

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use) \$675.00	Receipt Number (Office Use) 818	File Number (Office Use) LVL053012
----------------------------	-------------------------------	------------------------------------	---------------------------------------

Subdivision and Property Information

Subdivision Name Larkin Place Subdivision		Number of Lots 3
Approximate Address 5517 W. 1150 So.		Land Serial Number(s) # 15-053-0032
Current Zoning A1	Total Acreage 3.2 Acre	
Culinary Water Provider Taylor West Weber water	Secondary Water Provider Hooper Irrig.	Wastewater Treatment Weber-Morgan Health Dept.

Property Owner Contact Information

Name of Property Owner(s) Brett Larkins		Mailing Address of Property Owner(s) 5517 W. 1150 So. Ogden, Utah 84401
Phone 801-686-6582	Fax ---	
Email Address ---		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Rod Herrick		Mailing Address of Authorized Person 934 So. 3500 W. Ogden, Utah 84404
Phone 801-726-6741	Fax 801-731-0652	
Email Address Joseph Herrick at G mail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Landmark Surveying Inc.		Mailing Address of Surveyor/Engineer 4646 S. 3500 W. West Haven, Utah 84401
Phone 801-731-4075	Fax 801-731-8506	
Email Address ---		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input checked="" type="checkbox"/> Fax <input type="checkbox"/> Mail

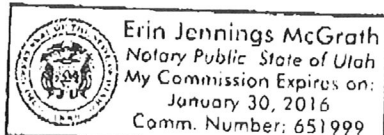
Property Owner Affidavit

I (We), Brett Larkin depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Brett Larkin
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 29th day of May 2012



Erin Jennings McGrath
(Notary)



WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

May 14, 2012

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS COOPER, Environmental Health
COLLEEN JENSON, WIC

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Linda Larkin Property, 1 Lot
5517 W. 1150 S.
Parcel #15-053-0032

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by the Taylor West Weber Water District, an extension of an existing approved community water system. **A Letter from the water supplier is required.**

Soil characteristics, percolation rates of 60 MPI, and ground water table not to exceed 12 inches, fall within the range of acceptability for the installation of a Mound Wastewater Disposal System. The trench depth is limited to 0 inches. The Mound is to be engineered by a designer certified by this office and plans are to be submitted for approval prior to issuance of an individual wastewater disposal permit.

Documentation showing the **Deed Covenant and Restriction** is recorded will be required before a permit will be issued. Mound Wastewater Disposal Systems are required to maintain a bi-annual operating permit issued by the Health Department.


Plans for the construction of any wastewater disposal system is to be prepared by a Utah State Certified individual and submitted to this office for review prior to issuance of a wastewater disposal permit.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designation will be provided by this office along with logs of soil horizons and final percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with Onsite Wastewater Systems Rule, R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan Health Department policies. Final approval will be given only after an on-site inspection of the completed project and documentation of a yearly Operation & Maintenance contract is supplied to the Health Department.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,



Summer Day, LEHS
Environmental Health Division

SD/jc

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

May 16, 2012

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

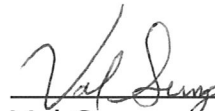
This is to inform you that *preliminary* approval has been given to provide culinary water only for one lot for Bret Larkin to be located at the approximate address of 5517 West 1150 South in West Weber, Utah.

¼ share of Hooper Irrigation (in the District's name) or a Weber Basin contract (\$2,902 per lot) for the water rights impact fee and also ¾ share of Hooper Irrigation (in the District's name) to be held by District for secondary water, must be provided to the District before final approval will be given.

Final approval will be subject to meeting all the requirements of the District

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 11/16/12



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 31-MAY-2012

Receipt Nbr: 818

ID# 4393

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: RODNEY HERRICK
Template: PUBLIC WORKS
Description: SUBDIVISION APPLICATION FEES

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	675.00
Grand Total	\$	=====	675.00

Account Number	Account Name	Comments	Total
2012-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		225.00
2012-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		225.00
2012-01-4181-3419-0564-000	PLANNING SUBDIVISION FEES		225.00
TOTAL \$			675.00

Check Amounts

675.00

Total Checks: 1

Total Check Amounts: \$ 675.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	SURVEYORS
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	TREASURERS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Taylor-West Weber Water</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Hooper Irrigation</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Rocky Mountain Power</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Century Link</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Weber Pathways</u>

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

* - Preliminary/Final Approval

** - Only if subdivision is new send it to Weber Pathways

LARKIN PLACE SUBDIVISION

A PART OF THE N. E. 1/4 OF SEC. 7 AND THE N.W. 1/4 OF SEC. 19, T. 6 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH

FEBRUARY 2011

NE COR SEC 19, T6N., R2W., S.L.B.&M. FND WEBER CO. BRASS CAP 1963 FAIR COND.

SURVEYORS CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF LARKIN PLACE SUBDIVISION

IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT

LARKIN PLACE SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF WEBER }

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 894.49 FEET, EAST 2547.25 FEET AND NORTH 00°48'15" EAST 288.30 FEET FROM THE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 01°09'04" EAST 289.38 FEET TO THE SOUTH SIDE OF 1100 SOUTH STREET; THENCE SOUTH 88°49'32" EAST 471.44 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°53'53" WEST 302.63 FEET; THENCE NORTH 87°13'01" WEST 472.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.208 ACRES.

DEVELOPER:

RODNEY HERRICK BRETT LARKIN
Ph: 801-726-6741



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE (3) LOT SUBDIVISION. THE CURRENT DESCRIPTION OF THE PROPERTY CONTAINS SEVERAL OF WHAT APPEAR TO BE BLUNDERS IN THE DESCRIPTION, WHICH WHEN REINTERPRETED FOR WHAT I BELIEVE WAS THE INTENDED BEARINGS AND DISTANCES, MATCH THE EXISTING CONDITIONS VERY CLOSELY. THE DEED FOR THE ADDITION TO THE EAST (15-052-0029) CREATES A SIGNIFICANT OVERLAP OF THE PARCELS, BUT THE TIE IS FROM THE CENTER OF THIS SECTION, WHICH LIKE MOST SECTIONS THAT ARE BISECTED BY THE RIVER HAS MAJOR ISSUES BETWEEN THE CORNER LOCATIONS ON THE EAST SIDE OF RIVER VERSUS THE WEST SIDE. CALLS TO A ALONG THE QUARTER SECTION LINE DO NOT AGREE WITH THE CURRENT CONFIGURATION OF THE SECTION AND THE EXISTING OCCUPATIONS WERE HEAVILY RELIED UPON TO DETERMINE THE BOUNDARY OF THE SUBDIVISION.

NOTE:
BEARINGS AND OR DISTANCES SHOWN IN PARENTHESES ARE DEED CALLS THAT DIFFER FROM THE SURVEYED LINES.

SCALE: 1" = 50'

○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MH	SOILS EVALUATION #12236, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	18"	-	0-23" FINE GRAIN SANDY LOAM
			23"-24" SILTY CLAY LOAM IN SPOILS PILE
NO. 2	18"	-	0-23" FINE GRAIN SANDY LOAM
			23"-24" SILTY CLAY LOAM IN SPOILS PILE

○ = TEST PIT LOCATIONS

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 THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

W 1/4 SEC 19, T6N., R2W., S.L.B.&M. PDS. BY WEBER CO. SURVEYORS RECORDS

E 1/4 SEC 19, T6N., R2W., S.L.B.&M. FND WEBER CO. BRASS CAP 1963 FAIR COND.

WEBER-MORGAN HEALTH DEPARTMENT

I 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 _____ 20__.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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__.

SIGNATURE

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 _____ 20__.

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND ENBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____ 20__.

SIGNATURE

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 AFFECT.

SIGNED THIS _____ DAY OF _____ 20__.

SIGNATURE

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__.

ATTEST:
TITLE CHAIRMAN, WEBER COUNTY COMMISSION



CLIENT: BRETT LARKIN

LOCATION: PART OF NW 1/4 OF SEC. 19, T.6N., R.2W., S.L.B.&M.

SURVEYED: FEBRUARY 2011

REVISIONS:	DRAWN BY: DLG
	CHECKED BY:
	DATE: 01-26-11
	FILE: 3193FIN

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED

THIS _____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF _____

PAGE _____

WEBER COUNTY RECORDER

BY _____

DEPUTY