

BRENT HARSHA SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
APRIL 2020

BOUNDARY DESCRIPTION

A PART OF LOT 18 OF THE SUBDIVISION OF SECTION 16 DATED APRIL 1898 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 18 BEING LOCATED SOUTH 89°15'34" EAST 1485.79 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 1597.20 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE NORTH 89°53'34" WEST 307.72 FEET; THENCE NORTH 0°00'00" EAST 150.00 FEET TO THE NORTH LINE OF SAID LOT 18; THENCE ALONG SAID NORTH LINE SOUTH 89°52'34" EAST 316.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE EAST LINE OF SAID LOT 18 SOUTH 3°25'26" WEST 150.25 FEET TO THE POINT OF BEGINNING. CONTAINS 40,672 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BRENT HARSHA SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

BRENT HARSHA SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROAD DEDICATION AREA, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2020.

THE KAREN HARSHA LIVING TRUST

BY: KAREN HARSHA, TRUSTEE

BY: BRENT HARSHA, TRUSTEE

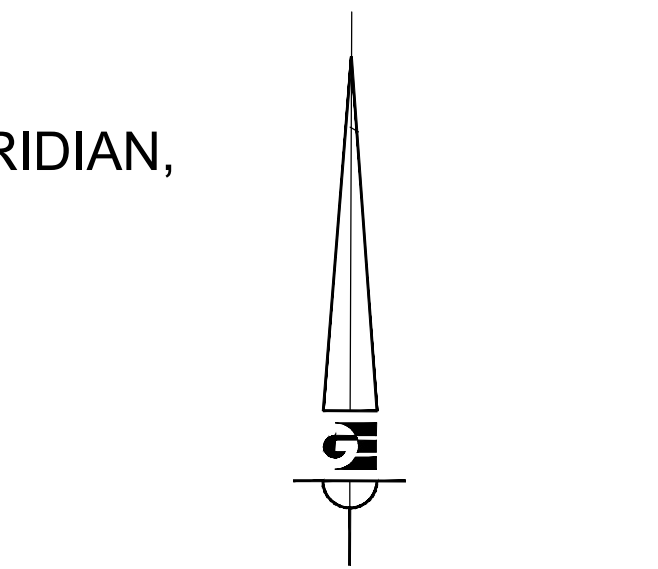
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2020, personally appeared before me Karen & Brent Harsha, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Trustees of The Karen Harsha Living Trust, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Karen & Brent Harsha acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC



Scale in Feet
1" = 30'

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - SETBACK LINE
- - - EASEMENT
- x - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING STORM DRAIN
- - - EXISTING OVERHEAD POWER
- ⊙ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING IRRIGATION VALVE
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING COMMUNICATIONS BOX
- ⊕ EXISTING IRRIGATION BOX
- ⊕ EXISTING GRAVEL

NOTES

- ZONE A-1 CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR-30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0189E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES, AND OTHER PUBLIC UTILITIES.
- DUE TO THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

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

SOIL EVALUATION INFO

An evaluation of the site and soils at the above-referenced address was complete by staff of this office on NOVEMBER 8, 2019. The exploration pit(s) is located at the referenced GPS coordinate and datum, the soil texture and structure, as classified using the USDA system, are as follows:

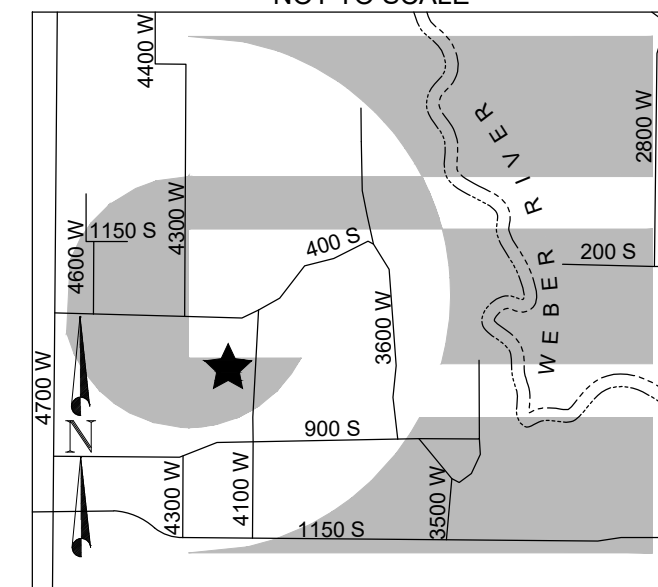
Exploration Pit #1 (UTM Zone 12T, Nad 83, 409685E 4567468N)
0-12" Sandy loam, granular structure
12-30" Sandy loam, massive structure
30-56" Loam, Massive-Platy Structure, Mottling may have some clay

Soil log No. 14924

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION WITHIN THE REMAINDER PARCEL ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRENT HARSHA. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. CURRENT VESTING DEED RECORDED AS ENTRY NO. 2622258 AND THE SUBDIVISION OF SECTION 16 DATED APRIL 1898 ALONG WITH CURRENT OCCUPATION WERE USED TO ESTABLISH THE BOUNDARY. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°15'34" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4100 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE MUSGRAVE BITTON SUBDIVISION AS RECORDED WITH ENTRY NUMBER 2747888.

VICINITY MAP



FL 18" RCP S
ELEV = 4245.05'

4100 WEST STREET

THOMAS & NANCY POWERS
150460035

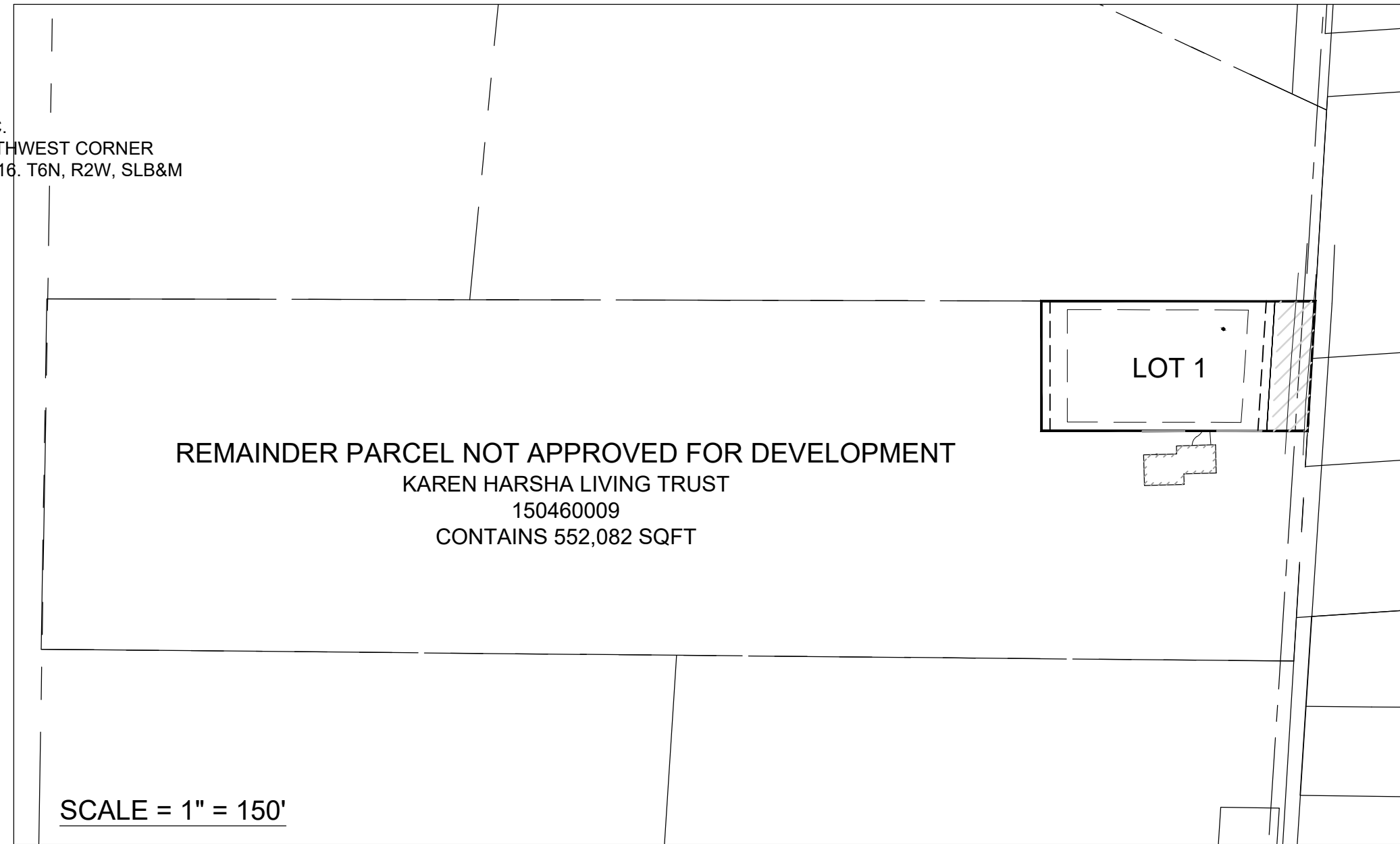
KAREN HARSHA
LIVING TRUST
150460006

STORM DRAIN CATCH BASIN
RIM ELEV = 4239.34'
FL 18" RCP N+S ELEV = 4234.59'

KAREN HARSHA
LIVING TRUST
150460034

FOUND
SOUTH 1/4 CORNER
SEC. 16, T6N, R2W, SLB&M
W.C. 3" BRASS CAP IN 6" CONC. COLUMN,
GOOD CONDITION, DATED 1963

REMAINDER PARCEL DETAIL



SCALE = 1" = 150'

REX B. & SHARON HANCOCK
150460023

ROAD DEDICATION AREA
6,159 SQFT

LOT 1
CONTAINS
40,672 SQFT
643 S 4100 W

REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT
KAREN HARSHA LIVING TRUST
150460009
CONTAINS 552,082 SQFT

FOUND
SOUTHWEST CORNER
SEC. 16, T6N, R2W, SLB&M
W.C. 3" BRASS CAP 2" BELOW ROAD, GOOD
CONDITION, DATED 2016

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.

COUNTY SURVEYOR

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.

COUNTY ATTORNEY

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 _____, 2020.

COUNTY ENGINEER

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.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____ NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO 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 _____, 2020

DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER:
BRENT HARSHA

S1
1

GARDNER
ENGINEERING

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____