

# 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 6/7/2012	Fees (Office Use) \$675	Receipt Number (Office Use) 839	File Number (Office Use) LVS060712
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## Subdivision and Property Information

Subdivision Name SALT CREEK ESTATES SUBDIVISION	Number of Lots -3-
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Approximate Address 6434 W. 1950 NO.	Land Serial Number(s)
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Current Zoning A-1	Total Acreage 4.769
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Culinary Water Provider WARREN / WEST WARREN.	Secondary Water Provider WARREN IRRIGATION	Wastewater Treatment SEPTIC.
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## Property Owner Contact Information

Name of Property Owner(s) GARY & CAROLYN HALES	Mailing Address of Property Owner(s) 6490 W. 1900 NO. DEEDEN, UTAH 84404
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Phone 801-731-4913	Fax
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Email Address CAROLYN hailes@hotmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail
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## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) JEFF W. HALES	Mailing Address of Authorized Person 5355 W. 2150 NO. PLAIN CITY, UTAH 84404
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Phone 801-540-9947	Fax 801-731-0503
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Email Address JeffWhales@LIVE.COM	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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## Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer HANSEN & ASSOCIATES, INC	Mailing Address of Surveyor/Engineer 538 NORTH MAIN STREET BRIGHAM, UTAH 84302
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Phone 435-723-3491	Fax
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Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input checked="" type="checkbox"/> Fax <input type="checkbox"/> Mail
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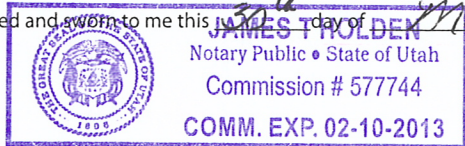
## Property Owner Affidavit

I (We), GARY & CAROLYN HALES, 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.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)

Subscribed and sworn to me this 24 day of May, 20 12



[Signature]

(Notary)



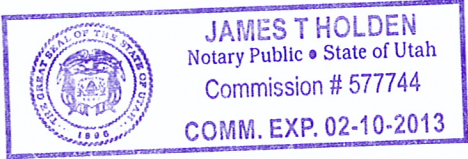
**Authorized Representative Affidavit**

I (We), GARY & CAROLYN HALES, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), JEFF W. HALES, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)

Dated this 30<sup>th</sup> day of May, 20 12, personally appeared before me James T. Holden, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]  
(Notary)





## WEBER-MORGAN HEALTH DEPARTMENT

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

April 11, 2012

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

Gary Hales  
6490 W 1900 N  
Ogden, UT 84404

**Subject: Water Table Monitoring, Located at 6436 W 1950 N in Ogden, UT. Land Serial #19-057-0018.**

Dear Mr. Hales:

This letter is to notify you of the results for water table monitoring that was conducted on your property. Monitoring was performed from January 3, 2012 through March 22, 2012.

The 2011-2012 water year was documented as having approximately 71% of normal annual precipitation. Therefore at this time we believe that an **At-Grade Wastewater Disposal System** would be suitable for the property with respect to water table.

The Weber-Morgan Health Department does not assert that this property meets zoning, subdivision or any other development feasibility requirements.

If not already accomplished, the following requirements must be satisfied, in accordance with Utah State Rule, R317-4. "Onsite Wastewater Systems," before the Weber-Morgan Health Department is able to issue a letter of feasibility for residential development on the property:

1. Approval of onsite systems in western Weber County is made in accordance with the "Ground Water Management Plan for Western Weber County," (adopted by the Weber-Morgan Board of Health 27 August 2001). The plan addresses replacement systems and density requirements.
2. **Drinking water.** Indicate the source. If a private well is used to supply drinking water, the well must be installed and approved.
3. **Soils evaluation.** Soil exploration pits shall be made at the minimum rate of one exploration pit per lot proposed. There must be at least four feet of suitable soil below the bottom of the absorption bed, and at least three feet of suitable soil below native ground surface. Application and guidance for soils evaluation are available at the health department.

4. **Percolation tests.** Tests must be performed by a certified individual, and results must be submitted to our office. A list of certified individual is available at the health department


After the requirements above are satisfied, the health department will issue a letter of feasibility for the placement of a onsite wastewater disposal system on the subject property.

Once feasibility has been demonstrated, and the following requirements have been satisfied, the health department will then be able to issue an "Onsite Wastewater Disposal Permit:"

1. **System design.** Alternative systems must be designed by a certified, level 3 onsite system professional or other qualified professional. The system must be designed in accordance with Utah State Rule, R317-4, "Onsite Wastewater Systems" and "Weber-Morgan Health Department Rules for Individual Wastewater Systems."
2. **Building plans.** Plans must include the property's dimensions, topographical features, easements, a floor plan (indicating the number of bedrooms and basement, if applicable), driveways and outbuildings and lot dimensions, placement of the onsite system and the location of system replacement area (must accommodate 100% replacement of the original system).

Attached is a copy of all water table measurements and observations. Please contact this office or the undersigned at 801-399-7174 if you have questions.

Sincerely,



Summer Day, LEHS  
Environmental Health Division,





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# WEBER-MORGAN HEALTH DEPARTMENT

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

April 30, 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: Gary Hales Property, 1 Lot  
Across from 6436 W. 1950 N  
Parcel#19-057-0018

Gentlemen:

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

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


Soil characteristics, percolation rates of 30 MPI, and anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the installation of an At-Grade Wastewater Disposal System. Maximum trench depth is limited to 0 inches. The system is to be installed in the location of the exploration pit.

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 prior to the accomplishment of any backfilling. 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

5/2 - PERMISSION BY SUMMER  
TO REMOVE PERCOLATION TEST  
REMOVED TODAY AT DEE  
TELEPHONE

SD/jc

**WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT  
5783 WEST 950 NORTH  
WARREN, UTAH 84404  
801-731-1702**

**June 6, 2012**

**On Behalf of Gary Hales and Dave & Heidi Wade**

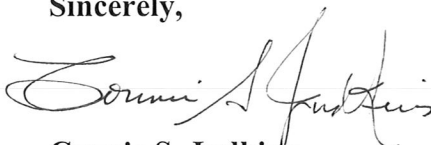
**To Whom It May Concern:**

**The West Warren-Warren Water Improvement District will supply culinary water to the approximate address of 6439 West 1950 North, a part of the Salt Creek Estates sub division lot # 1 in Warren, Utah.**

**The water is available upon request and payment of all current impact and connection fees assessed by the water district.**

**Should you have questions or comments, please contact the district clerk at 801-731-1702 after 4:00 PM weekdays or on weekends.**

**Sincerely,**



**Connie S. Judkins  
District Clerk**

**RG/csj**





# WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

\*\*\* REPRINT \*\*\*

Date: 07-JUN-2012

Receipt Nbr: 839

ID# 4580

Employee / Department: ANGELA MARTIN - 4181 - PLANNING  
Monies Received From: GARY HALES  
Template: PUBLIC WORKS  
Description: SALT CREEK ESTATES

*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 \*\*\*







# Salt Creek Estates Subdivision

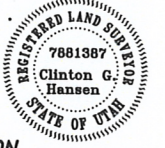
Weber County, Utah  
A Part of the Southwest Quarter of Section 36,  
Township 7 North, Range 3 West, Salt Lake Base & Meridian

## SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said tract into two (2) lots, know hereafter as Salt Creek Estates Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground. I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Clinton G. Hansen P.L.S.  
Utah Land Surveyor License No. 7881387



## BOUNDARY DESCRIPTION

A Part of the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian

Beginning at the Northwest Corner of Carver Estates Subdivision at a Point Located South 89°56'15" East 337.17 Feet Along the South Line of said Southwest Quarter and North 01°05'56" East 422.84 Feet and North 89°02'56" East 959.85 Feet from the South Corner of said Southwest Quarter and Running Thence South 00°57'04" West 237.10 Feet Along the West Line of said Carver Estates Subdivision to the North Line of the Warren Irrigation Co. Canal Property; Thence along said Warren Canal Property the following Eight (8) courses: (1) North 76°37'26" West 56.22 Feet; (2) North 79°58'09" West 613.04 Feet; (3) to the Right along the arc of a 20.50 foot radius curve a distance of 28.95 feet, having a central angle of 80°55'14", chord bears North 39°30'33" West 26.61 feet; (4) North 00°57'09" East 108.00 Feet to the south line of 1950 North Street; (5) North 89°02'56" West 79.50 Feet Along the South Line of said 1950 North Street; (6) South 00°57'04" West 108.00 Feet; (7) to the Left along the arc of a 100.00 foot radius curve a distance of 141.23 feet, having a central angle of 80°55'14", chord bears South 39°30'32" East 129.78 feet; (8) South 79°58'09" East 310.78 Feet to the West Line of Vienna Site Subdivision and its projection; Thence South 01°06'56" West 164.43 Feet Along said West Line to the South Line of said Southwest Quarter; Thence North 88°56'04" West 410.76 Feet Along the South Line of said Southwest Quarter to the East Line of 6500 West Street; Thence North 01°06'56" East 419.40 Feet Along said East Line to the South Line of 1950 North Street; Thence South 89°02'56" East 775.96 Feet Along said South Line to the Point of Beginning. Containing 4.769 Acres and Three Lots.

## OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said tract Salt Creek Estates Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9-607, Utah code, without condition, restriction or reservation 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 dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Weber County in witness we have here unto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Gary Hales Carolyn T. Hales

## ACKNOWLEDGMENT

State of Utah  
County of Weber  
On this \_\_\_\_\_ day of \_\_\_\_\_, Gary Hales and Carolyn T. Hales, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

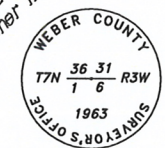
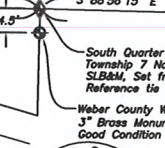
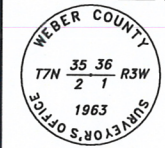
12-3-69 V12.DWG 12-3-69 CGH 5/24/12

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY



C1 Δ = 80°55'14" R = 20.50' L = 28.95' T = 17.48' LC = N 39°30'33" W 26.61'	C2 Δ = 80°55'14" R = 100.00' L = 141.23' T = 85.29' LC = S 39°30'32" E 129.78'
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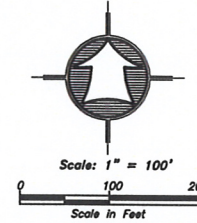


**HAI**  
**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at www.haies.net  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272

**NARRATIVE**

The Purpose of this Survey was to Establish and set the Property Corners of the Two Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Jeff Hales. The Control used to Establish the Property Corners was the Existing Weber County Survey Monumentation Surrounding Section 36, Township 7 North, Range 3 West, S.L.B.&M. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 88°56'04" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Developer:  
Jeff Hales  
5262 West 2150 North  
Plain City, Utah 84404  
(801) 540-9947



- LEGEND**
- Subdivision Boundary Line
  - Lot Line
  - Adjoining property Line
  - Public Utility Easement (P.U.E.)
  - Easement
  - Fence Line
  - Existing Storm Drain
  - Existing Ditch Flowline
  - Existing Edge of Gravel
  - Existing Sewer Line
  - Existing Water Line
  - Section Corner
  - Found Survey Point
  - Set 5/8" Rebar With Cap

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2012

**WEBER COUNTY ENGINEER**

I Herby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2012

**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 Herby Approved and Accepted by the Commissioners of Weber County Utah Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2012

**WEBER COUNTY SURVEYOR**

I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the 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 \_\_\_\_\_, 2012

**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 \_\_\_\_\_, 2012

**WEBER-MORGAN HEALTH DEPARTMENT**

I Herby Certify that the Solls, Percolation Rates, and Site Conditions for this Subdivision have been Investigated by this Office and are Approved for On-Site Wastewater Disposal Systems. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2012

Chairman, Weber County Planning Commission

Weber County Engineer

Chairman, Weber County Commission

Weber County Surveyor

Weber County Attorney

Weber-Morgan Health Department