OL-HS CHARLESWORTH ESTATES SUBDIVISION VICINITY MAP NOT TO SCALE LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH **BOUNDARY DESCRIPTION** 4000 NORTH DECEMBER, 2018 A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING LOCATED SOUTH 89°49'37" EAST 658.00 FEET ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 21: RUNNING THENCE ALONG SAID NORTH LINE SOUTH 89°49'33" EAST 160.00 FEET THENCE SOUTH 0°53'41" WEST 283.59 FEET; THENCE NORTH 89°49'37" WEST 159.34 FEET; THENCE NORTH 0°45'39" EAST 283.59 FEET TO THE POINT OF BEGINNING. CONTAINS 45,278 SQUARE FEET. CODY TRENT & LINDSEY ANN NELSON JAMES I. & TERREL M. NOWELL JOHN W. LARKIN FAMILY LIMITED PARTNERSHIP SURVEYOR'S CERTIFICATE I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE NORTHWEST CORNER SECTION 21, NORTH QUARTER CORNER SECTION 21. T7N. R2W, S.L.B.&M. (FOUND WEBER T7N, R2W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT 3" (FAIR MEASUREMENTS: THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE COUNTY BRASS CAP MONUMENT 3" (FAIR CONDITION 8" BELOW ROAD SURFACE 1991) 4000 NORTH STREET SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY: THAT I HAVE PLACED MONUMENTS AS REPRESENTED P.O.B. CONDITION 3" BELOW ROAD SURFACE 1981) Scale in Feet ON THIS PLAT; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION S89°49'37"E 2641.31' BASIS OF BEARING MEASURED AND RECORD SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN 1" = 30' DESCRIBED TRACT OF REAL PROPERTY. - ROAD DEDICATION AREA **LEGEND** S89°49'37"E 160.00' SIGNED THIS 78 DAY OF DECEMBER, 2018 ◆ WEBER COUNTY MONUMENT AS NOTED SET 24" X 5" REBAR AND CAP MARKED GARDNER ENGINEERING S89°30'43"E 159.94' Klint H. Whitney SUBDIVISION BOUNDARY FOUND CLS REBAR CAP ON PROPERTY LINE - FUTURE R.O.W ADJACENT PARCE SECTION LINE OWNER'S DEDICATION EXPLORATION PIT #1 -- w -- EXISTING WATER LINE 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: ---- SD --- EXISTING STORM DRAIN CHARLSWORTH ESTATES SUBDIVISION CONTAINING 41,667 SQ.FT. --- - SS --- EXISTING SANITARY SEWER 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 4187 WEST --- - OH --- EXISTING OVERHEAD POWER 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, - -- -- G -- EXISTING GAS LINE MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR M EXISTING WATER METER THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS 10.00' APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES W EXISTING WATER MANHOLE BEING ERECTED WITHIN SUCH EASEMENTS. EXISTING FIRE HYDRANT EXISTING WATER VALVE © EXISTING STORM MANHOLE **BARN** PAVID E. & BONNIE F. CASPERSON EXISTING CATCH BASIN JAMES L. WATTS. NOTES S EXISTING SEWER MANHOLE & KERRY K. WATTS TRUST ZONE (A-2) CURRENT YARD SETBACKS: FRONT 30', SIDE 10' MINIMUM COMBINED 24', REAR, 30'. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 3. A FUTURE SANITARY SEWER LINE IS PLANNED ALONG 4000 NORTH. WEBER COUNTY REQUIRES A FUTURE CONNECTION TO THE MAST PLANNED SEWER AT THE TIME OF INSTALLATION. EX HOME 4. DUE TO THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS AGRICULTURAL NOTE: ACKNOWLEDGEMENT 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 STATE OF UTAH FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. COUNTY OF WEBER FOUND CLS REBAR CAP On this 2nd day of January 2019, before me Taska Hadfield SOIL NOTES: personally appeared L. Patrick Charlesworth, Proved on the basis of satisfactory evidence to be the person(s) whose **EXPLORATION PIT #1** name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and 0-15" SANDY LOAM, GRANULAR STRUCTURE |15-55" LOAMY SAND, SINGLE GRAIN STRUCTURE OBSERVED GROUND WATER TABLE 8" RE-EVALUATED MAY 10, 2006 0-15" SANDY LOAM, GRANULAR STRUCTURE 15-55" LOAMY SAND, SINGLE GRAIN STRUCTURE TASHA HADFIELD OBSERVED GROUND WATER TABLE 44" NOTARY PUBLIC . STATE OF UTAH COMMISSION NO. 697406 NOTARY PUBLIC REQUIRED PERCOLATION DEPTHS 18" COMM. EXP. 10/12/2021 LOCATION LATITUDE 41°20.151' NORTH, LONGITUDE 112°04.838' WEST SEE RECORD OF SURVEY # 6149 WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY **DEVELOPER:** WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING WEBER - MORGAN HEALTH **NARRATIVE** JEFF HALES ACCEPTANCE COMMISSION APPROVAL I HEREBY CERTIFY THAT THE WEBER COUNTY DEPARTMENT I HAVE EXAMINED THE FINANCIAL I HEREBY CERTIFY THAT THE REQUIRED 5335 WEST 2150 NORTH SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT GUARANTEE AND OTHER DOCUMENTS PUBLIC IMPROVEMENT STANDARDS AND THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS PLAIN CITY, UTAH THIS IS FO CERTIFY THAT THIS SUBDIVISION PLAT, AND ALL CONDITIONS FOR APPROVAL BY THIS FILED FOR AND RECORDED 185 JUN-ASSOCIATED WITH THIS SUBDIVISION THIS IS TO CERTIFY THAT THIS DRAWINGS FOR THIS SUBDIVISION I DO HEREBY CERTIFY THAT THE SOILS, SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF HALES. THE CONTROL THE DEDICATION OF STREETS AND OTHER PUBLIC OFFICE HAVE BEEN SATISFIED. THE APPROVAL 801-540-9947 SUBDIVISION WAS DULY APPROVED BY PLAT AND IN MY OPINION THEY CONFORM PERCOLATION RATES, AND SITE CONFORM WITH COUNTY STANDARDS WAYS AND FINANCIAL GUARANTEE OF PUBLIC USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY т4.8 in воок84 of official OF THIS PLAT BY THE WEBER COUNTY THE WEBER COUNTY PLANNING WITH THE COUNTY ORDINANCE CONDITION FOR THIS SUBDIVISION HAVE AND THE AMOUNT OF THE FINANCIAL IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION SURVEYOR DOES NOT RELIEVE THE LICENSED MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF APPLICABLE THERETO AND NOW IN BEEN INVESTIGATED BY THIS OFFICE AND GUARANTEE IS SUFFICIENT FOR THE COMMISSION LAND SURVEYOR WHO EXECUTED THIS PLAT THEREON ARE HEREBY APPROVED AND ACCEPTED FORCE AND EFFECT. ARE APPROVED FOR ON-SITE INSTALLATION OF THESE IMPROVEMENTS. THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT RECORDS, PAGE $\frac{1}{2}$. RECORDED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. FROM THE RESPONSIBILITIES AND/OR LIABILITIES WASTEWATER DISPOSAL SYSTEMS. LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°30'43" EAST WEBER COUNTY, UTAH NORTH, ASSOCIATED THEREWITH. SIGNED THIS 3 DAY OF 1 LAW. SIGNED THIS That OF Jan 2019 NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4000 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE LINDSAY SIGNED THIS Y DAY OF JANUARY, 2019 ESTATES SUBDIVISION. WARRANTY DEED RECORDED AS ENTRY NUMBER 2942001 WAS ROTATED TO STATE PLANE GRID BEARINGS AND USED IN CONJUCTION WITH ADJOINING PROPERTY DEEDS, Summer D RECORD OF SURVEY NUMBER 6038 AND FOUND PROPERTY CORNERS WERE USED TO ATTEST: COMM. CHAIR HAIRMAN, WEBER COUNTY PLANNING MUNICIPAL - LAND SURVEYING COUNTY ATTORNEY DIRECTOR WEBER-MORGAN MEALTH DEPT. DETERMINE BOUNDARY LOCATION. 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 CÓMMISSION