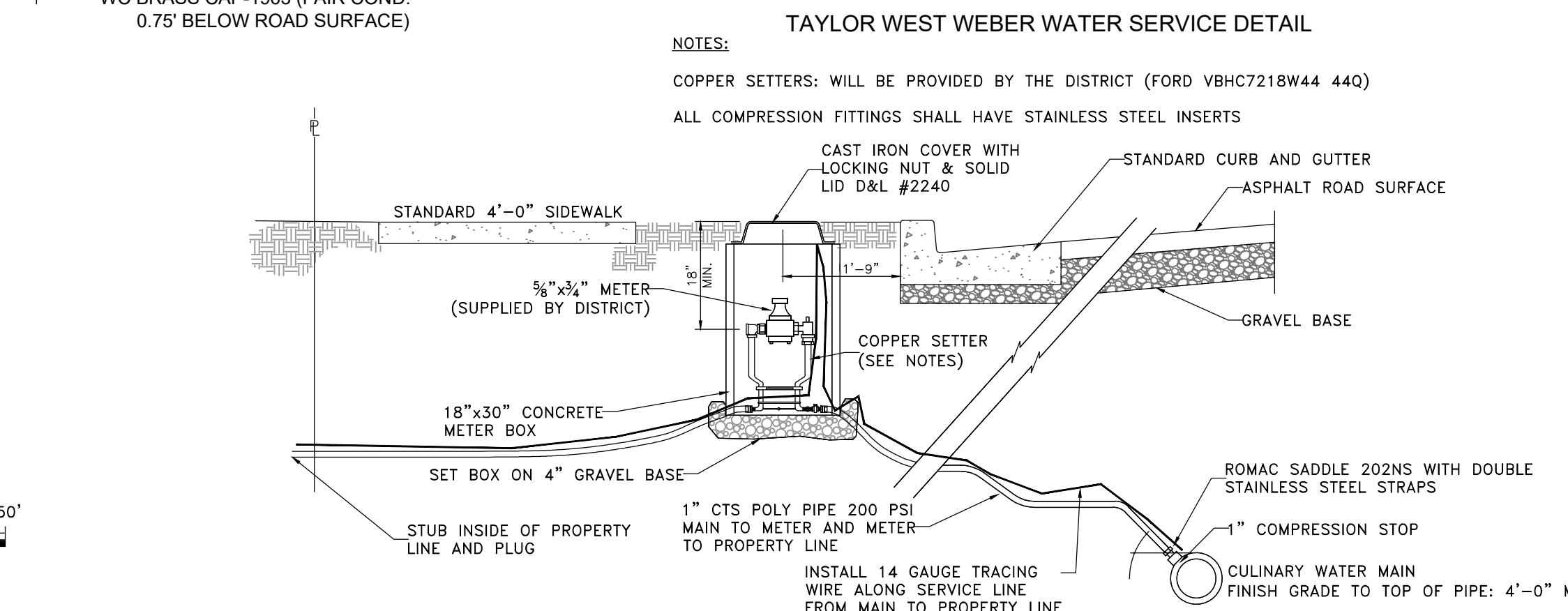
COUNTY ATTORNEY

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 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.

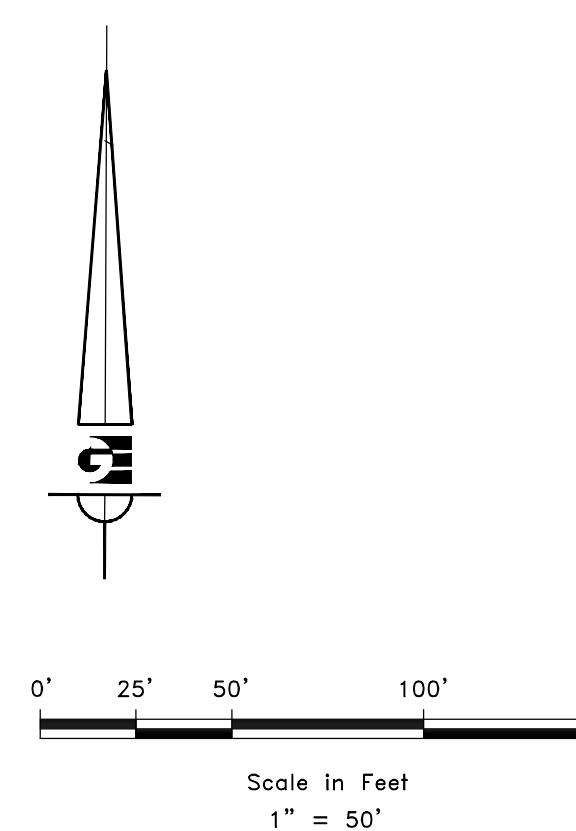
SIGNED THIS _____ DAY OF _____, 2018.

COUNTY SURVEYOR



TAYLOR WEST WEBER WATER SERVICE DETAIL

NOTES:
COPPER SETTERS: WILL BE PROVIDED BY THE DISTRICT (FORD VBHC7218W44 440)
ALL COMPRESSION FITTINGS SHALL HAVE STAINLESS STEEL INSERTS
CAST IRON COVER WITH LOCKING NUT & SOLID LID D&L #2240
STANDARD CURB AND GUTTER
ASPHALT ROAD SURFACE
GRAVEL BASE
1/2" x 1/2" METER (SUPPLIED BY DISTRICT)
COPPER SETTER (SEE NOTES)
18"x30" CONCRETE METER BOX
SET BOX ON 4" GRAVEL BASE
1" CTS POLY PIPE 200 PSI MAIN TO METER AND METER TO PROPERTY LINE
INSTALL 14 GAUGE TRACING WIRE ALONG SERVICE LINE FROM MAIN TO PROPERTY LINE
ROMAC SADDLE 202NS WITH DOUBLE STAINLESS STEEL STRAPS
1" COMPRESSION STOP
CULINARY WATER MAIN FINISH GRADE TO TOP OF PIPE: 4'-0" MIN.



DEVELOPER: JEFF HALES 5355 W 2150 N PLAIN CITY UT 84404 801-540-9947	<div style="border: 2px solid black; padding: 5px; font-size: 2em; font-weight: bold;">S1</div> <div style="border: 2px solid black; padding: 5px; font-size: 3em; font-weight: bold; margin-top: 5px;">1</div>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
<div style="display: flex; justify-content: center; align-items: center;"> <div style="text-align: center;"> <b style="font-size: 1.5em;">GARDNER <b style="font-size: 1.5em;">ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 </div> </div>		