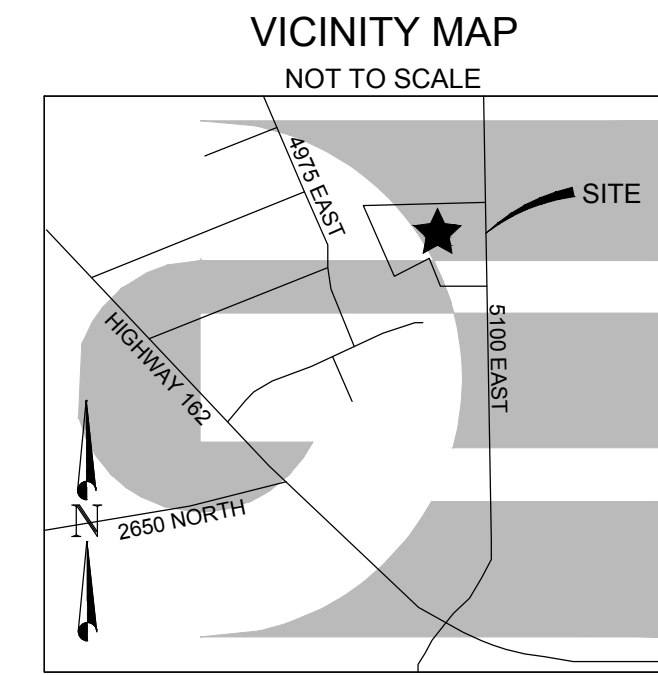


# PRINCE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
JUNE 2019



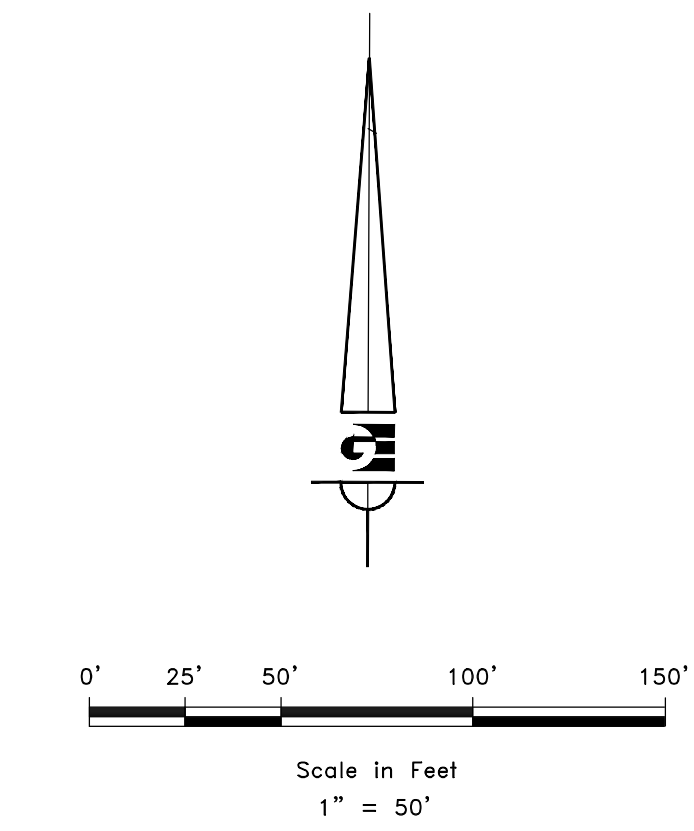
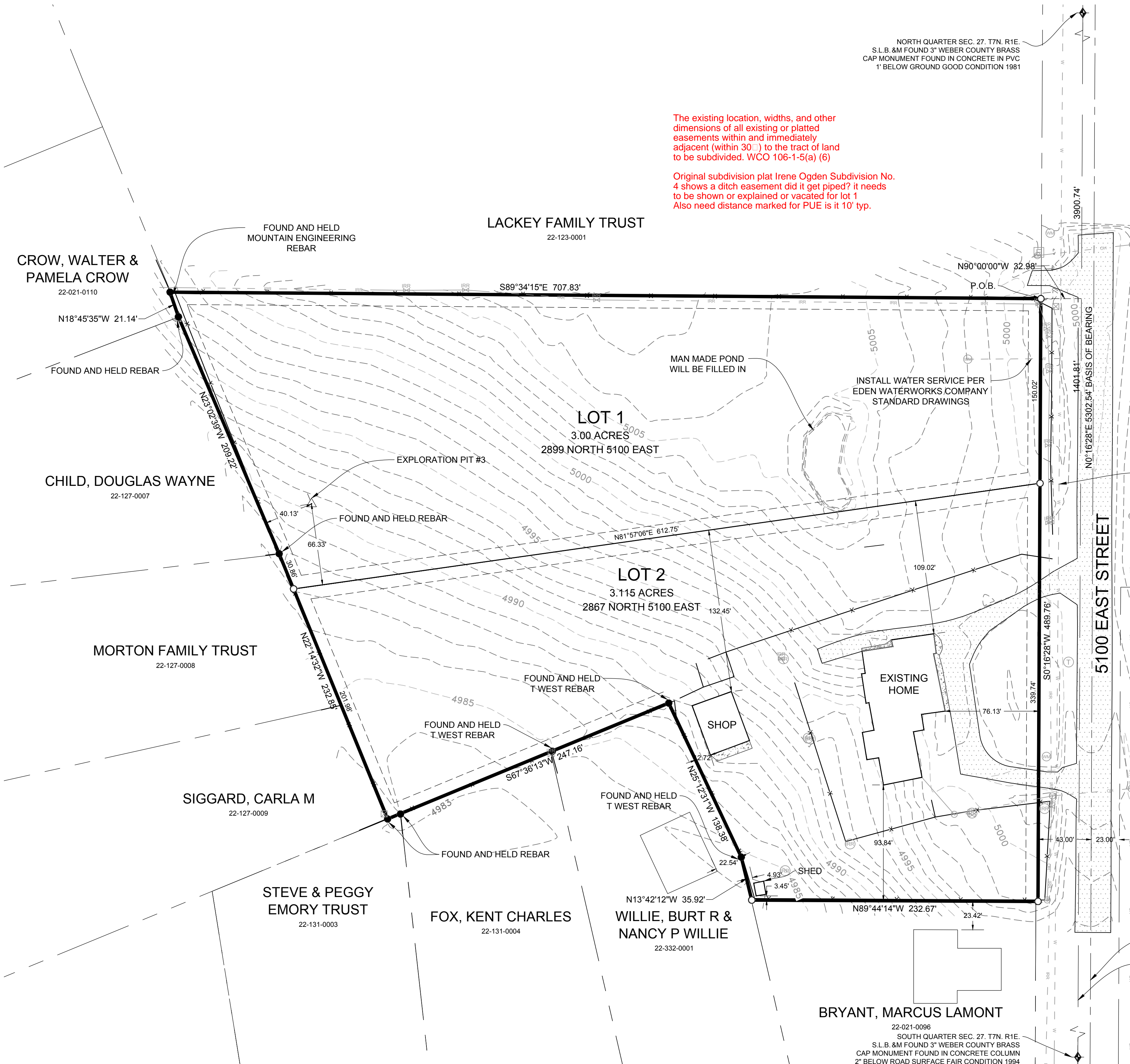
**BOUNDARY DESCRIPTION**  
ALL OF LOT 7 OF THE IRENE OGDEN SUBDIVISION NUMBER 4 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OR 5100 EAST, BEING LOCATED NORTH 0°16'28" EAST 1401.81 FEET ALONG THE EAST LINE OF SAID SOUTHWEST CORNER AND NORTH 90°00'00" WEST 32.98 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 0°16'28" WEST 489.76 FEET; THENCE NORTH 89°44'14" WEST 232.67 FEET; THENCE NORTH 13°42'12" WEST 35.92 FEET; THENCE NORTH 25°12'31" WEST 138.38 FEET; THENCE SOUTH 67°36'13" WEST 247.16 FEET; THENCE NORTH 22°14'32" WEST 232.85 FEET; THENCE NORTH 23°02'39" WEST 209.22 FEET; THENCE NORTH 18°45'35" WEST 21.14 FEET; THENCE SOUTH 89°34'15" EAST 707.83 FEET TO THE POINT OF BEGINNING. CONTAINING 6.11 ACRES.

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)

Original subdivision plat Irene Ogden Subdivision No. 4 shows a ditch easement did it get piped? it needs to be shown or explained or vacated for lot 1. Also need distance marked for PUE is it 10' typ.

NORTH QUARTER SEC. 27, T7N, R1E, S.L.B. & M FOUND 3" WEBER COUNTY BRASS CAP MONUMENT FOUND IN CONCRETE IN PVC 1' BELOW GROUND GOOD CONDITION 1981

SOUTH QUARTER SEC. 27, T7N, R1E, S.L.B. & M FOUND 3" WEBER COUNTY BRASS CAP MONUMENT FOUND IN CONCRETE COLUMN 2' BELOW ROAD SURFACE FAIR CONDITION 1994



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - FOUND REBAR AND CAP
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - - - ADJACENT PARCEL
  - - - SECTION LINE
  - - - EASEMENT
  - × EXISTING FENCE LINE
  - - - EXISTING WATER LINE
  - - - EXISTING OVERHEAD POWER
  - ⊙ EXISTING WATER METER
  - ⊙ EXISTING WATER MANHOLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER VALVE
  - ⊙ EXISTING COMMUNICATIONS MANHOLE
  - ⊙ EXISTING POWER POLE
  - ⊙ POWER BOX
  - ⊙ IRRIGATION BOX
  - ⊙ IRRIGATION VALVE
  - ⊙ COMMUNICATIONS BOX

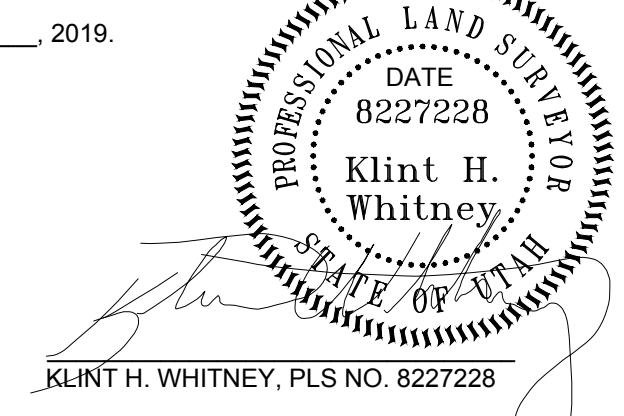
**SOIL NOTES**

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0430726 E 4573636 N)  
 0-13" CLAY LOAM, GRANULAR STRUCTURE, <5% GRAVEL  
 13-46" CLAY LOAM, BLOCKY STRUCTURE, <5% GRAVEL  
 46-89" CLAY, BLOCKY STRUCTURE, <10% GRAVEL  
 89-130" SILT LOAM, MASSIVE STRUCTURE, <5% GRAVEL, MOTTLING-YES

- NOTES**
- ZONE (AV-3)
  - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0237F 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 LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**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 PRINCE 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 REAL PROPERTY.



SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**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:

**PRINCE 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.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
 JACK R. PRINCE  
 BY: \_\_\_\_\_  
 JANET PRINCE

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me \_\_\_\_\_, A Notary Public, personally appeared Jack R. Prince, husband and wife, Proved 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 \_\_\_\_\_

|   |   |  |   |  |  |
|---|---|--|---|--|--|
| <p><b>WEBER COUNTY SURVEYOR</b></p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2019.</p> <p>_____<br/>         WEBER COUNTY SURVEYOR</p> | <p><b>WEBER COUNTY ATTORNEY</b></p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2019.</p> <p>_____<br/>         COUNTY ATTORNEY</p> | <p><b>WEBER COUNTY ENGINEER</b></p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2019.</p> <p>_____<br/>         COUNTY ENGINEER</p> | <p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2019.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION<br/>         ATTEST: _____<br/>         NAME/TITLE</p> | <p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ____ DAY OF _____, 2019.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p> | <p><b>WEBER - MORGAN HEALTH DEPARTMENT</b></p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2019.</p> <p>DIRECTOR WEBER-MORGAN HEALTH DEPT.</p> |
|---|---|--|---|--|--|

**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 JACK PRINCE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AND FOUND PROPERTY CORNERS AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS A LINE BETWEEN THE SOUTH QUARTER CORNER AND NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°16'28" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARIES AS WELL AS THE RIGHT-OF-WAY OF 5100 EAST STREET WAS ESTABLISHED BY HONORING THE DEDICATED RIGHT-OF-WAY OF THE IRENE OGDEN SUBDIVISION NUMBER 4, THE RIGHT OF WAY PROVIDED BY UDOT REGION 1, THE EDEN DREAM MEADOWS SUBDIVISION, AND THE MOUNTAINVIEW SUBDIVISION NUMBER 2.

|   |                           |  |
|---|---------------------------|--|
| DEVELOPER:<br>JACK PRINCE<br>2867 NORTH 5100 EAST<br>EDEN, UTAH<br>(801) 698-6788   | <b>S1</b><br><br><b>1</b> | COUNTY RECORDER<br>ENTRY NO. _____ FEE PAID _____<br>FILED FOR AND RECORDED _____<br>AT _____ IN BOOK _____ OF OFFICIAL _____<br>RECORDS, PAGE _____ RECORDED _____<br>FOR _____<br>COUNTY RECORDER _____<br>BY: _____ |
| <p><b>GARDNER ENGINEERING</b><br/>                 CIVIL - LAND PLANNING<br/>                 MUNICIPAL - LAND SURVEYING<br/>                 5150 SOUTH 375 EAST OGDEN, UT<br/>                 OFFICE: 801.476.0202 FAX: 801.476.0066</p> |                           |  |

P:\2019 - MISC SURVEYS\1941 - JACK PRINCE SURVEY\DWG\JACK PRINCE SUBDIVISION.DWG