

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 WHICH ARE 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 PONDS, 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__

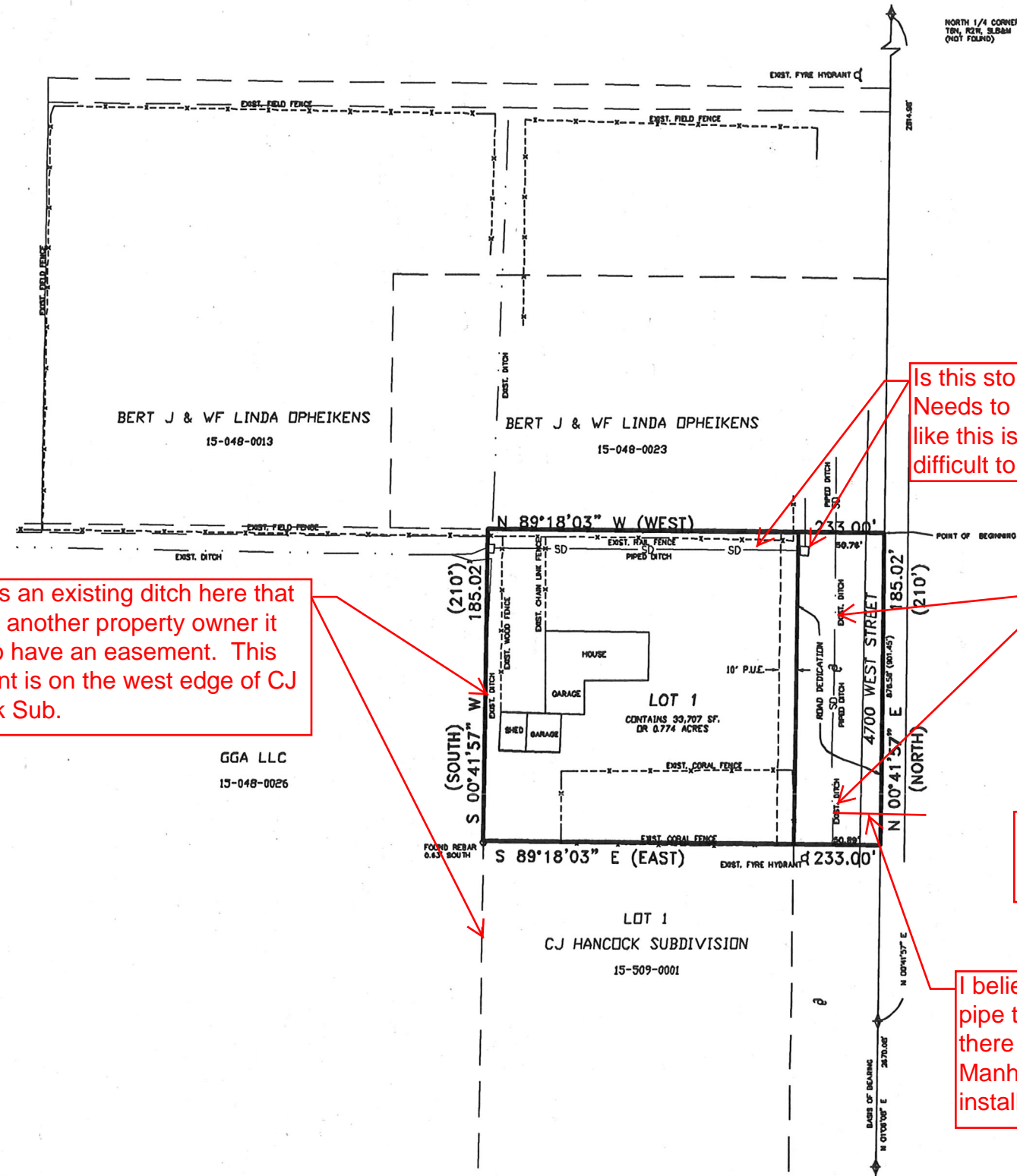
ACKNOWLEDGMENT

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 # 2359525.
 CONTAINS 43,110 SF OR 0.990 ACRES



If there is an existing ditch here that supplies another property owner it needs to have an easement. This easement is on the west edge of CJ Hancock Sub.

Is this storm drain or irrigation? Needs to have an easement. Looks like this is an irrigation structure but is difficult to tell in the snow.

Ditch needs to be piped across entire frontage. Reinforced Concrete Pipe.

Need to have elevations on the property or contours.

I believe there is another pipe that crosses here and there will need to be a Manhole or a Catch Basin installed.

On the lot it states that there is 33,707sq. ft. and here it states different. Which one is correct? Will need to check with zoning through planning but i believe there needs to be 40,000 sq. ft. min.

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

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 2500 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	