

12-98

# DIAMOND RANCH

Part of the NW Quarter, Section 22, T.6 N., R.3W., S.L.B.&M.  
Weber County, Utah  
27 Aug, 2019

## 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 ON THE PLAT AND NAME SAID TRACT DIAMOND RANCH AND DO HEREBY DEDICATE, GRANT AND CONVEY 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. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 27 DAY OF August, 2019

Alexander S. Diamond  
ALEXANDER S. DIAMOND

Tanna L. Diamond  
TANNA L. DIAMOND

## ACKNOWLEDGEMENT

STATE OF UTAH



COUNTY OF WEBER

ON THIS 27<sup>th</sup> DAY OF August, 2019

PERSONALLY APPEARED Alexander S. Diamond, AND Tanna L. Diamond

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC Blaine Hickman RESIDING AT Weber Co.

MY COMMISSION EXPIRES: 10/02/2021

## 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 \_\_\_\_\_, 20

SIGNATURE

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 3<sup>rd</sup> DAY OF September, 2019

Greg Myers  
SIGNATURE

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 3<sup>rd</sup> DAY OF September, 2019

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## 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

CHAIRMAN, WEBER COUNTY COMMISSION

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 29<sup>th</sup> DAY OF August, 2019

James D. ...  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

COUNTY RECORDER	
ENTRY NO. <u>3000640</u> FEE PAID <u>\$50.00</u>	
FILED FOR RECORD AND RECORDED:	
<u>03-SEP</u> 2019 AT <u>11:45am</u>	
IN BOOK <u>86</u> PAGE <u>21</u>	
OF OFFICIAL RECORDS	
RECORDED FOR: <u>ALEX DIAMOND</u>	
COUNTY RECORDER: <u>Loann H. Kirts</u>	
BY: <u>Yusuf</u>	

8300 WEST ST.

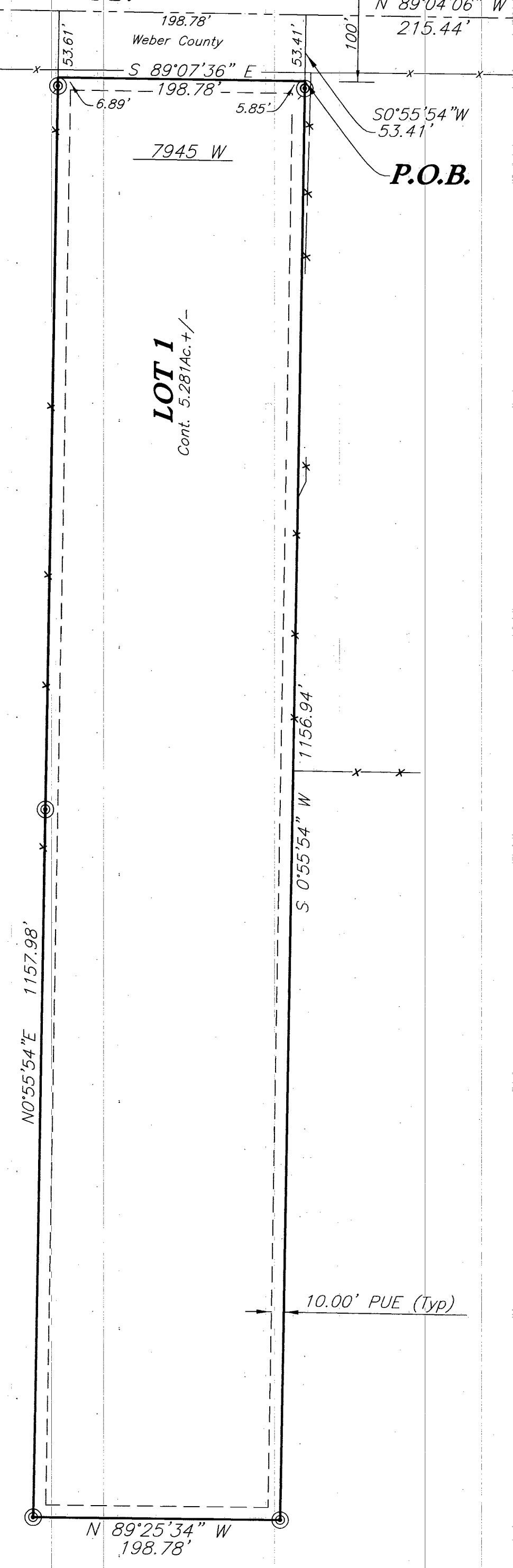
NorthWest Corner of Section 22, Township 6 North, Range 3 West, Salt Lake Base & Meridian, Weber County Surveyor's Brass Capped Monument - 1963 SALT LAKE BASE AND MERIDIAN: Good Condition, Below Surface 0.3'.

BASIS OF BEARINGS  
S 89°04'06" E (EAST) 2666.92'

900 SOUTH ST.

7900 WEST ST.

North Quarter Corner of Section 22, Township 6 North, Range 3 West, Salt Lake Base & Meridian, Weber County Surveyor's Brass Capped Monument - 1963 Good Condition, Below Surface 0.4'.



LOT 1  
Cont. 5.281 Ac. +/-

P.O.B.

S 0°31'03\"/>

SEE RECORD OF SURVEY # 6334

### NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUN OFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

WASTE WATER SYSTEM - EASEMENTS AND CONDITIONS CONTAINED THEREIN WEBER MORGAN HEALTH DEPARTMENT, DATED MARCH 20, 2019 RECORDED MARCH 20 2019 AS ENTRY #2970659

## BOUNDARY DESCRIPTION

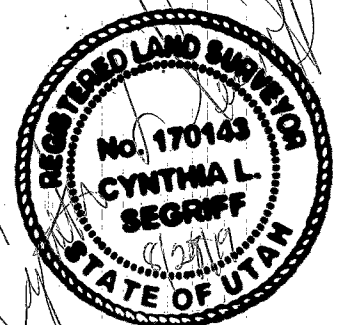
A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST,

BEGINNING AT A POINT WHICH BEARS N.89°04'06\"/>

## SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511(170143) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; AND THAT 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 FURTHER CERTIFY THAT ALL LOTS IN "DIAMOND ACRES" HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRUFF P.L.S. 7511(170143)



## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A SUBDIVISION PLAT OF THIS PROPERTY FOR THE PURPOSE OF BUILDING ON, FORMERLY RECORDED AS "FUTURE LOT 3, MEIBOS RANCH PHASE III, EXCEPTING ANY PART LYING WITHIN COUNTY RIGHT OF WAY (900 SOUTH).

THE BASIS OF BEARINGS IS ALONG THE NORTH MONUMENTED SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, WHICH BEARS N.89°04'06\"/>

THE RIGHT OF WAY HAS BEEN SHOWN PER THE DEED RECORDED AS E#2923306 OF THE WEBER COUNTY RECORDS, KNOWN AS PROJECT No LG\_WC\_1200 SOUTH, IN WHICH WEBER COUNTY CONVEYED PART OF THE UDOT RIGHT OF WAY, BACK TO THE ADJACENT PROPERTY OWNERS ALONG THE SOUTH SIDE OF 1200 SOUTH STREET.

## LEGEND:

- ( ) DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- X X X EXISTING FENCES.
- ⊙ SET 5/8" REBAR/C. & L.S. CAP.
- ⊙ EXISTING POWER POLE
- OHP— EXISTING POWER LINE
- ⊙ EXISTING FIRE HYDRANT
- (PUE) 10' PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- SECTION LINE

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL OF THIS PLAT BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR'S OFFICE DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 28<sup>th</sup> DAY OF August, 2019

B.R.  
COUNTY SURVEYOR

PREPARED BY:

C.L.S., Inc.

CONSTRUCTION & LAND SURVEYORS

870 CANYON ROAD  
OGDEN, UTAH 84404 CLSCLN@AOL.COM  
PH. (801) 399-4935

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