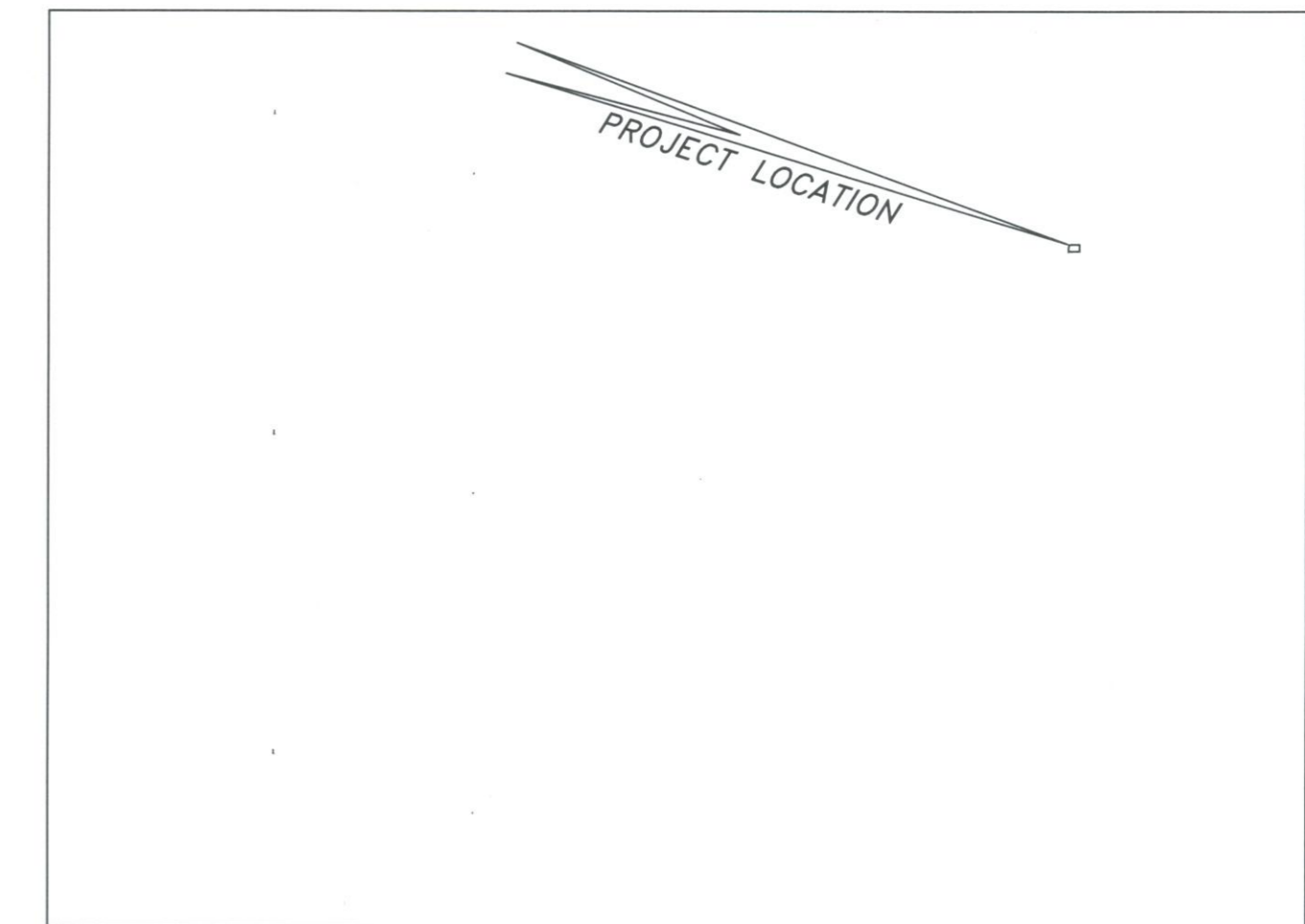


HUBBARD SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 6 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
U. S. SURVEY, WEBER COUNTY, UTAH

① Show vicinity map
② Specify 5/8 x 24" rebar in legend



PERCOLATION TESTS
SITE AND SOILS EVAL. NO. 1612
EXPLORATION PIT #1
0-20" SANDY LOAM
20-36" SANDY LOAM/STRUCTURE CHANGE
36-47" LOAMY SAND/CHANGE IN COLOR
47-54" SAND - SMALL GRAVEL
REQUIRED PERC. DEPTHS = 60", 48" AND 36"
GROUND WATER OBSERVED @ 80"
PERCOLATION TEST @ 60" = 20 MPI
PERCOLATION TEST @ 48" = 6.7 MPI
PERCOLATION TEST @ 36" = 34.3 MPI

BOUNDARY DESCRIPTION
SHADOW & JENSEN PROPERTY
A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE SOUTH 88°44'32" WEST 1437.02 FEET;
THENCE SOUTH 00°00'00" EAST 767.22 FEET;
THENCE SOUTH 00°50'43" WEST 284.71 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°31'05" EAST 497.57 FEET TO THE CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 01°09'01" EAST 1528.11 FEET ALONG SAID CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 89°04'15" WEST 550.14 FEET TO A REBAR AND CAP;
THENCE NORTH 00°49'36" EAST 1524.01 FEET TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18.35 ACRES INCLUDING COUNTY ROADWAY.
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, CALLED: NORTH 88°44'32" EAST.

BOUNDARY DESCRIPTION
HUBBARD SUBDIVISION
A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE SOUTH 88°44'32" WEST 1437.02 FEET;
THENCE SOUTH 00°00'00" EAST 767.22 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°31'05" EAST 497.65 FEET ALONG THE SOUTH LINE OF THE WILCOX PROPERTY (PARCEL NO. 210060008) TO THE CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 01°09'01" EAST 284.47 FEET ALONG SAID CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 88°31'05" WEST 497.57 FEET TO A REBAR AND CAP INTENDED TO BE PLACED ON THE EASTERLY LINE OF THE MCKAY PROPERTY (PARCEL NO. 210080011);
THENCE NORTH 00°50'43" EAST 284.71 FEET ALONG SAID PROPERTY TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 140,132 SQUARE FEET OR 3.22 ACRES.
THE EASTERLY 30.00 FEET (8,534 SQ FT) OF THE ABOVE DESCRIBED TRACT OF LAND LAYS WITHIN THE RIGHT OF WAY OF 7800 EAST STREET.
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, CALLED: NORTH 88°44'32" EAST, UTAH STATE PLANE GRID BEARING.

SURVEY NARRATIVE:
A. THIS SURVEY WAS MADE AT THE REQUEST OF BART L. HUBBARD, 3685 SOUTH WHITE RAIL LANE, WEST HAVEN, UT 84401, TEL. 801-648-0021.
B. THE PURPOSE OF THIS SURVEY IS TO ENLARGE A PARCEL LAND TO 3-ACRES PLUS IN ORDER TO QUALIFY FOR THE CONSTRUCTION OF A HOME THEREON.
C. MONUMENTS SET ARE 5/8"x24" REBARS WITH CAPS STAMPED "MOUNTAIN ENGINEERING". OTHER MARKS OR MONUMENTS ARE AS INDICATED.
D. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7 AS DETERMINED BY WEBER COUNTY SURVEY WITNESS CORNER BRASS CAPS AND CALLED: NORTH 88°44'32" EAST (STATE PLANE GRID BEARING).
E. THE CENTERLINE OF 7800 EAST STREET, AS SHOWN HEREON, WAS ESTABLISHED OR PERPETUATED BY THE OFFICIAL PLAT OF RK-KY ACRES SUBDIVISION. SAID SUBDIVISION WAS RETRACED BY FIELD SURVEY OF REMAINING LOT CORNER MONUMENTS WHICH AGREED WITH THE PLAT. THE CENTERLINE OF 7800 EAST STREET AS SHOWN HEREON FALLS NEAR THE CENTERLINE OF THE ASPHALT ROADWAY AND SEEMS TO FIT THE EXISTING CONDITIONS WELL. THE FENCE LINE ALONG THE WEST LINE OF THE ROADWAY CONVERGES GRADUALLY WITH THE ASPHALT SURFACE AS IT CONTINUES SOUTH OF HUBBARD SUBDIVISION.

STATEMENT OF AGRICULTURAL USE
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION". (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002).

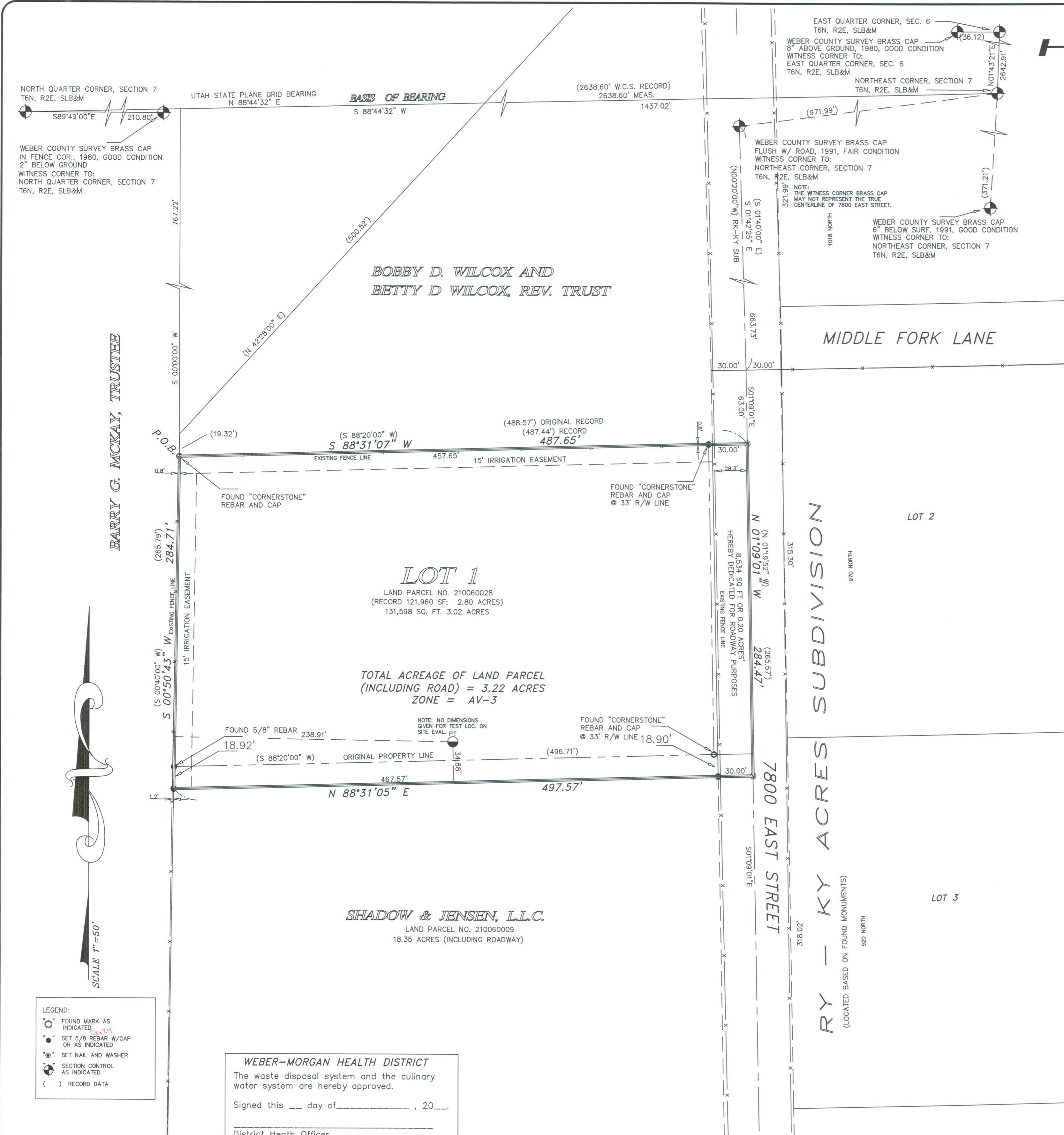
ZONING
THE CURRENT ZONING FOR THIS PARCEL IS AV-3

OWNERS DEDICATION AND CERTIFICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS 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 THROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, IRRIGATION, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, PIPED PRESSURE IRRIGATION OR OPEN IRRIGATION CANALS, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHATEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITH SUCH EASEMENTS.
SIGNED THIS ____ DAY OF _____, 2013

ACKNOWLEDGEMENT
BART L. HUBBARD
STATE OF UTAH)
COUNTY OF WEBER) SS
ON THE ____ DAY OF _____, 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BART L. HUBBARD, SIGNER OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

CERTIFICATE OF SURVEYOR
I, WILLIAM L. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 167461, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT OF
HUBBARD SUBDIVISION
IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED BASIS OF BEARING, TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SURVEY. BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY OF THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF THIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS ____ DAY OF _____, 20____
WILLIAM L. HOLYOAK, PE & PLS
UTAH LAND SURVEYOR REGISTRATION NO. 167461.

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



WEBER-MORGAN HEALTH DISTRICT
The waste disposal system and the culinary water system are hereby approved.
Signed this ____ day of _____, 20____
District Health Officer _____

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 _____, 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 executes this plat from the responsibilities and/or liabilities associated therewith.
Signed this ____ day of _____, 20____
Signature _____

WEBER COUNTY PLANNING COMMISSION
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 COMMISSION
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____
Chairman, Weber County Commission _____
Attest: _____
Title: _____

MOUNTAIN ENGINEERING
P. O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

DESIGNED BY: J.W.H.
DRAWN BY: W.L.H.
DATE: FEBRUARY, 2013

REGISTERED LAND SURVEYOR
167461
WILLIAM L. HOLYOAK
STATE OF UTAH

HUBBARD SUBDIVISION
FINAL PLAT
A PART OF THE NE1/4 SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FOR: BART L. HUBBARD, 3685 SOUTH WHITE RAIL LANE, WEST HAVEN, UT 84401, TEL. 801-648-0021

DRAWING NO. ME 12-57
SHEET 1 OF 1
FILE: HUBBARD_SURV2.DWG