

VICINITY MAP  
Not to Scale

# Ferguson Legacy Subdivision

A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey  
Weber County, Utah  
December 2019

**SURVEYOR'S CERTIFICATE**  
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Ferguson Legacy Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

**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 \_\_\_\_\_, 2020.

**OGDEN VALLEY PLANNING COMMISSION**  
Approved by the Ogden Valley Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**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 \_\_\_\_\_, 2020.

**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 lines and monument 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 \_\_\_\_\_, 2020.

**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 \_\_\_\_\_, 2020.

**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.

Needs to show entry number for access easement

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 \_\_\_\_\_, 2020.

Weber County Surveyor:  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

The lines, dimensions, bearings, areas, and numbers of all lots and blocks. WCO106-1-8(c)(1)e; Need lot dimensions

Needs to show entry number for access easement

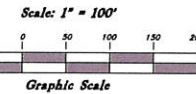
The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) What is it? Location, dimensions needed.

These two dimension dont add up to 494.79'

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 Where was the information found for this Power-line easement and access easement.

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)(7) WCO 106-1-5(a)(6)

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c) WCO 45-3-3(d)



PROPERTY LINE CURVE DATA				
Curve	Delta	Radius	Length	Chord
C1	54°52'36"	1129.91'	1082.20'	1041.31'
C2	27°45'40"	878.79'	425.79'	421.64'

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
6242920  
License No. Andy Hubbard

**OWNERS DEDICATION**  
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Ferguson Legacy Subdivision and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

**ACKNOWLEDGMENT**  
State of Utah \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

**FLOOD PLAIN**  
This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0243 E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)

**NARRATIVE**  
This survey and subdivision plat were requested by Rob Ferguson for the purpose of subdividing this parcel to create a building parcel from an existing agricultural parcel.  
A US Department of Interior 2" Brass Cap Monuments were found at the Southwest corner, South Quarter corner and Southeast corner of Section 14, T6N, R1E, SLB&M.  
Multiple Rebar with Caps and wooden hubs with Tacks were found around the perimeter of the property. The locations of these property markers were checked against a Record of Survey prepared by Construction and Land Surveyors for Barbara Anderson, and were honored.  
A line bearing North 89°36'45" West between the Southwest corner and South Quarter corner was used as the basis of bearings.  
Property corners were monumented as depicted on this plat.

**Legend**

- Monument to be set
- Found Centerline Monument
- Radial Line
- Non-Radial Line
- Public Utility Easement
- Public Utility & Drainage Easement
- Fence
- Buildable Area
- Set Hub & Tack
- Will be set Nail in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

**GREAT BASIN ENGINEERING, LLC**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 B.L.O. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

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