

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
MARCH 2013

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 162794, IN ACCORDANCE WITH TITLE 58, CHAPTER 20, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY ASSHOWN ON THE PLAT IN ACCORDANCE WITH SECTION 58-20-17, UTAH CODE ANNOTATED. THE MONUMENTS 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 PUBLIC DOMAIN, RECORDS OF FIELD SURVEYS MADE BY ME AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____ 20__.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBIN DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AND STIPULATE AND AGREE TO HOLD AND CONVEY SAID TRACTS OF LAND AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED PERPETUALLY FOR THE PURPOSES OF PUBLIC UTILITY, STORM WATER DETENTION FUND DESIGNATED HEREBY AS PUBLIC UTILITY, STORM WATER DETENTION FUND MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS FOR THE CONVEYANCE AND DELIVERY OF WATER AS PROVIDED FOR IN THE GENERAL ORDINANCES, RESOLUTIONS, ORDINANCES OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

ACKNOWLEDGMENT

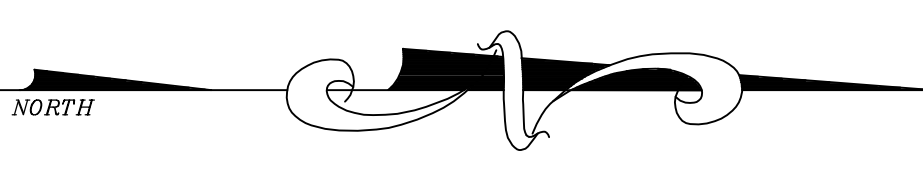
STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE DEDICATION, TO-WIT: _____, _____, _____ AND _____, ALL OF WHOM THEY STATED TO BE FULLY COMPETENT AND OF SOUND MIND AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLAT LANE BASE & HERDAN, U.S.S. SURVEY; BEGINNING AT A POINT 821.58 (901.45) FEET MORE OR LESS NORTH 0°41'57" EAST (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 233 FEET; THENCE SOUTH 00°41'57" WEST (SOUTH) 180.00 (210) FEET; THENCE SOUTH 89°18'03" EAST (EAST) 233 FEET; THENCE NORTH 00°41'57" EAST (NORTH) 180.00 (210) FEET TO THE POINT OF BEGINNING.

SUBJECT TO BOUNDARY LINE AGREEMENT E# 23309525.
CONTAINS 41,940 SF OR 0.943 ACRES



SCALE: 1" = 40'

○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 127257
□ = PUBLIC UTILITY EASEMENT
() = RECORD

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.
THE CENTER OF SECTION 17 DOES NOT MATCH THE OLDER FENCE LINE LOCATION AND IT IS MY OPINION TO MOVE IT 307.8 SOUTH TO BETTER HARMONIZE WITH THE OLDER FENCELINE OCCUPATION.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE SHALL BE PERMITTED AS LONG AS THE OPERATIONS DO NOT INTERFERE WITH THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL IMPROVEMENTS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ 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 IMPROVEMENTS 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 AND THAT THE SURVEYOR'S FIELD NOTES AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY COMPLY WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE UTAH SURVEYOR'S RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____ 20__.

SIGNATURE

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY ARE APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.
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, THEREIN ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20__.

ATTEST: CHAIRMAN, WEBER COUNTY COMMISSION

PRELIMINARY

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W., RM-3, WEST HAVEN, UTAH 84401
PHONE: 801-721-4075 FAX: 801-721-8386

WEBER COUNTY RECORDER
ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF _____
PAGE _____

CLIENT: PATRICK INGRAM
LOCATION: PART OF THE N.W. 1/4 OF SEC. 17, T6N, R2W, S.L.B.M.
SURVEYED: MARCH 2013

REVISIONS:
DRAWN BY: TK
CHECKED BY: DB
DATE: 03-08-13
FILE: 3316

DEVELOPER: PATRICK INGRAM
2371 SOUTH 4700 WEST
OGDEN UT, 84404

CLIENT: PATRICK INGRAM	LOCATION: PART OF THE N.W. 1/4 OF SEC. 17, T6N, R2W, S.L.B.M.
SURVEYED: MARCH 2013	
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DRAWN BY: TK	
CHECKED BY: DB	
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FILE: 3316	
WEBER COUNTY RECORDER	
ENTRY # _____	FEE _____
FILED FOR RECORD & RECORDED	
THIS _____ DAY OF _____ 20__	
AT _____ IN BOOK _____ OF _____	
PAGE _____	
WEBER COUNTY RECORDER	
BY _____	DEPUTY