

Preliminary Plat

Lonnie & Jennifer Martinez Subdivision

Weber County, Utah

A Part of the Northeast Quarter of Section 17,
Township 7 North, Range 1 East, Salt Lake Base & Meridian

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

Entry # 2877215 from title report needs to be shown.

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)
All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m
Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

Northeast Corner of Sec. 17, T. 7 N., R. 1 E., S.L.B.& M. Found Weber Co. Brass Cap Monument - Good Condition.

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

SURVEYOR'S CERTIFICATE

I, K. Greg 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 a single Lot, know Hereafter as Lonnie & Jennifer Martinez 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 _____, 2015.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00°25'06" EAST 660.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°41'19" WEST 1287.02 FEET; THENCE SOUTH 00°25'06" WEST 693.03 FEET TO THE NORTH BOUNDARY LINE OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 4; THENCE NORTH 88°59'07" EAST 579.13 FEET TO THE NORTHEAST CORNER OF SAID SHEEP CREEK CLUSTER SUBDIVISION PHASE 4 BEING THE NORTHWEST CORNER OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PHASE 3 THE FOLLOWING FOUR (4) COURSES; (1) NORTH 88°59'07" EAST 203.38 FEET; (2) NORTH 88°08'25" EAST 357.84 FEET; (3) NORTH 89°47'03" EAST 145.79 FEET; AND (4) NORTH 89°21'12" EAST 1.41 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES.

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 a single lot, as shown on this plat and name said tract Lonnie & Jennifer Martinez Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated 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 the Governing Authority in witness we have here unto set our signature this _____ day of _____, 2015.

M. Shayne Loewenstein

Summer Kay Loewenstein

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2015, M. Shayne Loewenstein and Summer Kay Loewenstein, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Weber, 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.

Weber-Morgan Health Department:
I hereby certify that the soils, 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 _____, 20____.

Director, Weber-Morgan Health Department

RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____
FOR _____
COUNTY RECORDER
BY: _____
DEPUTY

What's this?

Label Remainder Parcel

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information, will be shown on the subdivision plat. WCO 106-1-8(c)(3). (for this requirement I would just add a "remainder parcel" tag in the vicinity map)

The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

The remaining parcel need not be labeled with bearings or distances nor is a description of the remainder parcel required. WCO 106-1-8(c)(3).

The creek needs to be shown and dimensioned, an easement should also be documented hereon containing the feature, there may be a protection zone required, see County Engineer for specs.

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Shows buildings and distance from boundary.
The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Show centerline and width dimensions of Abbey Way.
The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

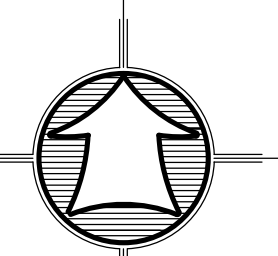
Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain/floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures." WCO 106-1-8 (c)(6)

(C1)
A = 12°30'26"
R = 33.00'
L = 7.20'
LC = 7.19'
N 8°06'48" W

Line #	Bearing	Dist.
L1	N 1°51'35" W	72.85'

LEGEND

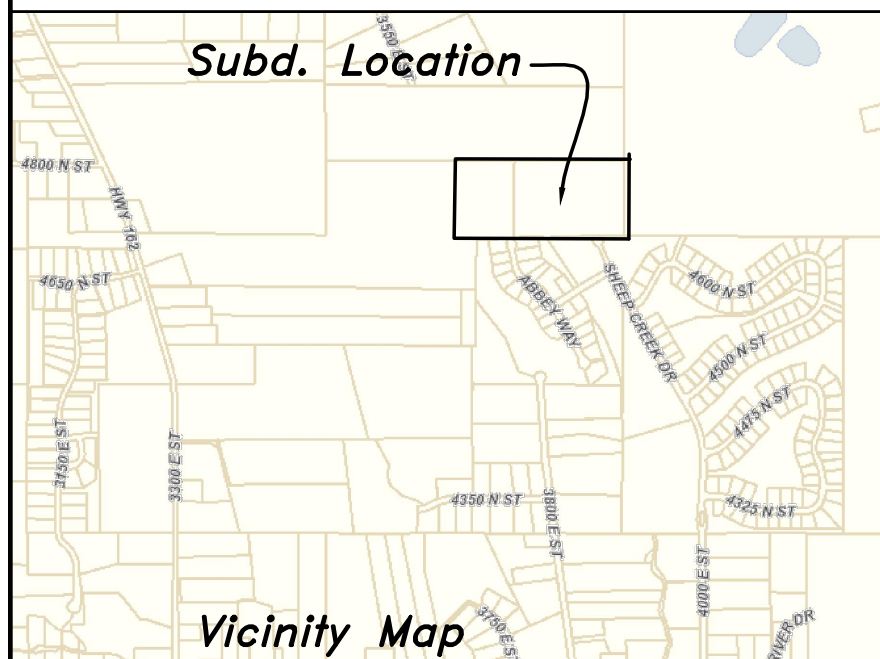
- Subject Property Line
- Adjoining Property Line
- Centerline
- Ditch
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- FEMA 100 Year Flood Zone
- Proposed 3" New Asphalt Paving
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



Scale: 1" = 100'
Scale in Feet
(Data in Parentheses is Record)

Valley Glass LLC
22-007-0008

Subd. Location



Vicinity Map

Developer: Lonnie & Jennifer Martinez
l/jmart@hotmail.com
(801) 801-529-6652

Notes:
1 - ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
2 - WATER SYSTEM TO BE APPROVED INDIVIDUAL WATER WELL.



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

WEBER COUNTY ENGINEER

I hereby 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 _____, 2015.

Weber 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 _____, 2015.

Chairman, Weber County Commission

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 _____, 2015.

Chairman, Weber County Planning Commission

WEBER COUNTY SURVEYOR

I hereby 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 _____, 2015.

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 Affect
Signed this _____ Day of _____, 2015.

Weber County Attorney

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of this one Lot Subdivision as Shown and Described Hereon. This Survey was ordered by Lonnie Martinez. The POB for this Subdivision was determined using the Record Bearings and Distances of Sheep Creek Cluster Subdivisions Phase 3 & 4. A Butters Rebar was found near this location but is 0.53' north of the calculated corner. Using the Sheep Creek Quarter Corner Location put this survey about 2.2' South of found Reeves rebar within said subdivisions. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 17, Township 7 North, Range 1 East, S.L.B.&M. The basis of bearing is the East line of said Section which bears North 00°25'06" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Southeast Corner of Sec. 17, T. 7 N., R. 1 E., S.L.B.& M. Found Weber Co. Brass Cap Monument - Good Condition.

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-MORGAN HEALTH DEPARTMENT

I hereby certify that the Soils, 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 _____, 2015.

Weber-Morgan Health Department