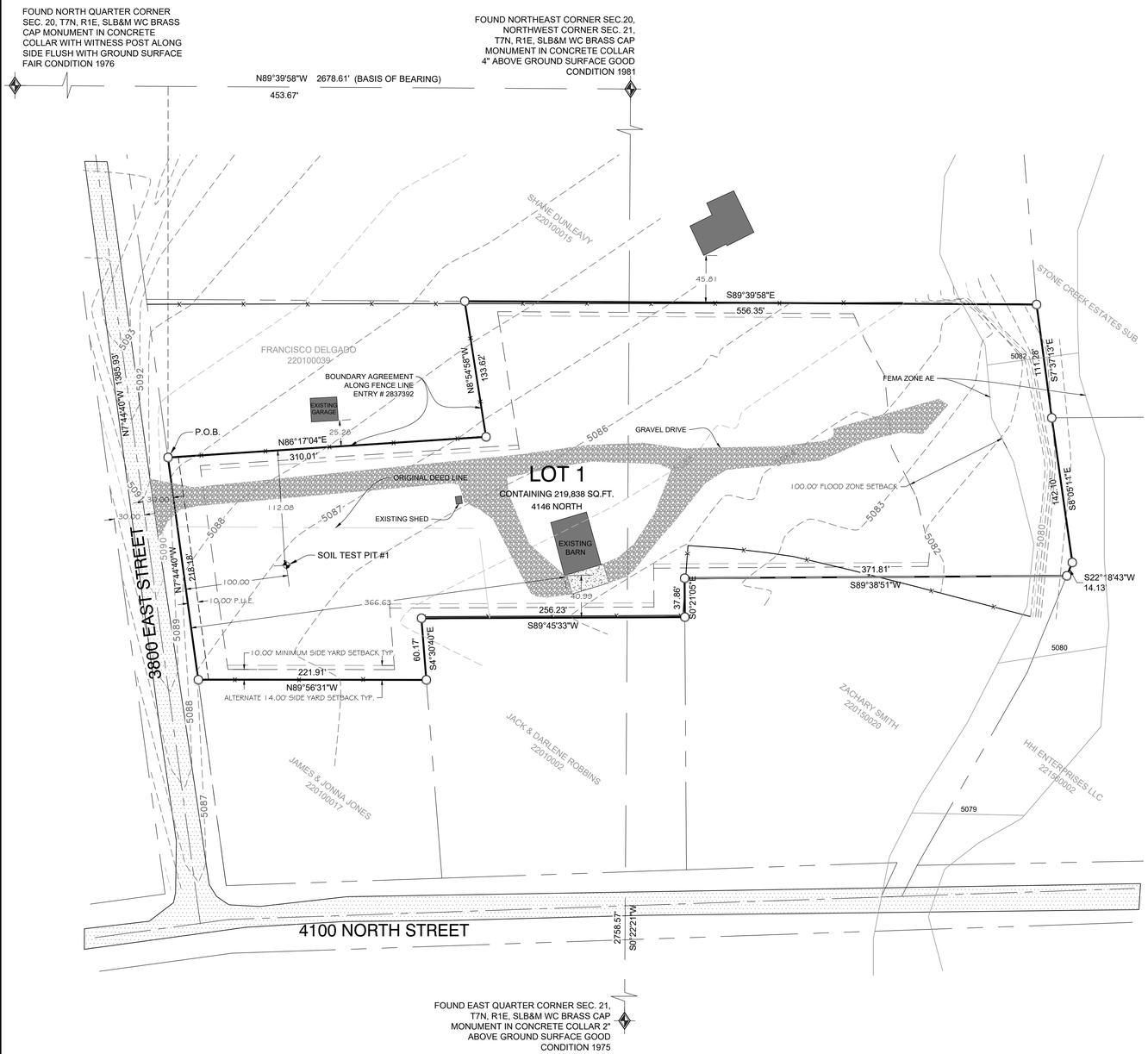
JOHN AND VICKI SUBDIVISION

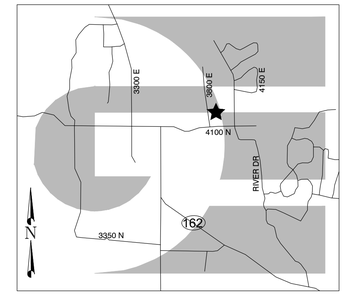
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

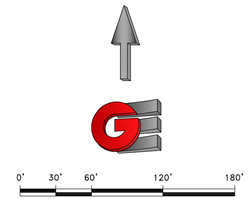
JANUARY, 2019



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
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT
- SETBACK LINE
- ALTERNATE SETBACK LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING STORM BOX
- EXISTING SANITARY BOX

NOTES

1. ZONE A-3 CURRENT YARD SETBACKS: FRONT 30', REAR 30' (ALSO 100' FROM FLOOD ZONE), SIDE MINIMUM 10' WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE AE AS SHOWN HEREON. PER FEMA MAP NO. 49057C0228F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

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.

SOIL TEST NOTES:
SOIL EVALUATION #14671
AN EVALUATION OF THE SITE AND SOILS AT THE ABOVE-REFERENCED SITE WAS COMPLETED BY WEBER MORGAN HEALTH DEPARTMENT STAFF ON JULY 26, 2018. THE EXPLORATION PIT IS LOCATED ON THIS PLAT MAP. THE SOIL HORIZONS, REQUIRED PERCOLATION DEPTHS, ACTUAL AND ANTICIPATED MAXIMUM GROUND WATER TABLES HAVE BEEN LOGGED AS FOLLOWS:
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0428423 E 4576228 N)
0-22" SANDY LOAM, GRANULAR STRUCTURE, 10% GRAVEL
22-108" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 50-60% GRAVEL

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 1 LOT SUBDIVISION COMBINING CURRENT WEBER COUNTY PARCELS 220100021 AND 220100023 INTO ONE CONFORMING LOT. THE SURVEY WAS ORDERED BY BRETT MCFARLAND. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTIONS 20 AND 21, OF TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 WHICH BEARS NORTH 89°39'58" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE PROPERTY LINE ADJOINING PARCEL 220100039 WAS DETERMINED BY BOUNDARY LINE AGREEMENT RECORDED AS ENTRY # 2837392, THE EAST BOUNDARY LINE WAS DETERMINED BY HONORING THE STONE CREEK ESTATES SUBDIVISION. THE SOUTH BOUNDARY LINE HAS BEEN STAKED ON THE GROUND AND ACKNOWLEDGED BY ADJOINING PROPERTY OWNERS. WARRANTY DEED RECORDED AS ENTRY NUMBER 1179745 AND QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 2830597 ALONG WITH DEEDS OF ADJOINING PROPERTIES AND RECORD OF SURVEY NUMBER 3608 WERE USED TO DETERMINE BOUNDARY LOCATION.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 3800 EAST STREET BEING LOCATED NORTH 89°39'58" WEST 453.67 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 20, AND SOUTH 0°00'00" EAST 923.27 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20; RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING (2) TWO COURSES: (1) NORTH 86°17'04" EAST 310.01 FEET; (2) NORTH 8°54'58" WEST 133.62 FEET; THENCE SOUTH 89°39'58" EAST 556.35 FEET TO THE WESTERLY LINE OF THE STONE CREEK ESTATES SUBDIVISION; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING (3) THREE COURSES: (1) SOUTH 7°37'13" EAST 111.28 FEET; (2) SOUTH 8°05'11" EAST 142.10 FEET; (3) SOUTH 22°18'43" WEST 14.13 FEET; THENCE SOUTH 89°38'51" WEST 371.81 FEET; THENCE SOUTH 0°21'05" EAST 37.86 FEET TO A SURVEYED LINE RECORDED ON APRIL 25, 2006 AS SURVEY NO.3608; THENCE ALONG SAID SURVEYED LINE THE FOLLOWING (3) THREE COURSES: (1) SOUTH 89°45'33" WEST 256.23 FEET; (2) SOUTH 4°30'40" EAST 60.17 FEET; (3) NORTH 89°56'31" WEST 221.91 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID 3800 EAST STREET; THENCE ALONG SAID LINE NORTH 7°44'40" WEST 218.18 FEET TO THE POINT OF BEGINNING. CONTAINING 219,838 SQ.FT. OR 5.05 AC, MORE OR LESS.

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 JOHN AND VICKIE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; 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 _____, 2019.

PROFESSIONAL LAND SURVEYOR 8227228 Klint H. Whitney STATE OF UTAH

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:

JOHN AND VICKIE 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 PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

JOHN W. MCFARLAND REVOCABLE TRUST

SIGNED THIS ___ DAY OF _____ 2019.

_____
BY: BRETT MCFARLAND, SUCCESSOR TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
) §
COUNTY OF WEBER)

On this _____day of_____2019, personally appeared before me BRETT MCFARLAND, 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 he/she is the SUCCESSOR TRUSTEE of THE JOHN W. MCFARLAND REVOCABLE TRUST, and that said document was signed by him/her in behalf of said trust, and said BRETT MCFARLAND acknowledged to me that said trust executed the same.

STAMP

_____
NOTARY PUBLIC

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 _____, 2019.

_____
WEBER COUNTY SURVEYOR

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 _____, 2019.

_____
COUNTY ATTORNEY

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 _____, 2019.

_____
COUNTY ENGINEER

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 _____, 2019.

_____ ATTEST: _____
CHAIRMAN, WEBER COUNTY COMMISSION NAME/TITLE

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_____, 2019.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

This____day of _____ 2019

_____
Director Weber-Morgan Health Department

DEVELOPER:
NAME
ADDRESS
OGDEN, UT 84401
801-XXX-XXX

S1/1

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____. IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

_____
COUNTY RECORDER
BY: _____

R:\2001 - MISC SURVEY\2016\1688 - MCFARLAND\SURVEY\DWG\JOHN AND VICKIE SUBDIVISION.DWG