

# 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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Subdivision and Property Information

Subdivision Name		Number of Lots
Approximate Address 391 South 4700 West		Land Serial Number(s) Current Serial Number 15-048-0038 Past Serial Number 15-048-0031
Current Zoning	Total Acreage	
Culinary Water Provider Taylor West Weber Water	Secondary Water Provider	Wastewater Treatment

## Property Owner Contact Information

Name of Property Owner(s) Vickie or Patrick Ingram		Mailing Address of Property Owner(s) 2311 South 7500 West Ogden, UT 84404
Phone (801) 624-9658	Fax	
Email Address vickie.ingram@hill.af.mil		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Authorized Representative Contact Information

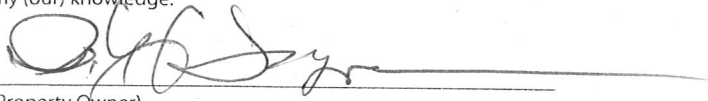
Name of Person Authorized to Represent the Property Owner(s) Vickie or Patrick Ingram		Mailing Address of Authorized Person 2311 South 7500 West Ogden, UT 84404
Phone (801) 624-9658	Fax	
Email Address vickie.ingram@hill.af.mil		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

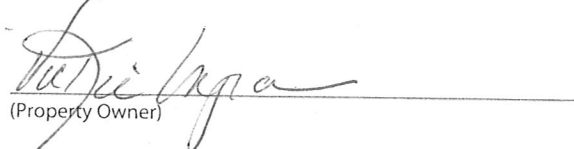
## Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer LANDMARK Survey		Mailing Address of Surveyor/Engineer 4646 S 3500 W West Haven, UT
Phone (801) 731-4075	Fax	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

## Property Owner Affidavit

I (We), Patrick and Vickie Ingram 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.

  
(Property Owner)

  
(Property Owner)

Subscribed and sworn to me this 24 day of JANUARY 2013

(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)



Weber County

Weber County Planning Division  
www.co.weber.ut.us/planning  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

# Subdivision Application

This Subdivision application identifies submittal requirements and processes for subdividing land in the unincorporated lands of Weber County.

While the Planning Division staff distributes copies of your application to County agencies and other applicable utility agencies responsible for reviewing your application, the applicant is responsible for following up with them if they need additional information.

- A pre-application meeting with the applicant and the appropriate staff is required prior to application submittal; please call (801) 399-8791 to make an appointment.

Date of pre-application review meeting: \_\_\_\_\_ Time: \_\_\_\_\_

Staff member assigned to process application: \_\_\_\_\_

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2<sup>nd</sup> Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4<sup>th</sup> Tuesdays of the month.

Subdivisions will only be placed on a Planning Commission agenda upon receipt of reviewing agency recommendations including the County Engineer's Office and the Weber County Fire District.

This application is subject to all applicable Weber County Zoning and Subdivision Ordinances. It is important that the applicant read and understand the ordinances to prevent delays in the approval of their subdivision.

## Process

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda. The following steps/timeline/process tracks your application:

- Complete Application Form
- Staff determination that the application is complete
- Referral agencies are requested to review submittal
- Applicant coordinates as needed with reviewing agencies
- Staff report is drafted and a copy given to applicant
- Application placed on an upcoming agenda by staff
- Planning Commission meeting scheduled Date: \_\_\_\_\_





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**Fee Schedule**

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A subdivider proposing a subdivision in the unincorporated territory of Weber County shall deposit with the County non-refundable fee for planning, surveying and engineering subdivision review processing and improvement inspection at the time of submission of the preliminary plan to help defray the review costs incurred by the County. All of these fees shall be in accordance with the fee schedule listed below:

**Planning/Surveying/Engineering - First Review**

Lots	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee
1-4	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit[*]
5+	\$250 + \$20 per lot/unit	\$400 + \$20 per lot/unit	\$150 + \$50 per lot/unit

Notes:

\* \$150 + \$50 per lot/unit where the lots/units have improvements

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**Planning/Surveying/Engineering - Subdivision Change Fees**

Changes	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee
Each	\$125	\$125	\$125

Time Extensions require the Subdivision Fees for Planning, Engineering, and Surveying to be repaid.

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**Subdivision Extension**

A onetime, one-year extension of final approval can be granted by the Planning Commission for \$300. An eighteen-month extension of preliminary approval may be granted by the Planning Director after repayment of subdivision fees. Please see the Weber County Subdivision Ordinance for details.

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**First Determination**

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Is this a minor subdivision meeting the following definition as found in the Weber County Subdivision Ordinance 26-1-3.20:

“Small Subdivision”:

- a. A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned.
- b. An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.
- c. A subdivision phase consisting of five (5) or fewer lots which has a valid preliminary approval and meets all conditions of that preliminary approval, including proposed street layouts.

If YES, skip to [Section 2](#) of this checklist (Page 3). If NO, complete Sections 1 & 2





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The following is required for application form submittal:

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### Section 1

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#### *Preliminary Approval Checklist:*

- Meet Preliminary Plan requirements of the Weber County Subdivision Ordinance 26-1-5
- Obtain signature of the owner(s) on the application and any authorized representatives
- Five (5) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance
- An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF format
- A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- A preliminary title report for each tax parcel included within the preliminary subdivision boundary shall be included with the preliminary plat application. The preliminary title report(s) shall be dated within 30 calendar days prior to the submittal of application and shall include a search of recorded documents back to patent identifying at a minimum:
  - a. All easements.
  - b. Reference (the entry number and or book and page number) to all deeds in chain of title.
  - c. All boundary line agreements.
  - d. All rights of way whether the parcel is subject to or has reserve rights.
  - e. All current owners.
  - f. All outstanding liens, taxes, etc.

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### Section 2

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#### *Final plat checklist*

- Meet final plat requirements of the Weber County Subdivision Ordinance 26-1-8 and other requirements as determined necessary by the referral agencies as approved by preliminary approval
- Obtain signature of the owner(s) on the application and any authorized representatives
- Five (5) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance.
- An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF format including digital format of improvement drawings.
- A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability





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- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
  
- A preliminary title report for each tax parcel included within the preliminary subdivision boundary shall be included with the preliminary plat application. The preliminary title report(s) shall be dated within 30 calendar days prior to the submittal of application and shall include a search of recorded documents back to patent identifying at a minimum:
  - a. All easements.
  - b. Reference (the entry number and or book and page number) to all deeds in chain of title.
  - c. All boundary line agreements.
  - d. All rights of way whether the parcel is subject to or has reserve rights.
  - e. All current owners.
  - f. All outstanding liens, taxes, etc.

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### For Your Information

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#### 26-1-7 Subdivision Time Limitations.

(A) Time Limitation for Preliminary Approval. Subdivision applications that have not received preliminary approval within 18 months from the date of submittal shall be void. Subdivisions that have received preliminary plan approval shall have eighteen (18) months from the date of the preliminary approval by the Planning Commission to receive a recommendation for final approval of the subdivision, or the first phase.

The Planning Director upon repayment of the subdivision application fees and the plan being brought into compliance with County ordinances, and State and Federal laws current at the time of the extension may grant an extension of preliminary approval for an additional time of up to eighteen (18) months. The extension request shall be submitted, and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extension will be granted. The Planning Director shall deny any requested time extension beyond the two that are based on financial, economic, or self-imposed hardship.

The extension request shall be submitted and approved prior to the expiration of the original approval period.

(B) Time Limitation for Final Approval. A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. An additional time extension may be granted if the hardship is determined to be a county cause delay.

(C) Any subdivision that has received preliminary or final approval, including a subdivision with multiple phases in which all of the phases have received preliminary approval, but has become non-conforming in any manner due to changes in applicable ordinances shall be allowed to retain the density which it was approved provided that the originally approved phasing plan is followed and the time limitations for preliminary and final approval are met.

For your convenience and project coordination, we have listed contact information for the following agencies:

**Weber County Engineering**, 2380 Washington Blvd., Suite 240, Ogden UT (801) 399-8374  
**Weber County Treasurer** (*To verify taxes are paid*), 2380 Washington Blvd, 3<sup>rd</sup> Floor, Ogden UT (801) 399-8111  
**Weber County Fire District**, 1871 N 1350 W, Ogden UT (801) 782-3580





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Fax: (801) 399-8862

Weber County Recorder/Surveyor, 2380 Washington Blvd., Ogden UT (801) 399-8020

Weber-Morgan Health Department – Environmental Health Division, 477 23<sup>rd</sup> Street, Ogden UT (801) 399-7160

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning)  
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



WEBER COUNTY CMS RECEIPTING SYSTEM  
**OFFICIAL RECEIPT**

cms314a  
Page 1 of 1

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

ID# 9290

Date: 24-JAN-2013 Receipt Nbr: 1542

Employee / Department: SEAN - 4181 - PLANNING

Monies Received From: PATRICK H INGRAM

Template: PUBLIC WORKS

Description: SUBDIVISION FEES

The following amount of money has been received and allocated to the various accounts listed below:

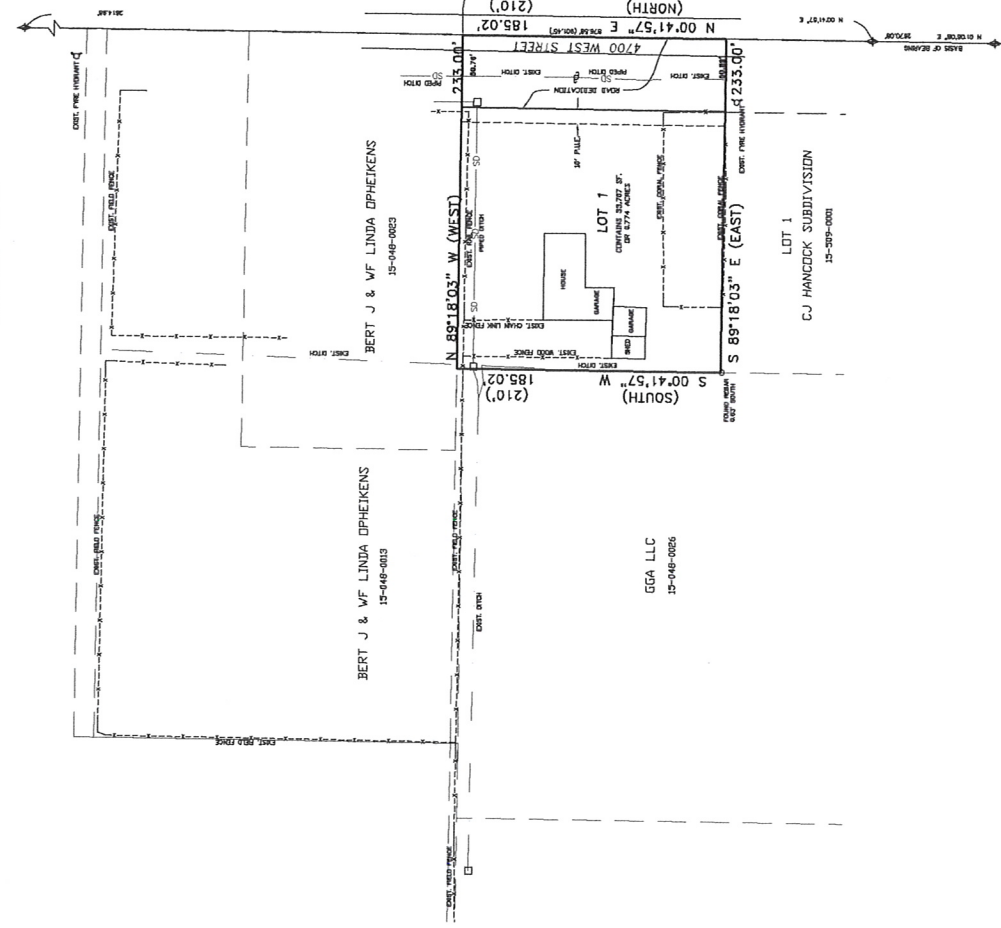
Total Currency	\$	.00
Total Coin	\$	.00
Total Debit/Credit Card	\$	.00
Pre-deposit	\$	.00
Total Checks	\$	525.00
Grand Total	\$	525.00

Account Number	Account Name	Comments	Total
2013-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		175.00
2013-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		175.00
2013-08-4181-3419-0564-000	SUBDIVISION FEES - PLANNING		175.00



**INGRAM SUBDIVISION**  
 A PART OF THE N. W. 1/4 OF SEC. 17, T. 6 N., R. 2 W., S.L.B. & M.  
 WEBER COUNTY, UTAH  
 JANUARY 2013

WEBER COUNTY RECORD 17  
 15-046-0023



SCALE: 1" = 40'  
 0 3/16" = 2.0000 FT  
 0 1/8" = 1.0000 FT

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE  
 UTAH STATE PLANK AND BEARING AS SHOWN IS

WEBER-MORGAN HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE HEALTH ASSOCIATION HAS  
 REVIEWED THIS SURVEY AND APPROVES THE  
 DIVISION OF THIS OFFICE AND HAS APPROVED FOR  
 DIRECT MATTERED RECORD SYSTEM  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013  
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING  
 COMMISSION APPROVAL  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION  
 WITH COURT RECORD AND THE SURVEY OF THE PLANNING  
 COMMISSION HAS BEEN REVIEWED AND APPROVED  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER  
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC PROFESSIONAL  
 ENGINEER HAS REVIEWED THIS SURVEY AND APPROVES THE  
 DIVISION OF THIS OFFICE AND HAS APPROVED FOR  
 DIRECT MATTERED RECORD SYSTEM  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013

WEBER COUNTY SURVEYOR  
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR  
 OFFICE HAS REVIEWED THIS SURVEY AND APPROVES THE  
 DIVISION OF THIS OFFICE AND HAS APPROVED FOR  
 DIRECT MATTERED RECORD SYSTEM  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013

WEBER COUNTY ATTORNEY  
 I HAVE EXAMINED THE FINANCIAL GUARANTEE  
 AND OTHER DOCUMENTS AND HAVE CONCLUDED THAT  
 THE FINANCIAL GUARANTEE IS IN FULL COMPLIANCE  
 WITH THE REQUIREMENTS OF THE WEBER COUNTY  
 FINANCIAL GUARANTEE ACT AND I AM SIGNED  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013

WEBER COUNTY COMMISSION ACCEPTANCE  
 THIS IS TO CERTIFY THAT THE SURVEYOR AS THE SURVEYOR  
 OF THIS SURVEY HAS REVIEWED THE SURVEY AND  
 HAS CONCLUDED THAT THE SURVEY IS IN FULL  
 COMPLIANCE WITH THE REQUIREMENTS OF THE  
 WEBER COUNTY FINANCIAL GUARANTEE ACT AND I AM  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013

**SURVEYORS CERTIFICATE**  
 I, COLLAS & BITTNER, MEASURING SURVEYORS UTAH IN  
 ACCORDANCE WITH TITLE 19, CHAPTER 2, PROFESSIONAL ENGINEERS  
 OF THE STATE OF UTAH, HAVE CONDUCTED A SURVEY OF THE  
 PLAT HEREIN SHOWN AND HAVE FOUND THAT THE PLAT  
 PLACED HEREON IS IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE PLAT.  
 I, COLLAS & BITTNER, MEASURING SURVEYORS UTAH, HAVE  
 CONDUCTED A SURVEY OF THE PLAT HEREIN SHOWN AND  
 HAVE FOUND THAT THE PLAT IS IN ACCORDANCE WITH  
 THE REQUIREMENTS OF THE PLAT.  
 I, COLLAS & BITTNER, MEASURING SURVEYORS UTAH, HAVE  
 CONDUCTED A SURVEY OF THE PLAT HEREIN SHOWN AND  
 HAVE FOUND THAT THE PLAT IS IN ACCORDANCE WITH  
 THE REQUIREMENTS OF THE PLAT.  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013

**OWNERS DECLARATION**

WE, THE UNDERSIGNED, HAVE REVIEWED THE SURVEY AND  
 HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH  
 THE REQUIREMENTS OF THE PLAT.  
 WE, THE UNDERSIGNED, HAVE REVIEWED THE SURVEY AND  
 HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH  
 THE REQUIREMENTS OF THE PLAT.  
 WE, THE UNDERSIGNED, HAVE REVIEWED THE SURVEY AND  
 HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH  
 THE REQUIREMENTS OF THE PLAT.  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013

**ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF WEBER  
 I, \_\_\_\_\_, COUNTY CLERK,  
 DO HEREBY CERTIFY THAT THE SURVEY WAS  
 FILED FOR RECORD IN THE PUBLIC RECORDS OF  
 THIS COUNTY ON THIS DATE.  
 SIGNED THIS DAY OF \_\_\_\_\_ 2013

**BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 N.,  
 NORTH RANGE 2 WEST, SLAT LANE WEST, MERIDIAN U.S. SURVEY;  
 BEGINNING AT A POINT 805.00 (90.43) FEET, MORE OR LESS NORTH  
 APPROX. E. NORTH OF THE SOUTH-EAST CORNER OF THE  
 SOUTHEAST CORNER OF BERT J. DPHEIKENS AND WIFE PROPERTY  
 AND BEING THE POINT OF BEGINNING OF THE SURVEY;  
 THENCE NORTH 89°18'03" EAST, 233.00 FEET TO A POINT 100.00  
 FEET EAST OF THE POINT OF BEGINNING;  
 THENCE NORTH 00°41'57" EAST, 185.02 FEET TO THE POINT OF BEGINNING;  
 CONTAINS 43,110 SQ. FT. OR 0.979 ACRES.

PRELIMINARY

**LAURENCE SURVEYING INC.**  
 444 S. 2000 W. #3, WEST HAVEN, UTAH 84401  
 PHONE 801-735-8075 FAX 801-735-8086

**CLIENT: PATRICK INGRAM**  
 LOCATION: PART OF THE N.W. 1/4 OF SEC. 17,  
 T6N, R2W, S21E4M

**DATE: JAN 2013**

**REVISIONS:**

NO. _____	DATE: _____	BY: _____
NO. _____	DATE: _____	BY: _____

**WEBER COUNTY RECORDER**  
 ENTRY # \_\_\_\_\_ FEE \_\_\_\_\_  
 FILED FOR RECORD & RECORDED  
 THIS DAY OF \_\_\_\_\_ 2013  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

**WEBER COUNTY RECORDER**  
 BY \_\_\_\_\_  
 COUNTY \_\_\_\_\_

**INGRAM SUBDIVISION**  
 A PART OF THE N. W. 1/4 OF SEC. 17, T. 6 N., R. 2 W., S.L.B. & M.  
 WEBER COUNTY, UTAH  
 JANUARY 2013

**SURVEYOR'S CERTIFICATE**

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-83-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF INGRAM SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**OWNER'S 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 HEREON AND NAME SAID TRACT INGRAM SUBDIVISION AND DO HEREBY DEDICATE 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, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**ACKNOWLEDGMENT**

STATE OF UTAH ) ss  
 COUNTY OF WEBER )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

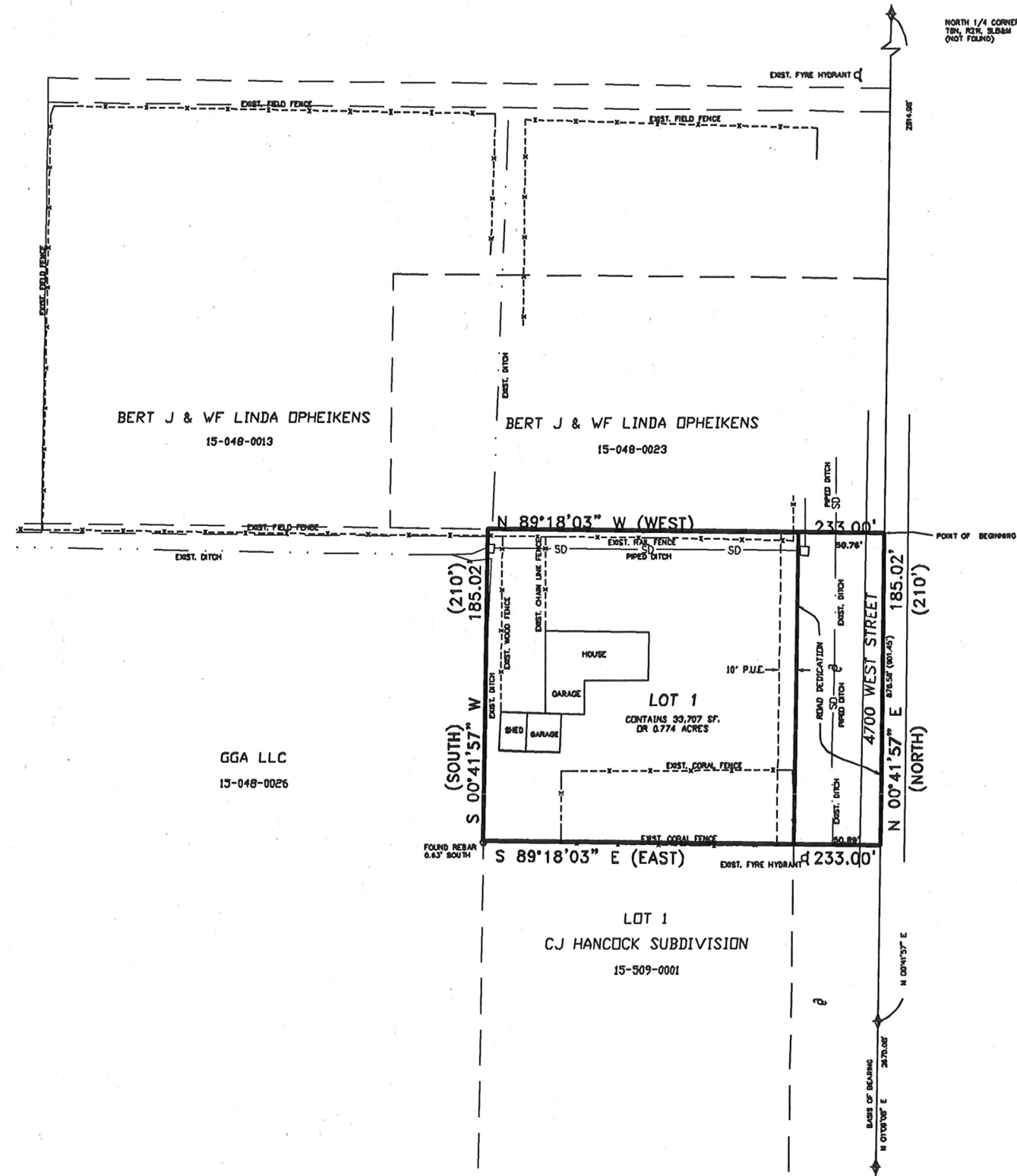
**BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLAT LAKE BASE & MERIDIAN, U.S. SURVEY;

BEGINNING AT A POINT 876.58 (901.45) FEET, MORE OR LESS NORTH 89°18'03" E (NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, SAID POINT BEING THE SOUTHEAST CORNER OF BERT J. OPHEIKENS AND WIFE PROPERTY AS RECORDED IN BOOK 1434 OF RECORDS PAGE 735 (15-048-0023) AND RUNNING THENCE NORTH 89°18'03" WEST (WEST) ALONG OPHEIKENS SOUTH PROPERTY LINE 235 FEET; THENCE SOUTH 00°41'57" WEST (SOUTH) 185.02 (210) FEET; THENCE SOUTH 89°18'03" EAST (EAST) 235 FEET; THENCE NORTH 00°41'57" EAST (NORTH) 185.02 (210) FEET TO THE POINT OF BEGINNING.

SUBJECT TO BOUNDARY LINE AGREEMENT E# 2339525.

CONTAINS 43,110 SF OR 0.990 ACRES



SCALE: 1" = 40'

○ = 5/16" x 24" REBAR WITH CAP STAMPED 172757

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION AS SHOWN BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

**WEBER-MORGAN HEALTH DEPARTMENT**  
 I 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.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**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.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 SIGNATURE \_\_\_\_\_

**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 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 \_\_\_\_\_, 20\_\_.  
 SIGNATURE \_\_\_\_\_

**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 DRAINAGE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 SIGNATURE \_\_\_\_\_

**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:  
 TITLE CHAIRMAN, WEBER COUNTY COMMISSION

PRELIMINARY

<b>LANDMARK SURVEYING, INC.</b> A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W., BA-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4975 FAX 801-731-8506		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____, 20__ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: PATRICK INGRAM LOCATION: PART OF THE N.W. 1/4 OF SEC. 17, T.6N., R.2W., S.L.B.&M. SURVEYED: JAN 2013		
REVISIONS: _____ _____ _____	DRAWN BY: T.K. CHECKED BY: D.B. DATE: 1-22-13 FILE: 3316P	