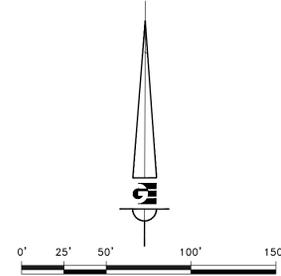
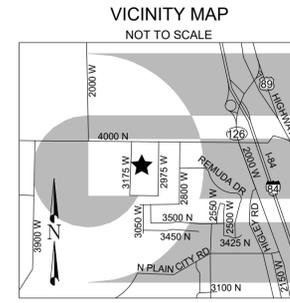
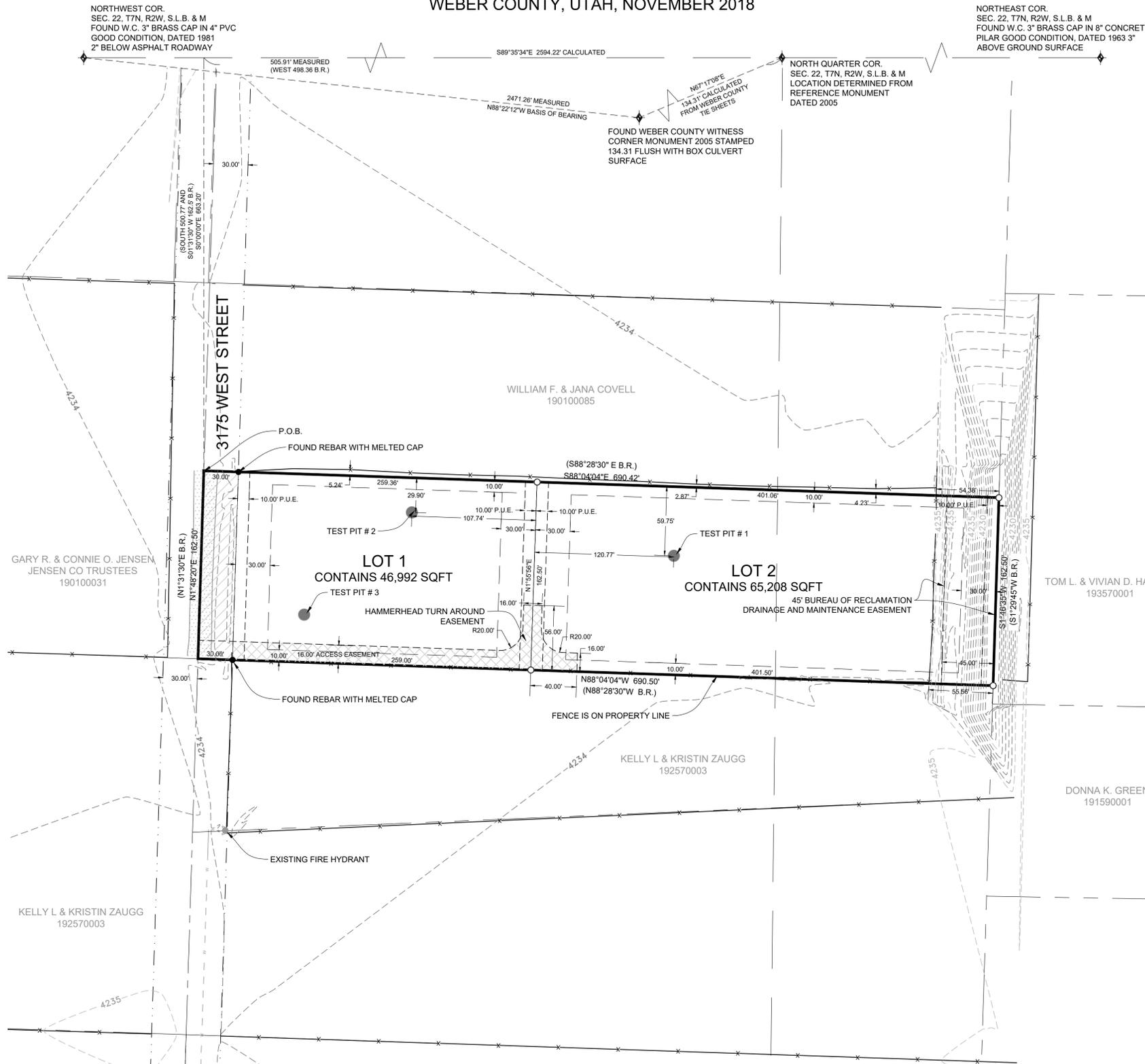


SCHILDHAUER SUBDIVISION

LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, NOVEMBER 2018



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- ADJACENT PARCEL
- SECTION LINE
- - - EXISTING RIGHT-OF-WAY EASEMENT LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - SETBACK LINE
- - - ALTERNATE SETBACK LINE
- ▨ EXISTING PRIVATE ROAD EASEMENT PER ENTRY #1466820
- ▩ ACCESS EASEMENT
- ▧ EXISTING GRAVEL ROAD
- - - EXISTING 1' CONTOUR
- - - EXISTING 5' CONTOUR

NOTES

1. ZONE A-1 CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' WITH TOTAL OF 2 SIDE YARDS 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. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES, AND OTHER PUBLIC UTILITIES.
4. SEWER IS TO BE SEPTIC AS APPROVED BY WEBER COUNTY.
5. ALL BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE TIME WHEN THE BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY.
6. SOILS NOTES:
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 411735 E 4575868 N)
0-24" LOAM GRANULAR STRUCTURE
24-58" SANDY LOAM, WEAKLY MASSIVE STRUCTURE
GROUND WATER DEPTH IF ENCOUNTERED 58 INCHES BELOW GRADE
EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 411641E 4576382N)
0-30" SILT LOAM, GRANULAR STRUCTURE
30-34" FIN SANDY LOAM, GRANULAR MASSIVE STRUCTURE
GROUND WATER DEPTH IF ENCOUNTERED 58 INCHES BELOW GRADE
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 PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

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 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 _____, 2018
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____
TITLE: _____

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 NO IN FORCE AND AFFECT.
SIGNED THIS ___ DAY OF _____, 2018
SIGNATURE _____

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 DEPT.

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 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 SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 _____, 2018
COUNTY SURVEYOR

BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED SOUTH 89°35'34" EAST 505.91 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 0°00'00" EAST 663.20 FEET (SAID POINT BEING DESCRIBED OF RECORD AS BEING WEST 498.86 FEET SOUTH 500.77 FEET AND SOUTH 01°31'30" WEST 162.50 FEET) FROM THE NORTHWEST CORNER OF SAID SECTION 22, RUNNING THENCE SOUTH 88°04'04" EAST 690.42 FEET (SOUTH 88°28'30" EAST BY RECORD); THENCE SOUTH 1°46'35" WEST 162.50 FEET (SOUTH 01°29'45" WEST BY RECORD); THENCE NORTH 88°04'04" WEST 690.50 FEET (NORTH 88°28'30" WEST BY RECORD); THENCE NORTH 1°48'20" EAST 162.50 FEET (NORTH 01°31'30" EAST BY RECORD) TO THE POINT OF BEGINNING. CONTAINS 2.58 ACRES.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KEVIN SCHILDHAUER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°35'34" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 3175 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE HALES SUBDIVISION. THIS SUBDIVISION IS ACCESS BY A PRIVATE ROAD (3175 WEST) SAID PRIVATE ROAD IS DESCRIBED IN ALL DEEDS OF PROPERTIES ADJOINING SAID 3175 WEST STREET AND ORIGINALLY RECORDED AS ENTRY #1466820 AND FURTHER EVIDENCED IN DEDICATED PLAT RECORDED AT BOOK 54 PAGE 003 OF THE WEBER COUNTY RECORDS.

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 PROFESSIONAL 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 SCHILDHAUER 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 PROPERTY.
SIGNED THIS ___ DAY OF _____, 2018.



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:
SCHILDHAUER 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 AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A HAMMERHEAD TURN AROUND EASEMENT AS SHOWN HEREON WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENT.

SIGNED THIS ___ DAY OF _____, 2018.
BY: KEVIN SCHILDHAUER, JOINT TENANT
BY: JILL SCHILDHAUER, JOINT TENANT
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this ___ day of _____, 2018, before me _____, A Notary Public, personally appeared KEVIN SCHILDHAUER AND JILL SCHILDHAUER, HUSBAND AND WIFE AS JOINT TENANTS. Perved 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

DEVELOPER: KEVIN SCHILDHAUER 4186 N 3175 W OGDEN, UTAH 208-286-8974	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		