

1008 11-2020
JWN



Weber County

Incoming Application Processing Form

Project Name: Neilson Hermitage Subdivision

Date Submitted: 5-11-2020 Zoning: FR-1 Received by: Steve

Culinary Water Provider: Ogden City Secondary Water Provider: None Waste Water Provider: SUPHC

Project Type:

- Alternative Access
- Board of Adjustment
- Building Parcel Designation
- Conditional Use Permit
- Design Review
- Hillside Review
- Land Use Permit
- Subdivisions:
 - Subdivision (Small/Amendment)
 - Subdivision-(Prelim/Final)
 - Subdivision-Cluster
- Zoning Text Amendment
- Zoning Map Amendment
- Zoning Development Agreement
- Vacation
- Other _____

Project Description: - Am amendment to the Hermitage Subdivision, changing lot lines between 3 lots, located at 305 Ogden canyon.

Applicable Ordinances:

- Accessory Apartments
- Airport Zones and Height Regulations
- Cluster Subdivision
- Design Review
- Drinking Water Source Protection
- Hillside Development Review and Procedures and Standards
- Home Occupation
- Land Use Permit, Building Permit and Certificate of Occupancy
- Natural Hazards Overlay Districts
- Nonconforming Buildings, Uses and Parcels
- Ogden Valley Architectural, Landscape and Screening Standards
- Ogden Valley Lighting
- Ogden Valley Pathways
- Ogden Valley Sensitive Lands Overlay District
- Ogden Valley Signs
- Parking and Loading Space, Vehicle Traffic and Access Regulations
- Petitioner Requirements-Rezoning Procedure Development Agreement
- Planned Residential Unit Development
- Public Buildings and Public Utility Substations and Structures
- Signs
- Standards for Single Family Dwellings
- Supplementary & Qualifying Reg
- Time Share
- Zones & Districts

Weber County Review Agencies:

- Weber-Morgan Health Department-Drinking Water Division
- Weber-Morgan Health Department-Waste Water Division
- Weber County Addressing Official
- Weber County Animal Services
- Weber County Assessor's Office
- Weber County Board of Adjustment
- Weber County Building Inspection
- Weber County Commission
- Weber County Economic Development Partnership
- Weber County Engineering Division
- Weber County GIS
- Weber County CED
- Weber County Planning Division
- Weber County Recorder's Office
- Weber County Recreation Facilities
- Weber County Roads Division
- Weber County School District-Transportation Division
- Weber County Sheriff
- Weber County Special Events
- Weber County Surveyor's Office
- Weber County Treasurer's Office
- Weber Fire District
- Other _____

Outside Review Agencies:

- Bona Vista Water Improvement District
- Causey Estates Lot Owners Assoc.
- Central Weber Sewer Improvement
- Cole Canyon Water Company
- Centurylink
- Eden Irrigation Company
- Hooper Irrigation Company
- Hooper Water Improvement District
- Nordic Mountain Water Inc.
- Ogden Valley Starry Nights
- Powder Mountain Water & Sewer District
- Dominion Energy
- Rocky Mountain Power
- State of Utah Dept of Ag & Food
- Taylor Geotechnical
- Taylor-West Weber Water District
- Uintah Highlands Water & Sewer Dist
- US Forest Service
- Utah Department of Transportation
- Utah Division of Air Quality
- Utah Division of Drinking Water
- WC3
- Weber Pathways
- West Warren-Warren Water & Sewer
- Wolf Creek Water and Sewer Improvement District
- Other _____

UVN
11-2020

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 05/11/2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Neilson Hermitage		Number of Lots 3
Approximate Address 305 Ogden Cyn		Land Serial Number(s) 200300012 200300011 200300010 200300009
Current Zoning FR1	Total Acreage .48	
Culinary Water Provider Ogden City	Secondary Water Provider N/A	Wastewater Treatment Septic - Pack bed media

Property Owner Contact Information

Name of Property Owner(s) Doug Neilson		Mailing Address of Property Owner(s) 3744 Van Buren Ave. Ogden, Utah 84403
Phone 801-624-9077	Fax N/A	
Email Address Douglasray15@gmail.com		Preferred Method of Written Correspondence Email Fax Mail Email

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) (SAME)		Mailing Address of Authorized Person
Phone	Fax	
Email Address		Preferred Method of Written Correspondence Email Fax Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Klint Whitney - Gardner Engineering		Mailing Address of Surveyor/Engineer 5150 S 375 E Washington Terrace, UT 84405
Phone 801-476-0202	Fax 801-476-0066	
Email Address Klint@gecivil.com		Preferred Method of Written Correspondence Email Fax Mail Email

Property Owner Affidavit

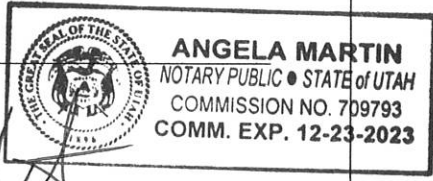
I (We), Doug Neilson, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

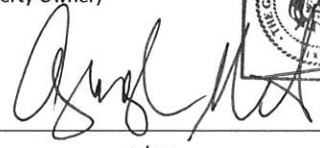


(Property Owner)

(Property Owner)

Subscribed and sworn to me this 11 day of May, 2020





NOTARY

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



April 30, 2020

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Doug Neilson properties
Properties 301, 303 & 305 Ogden Canyon
Parcel # 20-030-0009, 20-030-0010, 20-030-011, and 20-030-0012
Soil log #14608

A formal review of the onsite wastewater treatment systems plans, lot line adjustment and lot combination, of the three lot development including parcel numbers 20-030-0009, 20-030-0010, 20-030-011, and 20-030-0012 has been complete by this office. The plan submitted on February 29, 2020 for the aforementioned lots has been found to comply with all state and local onsite wastewater treatment system regulation.

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Ogden City Water District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS and RESTRICTIONS 303 & 305

At current we believe the proposal is to remodel the existing homes located at 20-030-0010, 303 Ogden Canyon and parcel 20-030-00009, 305 Ogden Canyon. The homes located on these parcels are existing structure. The onsite wastewater plan submitted to our office shows that the homes will be improved to utilize packed bed media pretreatment onsite wastewater systems with drip irrigation lines installed at a maximum trench depth of 12 inches below grade, with a maximum application rate of 0.9 gpd/sq ft, documented ground water not to exceed 24 inches. Our office would approve the renovation of the two homes with no increase in the number of bedrooms or daily wastewater flow.

303 & 305 lot line adjustment

Multiple shared property line currently run through the existing homes. Thus causing issues meeting setback requirements and increasing the probability of civil suit between property owners. Our office would with the improvement to the properties, approve the adjustment of the property line located between 20-030-0010, 303 Ogden Canyon and parcel 20-030-00009, 305 Ogden Canyon a proposed adjustment of 7 feet to the west, **and** the property line located between 20-030-0011, and parcel 20-030-0010, 303 Ogden Canyon a proposed adjustment of 15 feet to the west. Thus reducing future hardship on the property owner.

DESIGN REQUIREMENTS and RESTRICTIONS 301, New SFD

A new single family dwelling is proposal to be located on parcel number 20-030-0012 and the remainder of parcel number 20-030-0011. The combination of the lots will form a new parcel with a minimum lot size of 20,000 square feet. Our office has reviewed it as such. Parcel number 20-030-0012 when previously review for minimum lot size was shown to have 0.5 acres which meet the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation. The onsite wastewater plan submitted to our office shows that the homes will utilize packed bed media pretreatment onsite wastewater systems with drip irrigation lines installed at a maximum trench depth of 12 inches below grade, with a maximum application rate of 0.9 gpd/sq ft, documented ground water not to exceed 24 inches. The reviewed plan meets the requirement to facilitate the wastewater disposal for a four bedroom residence.

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

Service Letter for 301, 303 ,and 305 Ogden Canyon

2 messages

Anderson, Justin <JustinAnderson@ogdencity.com>

Fri, May 3, 2019 at 9:37 AM

To: "douglasray15@gmail.com" <douglasray15@gmail.com>

Cc: "Moffett, Kenton" <KentonMoffett@ogdencity.com>, "Nielsen, Taylor" <TaylorNielsen@ogdencity.com>, "Stratford, Mark" <MarkStratford@ogdencity.com>, "Daniels, David" <DavidDaniels@ogdencity.com>

Mr. Douglas Neilson,

The property in the Hermitage Subdivision listed as lot 301, 303, and 305 does have a distribution service along the frontage. The distribution service belongs to Ogden City and is available for connection at the property location. Mainline connections must be installed in accordance to the ordinance and standards approved by Ogden City. All applicable plan and permit requirements from Ogden City, Weber County, and UDOT must be adhered to for installation of the service. Each connection may be made to the 8" mainline and must have an engineered plan submitted for approval to the City prior to connection. No connections will be allowed on the 24" transmission line.

These parcels are outside of Ogden City's service area and are subject to different rules and regulations than customers that are within Ogden's Service area. Acceptance of these terms is required in order for water to actually be supplied to the property.

Please contact me with any further questions.

Justin Anderson, P.E.

Ogden City Public Services

Deputy Director / City Engineer

2549 Washington Blvd

Ogden, UT 84401

Office: (801) 629-8982

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

MISCELLANEOUS REPORT

First American Title Insurance Company
215 South State Street, Salt Lake City, UT 84111
Phone: 801.578.8888 | Fax: 866.375.9955

Order No: 338-6049369
Charge: \$500.00

Re: Property Owners: Douglas Neilson

EFFECTIVE DATE: April 21, 2020 at 7:30 A.M.

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Mark Snyder, and ESCROW OFFICER: Lori Singleton at 5929 S. Fashion Pointe Dr, Ste 120, South Ogden, UT 84403.

SCHEDULE A

1. The estate or interest in the land described or referred to in this report and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Douglas Neilson

SCHEDULE B

Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

(The following exception affects Parcel 1)

7. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 1,992.40. Tax Parcel No. 20-030-0009.

(The following exception affects Parcel 2)

8. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 1,755.75. Tax Parcel No. 20-030-0010.

(The following exception affects Parcel 3)

9. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 12.71. Tax Parcel No. 20-030-0011.

(The following exception affects Parcel 4)

10. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 99.88. Tax Parcel No. 20-030-0012.

11. Any charge upon the Land by reason of its inclusion in Weber Basin Water Conservancy District and Weber County Fire Protection Service Area No. 4.

(The following exception affects Parcels 1, 3 and a portion of Parcel 2)

12. Easements, notes and restrictions as shown on subdivision plat recorded January 24, 1922 as Entry No. [not available] in Book 8 of Plats at Page 54.

(The following exception affects Parcels 1, 2 and 4)

13. The rights of the public to use or pass through the Land for recreational purposes and/or access to the waterway known as the Ogden River provided that such public rights have been or may be established by documented or otherwise proven use for a period of time.

(The following exception affects Parcels 2 and 4)

14. Boundary line conflicts, if any, resulting from variances in the legal description(s) of the actual physical location of Ogden River from record description(s) referring to said Ogden River or center thereof as the Northerly boundary of the Land.
15. Our search of the Public Records finds no outstanding Mortgages affecting the Land.
16. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
17. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

The name(s) Douglas Neilson , has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

SCHEDULE C

Description

The land referred to in this report is situated in the County of Weber, State of UT, and is described as follows:

PARCEL 1:

ALL OF LOT 4, BLOCK 10, THE HERMITAGE OF OGDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 2:

ALL OF LOT 5, BLOCK 10, THE HERMITAGE IN OGDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 18°58' EAST TO THE SOUTH LINE OF SAID SECTION 18; THENCE NORTH 82°39' EAST ALONG SAID LINE 50 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 17°29' EAST FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 17°29' WEST TO THE CENTER OF OGDEN RIVER; THENCE SOUTHWESTERLY ALONG SAID CENTER OF RIVER TO A POINT NORTH 18°58' WEST OF BEGINNING; THENCE SOUTH 18°58' EAST TO THE PLACE OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS LYING WITHIN CANYON ROAD AND THE OGDEN RIVER.

PARCEL 3:

ALL OF LOT 6, BLOCK 10, THE HERMITAGE OF OGDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 4:

PART OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: ALSO BEING PART OF BLOCK 10, THE HERMITAGE, OGDEN CANYON, WEBER COUNTY, UTAH; PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 10, THENCE SOUTH 19°45' EAST 35 FEET TO THE NORTH SIDE OF CANYON ROAD; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID ROAD, THE LONG CHORD OF WHICH BEARS SOUTH 68°15' WEST 120 FEET, THENCE NORTH 6°45' WEST 10 FEET TO THE SOUTH BANK OF OGDEN RIVER; THENCE NORTH 25°55'20" EAST 115.18 FEET, AND NORTH 49°05' EAST 37.85 FEET, MORE OR LESS, ALONG SOUTH BANK OF OGDEN RIVER TO A POINT NORTH 19°45' WEST 64.7 FEET FROM BEGINNING, THENCE SOUTH 19°45' EAST 64.7 FEET TO BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS ALSO SOMETIMES DESCRIBED AND KNOWN AS LOTS 7 AND 8, BLOCK 10, THE HERMITAGE.

ALSO:

PART OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEING IN BLOCK 10, THE HERMITAGE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, IN SAID BLOCK 10, THENCE NORTH 38°59' EAST 59.7 FEET; THENCE NORTH 18°58' WEST 20 FEET; THENCE SOUTH 38°59' WEST 59.7 FEET ALONG THE SOUTH BANK OF OGDEN RIVER TO A POINT NORTH 19°45' WEST 20 FEET OF POINT OF BEGINNING; THENCE SOUTH 19°45' EAST 20 FEET TO BEGINNING.

ALSO:

PART OF SAID SECTION 18, SAID BLOCK 10, THE HERMITAGE; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, SAID BLOCK 10, THENCE NORTH 70°15' EAST 50 FEET; THENCE SOUTH 18°58' EAST 35 FEET TO THE NORTH SIDE OF CANYON ROAD; THENCE SOUTH 70°15' WEST ALONG THE NORTH SIDE OF SAID ROAD 49.51 FEET; THENCE NORTH 19°45' WEST 35 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:

Parcel 1: 305 Ogden Canyon, Ogden, UT 84401

Parcel 2: 303 Ogden Canyon, Ogden, UT 84401

Parcel 4: 301 Ogden Canyon, Ogden, UT 84401

Parcel 3: No Situs Available

OFFICE 901.476.0202 FAX 901.476.0966
1520 SOUTH BUCKLEBOURNE BLVD
MEMPHIS, TN 38128

TOPOGRAPHIC SURVEY FOR DOUG NELSON
305 OGDEN CANYON ROAD
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18
TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B. AND M.

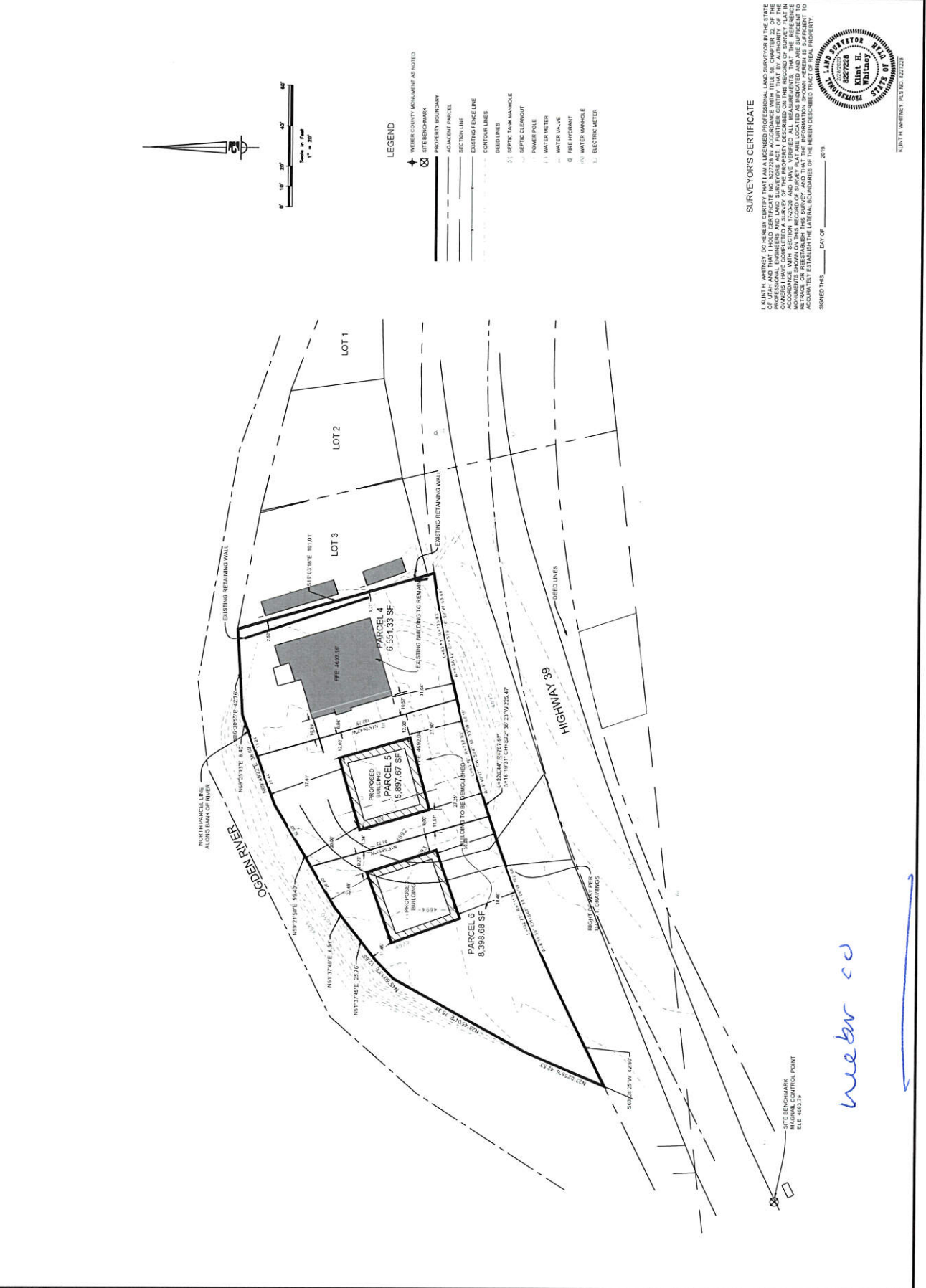
DATE	DESCRIPTION
2/27/2020	

REVIEWS

DATE 11/20

SCALE 1" = 20'

DWG. 1. SITE PLAN (REVISIONS) - 11/20



SURVEYOR'S CERTIFICATE

I, KURT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TENNESSEE. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH TITLE 26, CHAPTER 22 OF THE TENNESSEE CODE AND THE PROFESSIONAL LAND SURVEYING ACT, AND I HAVE CALICULATED AND VERIFIED ALL DISTANCES, BEARINGS, AND MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT AS LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE VERTICAL DIMENSIONS OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____ 2018.



webster



Receipt

Page 1 of 1

Received From:

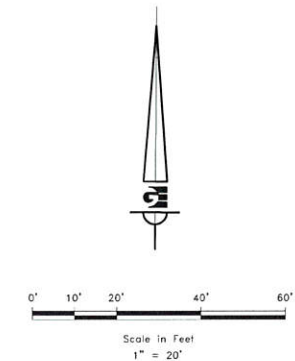
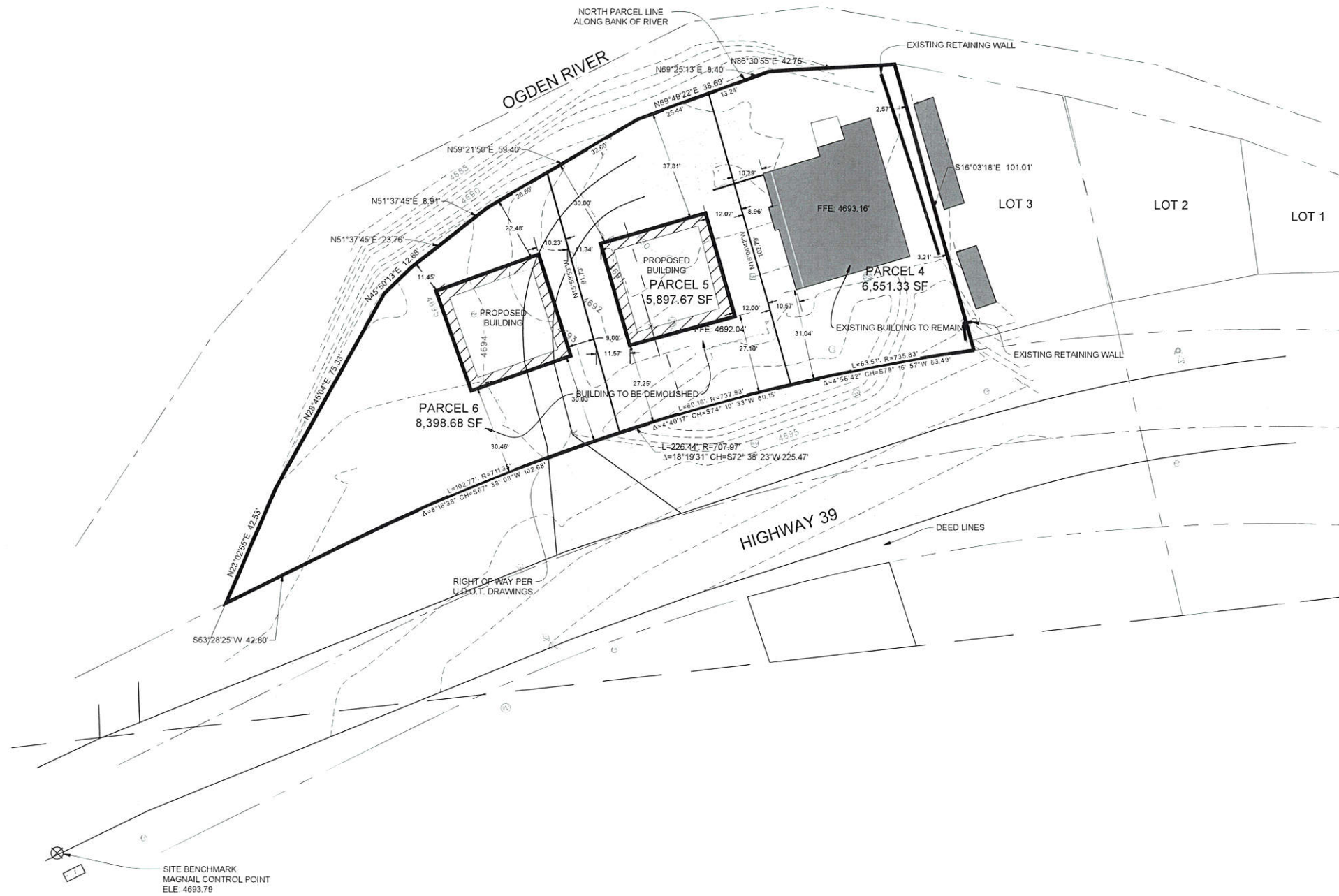
Receipt Number	134532
Receipt Date	05/11/2020
Receipt Time	01:17:42
Payment Method	CHECK

Clerk: Morby, Ann

ITEM NO.	DESCRIPTION	AMOUNT
Bill Number: 134532		
3	ENG SUBDIV FEES	\$300.00
	GL Account: 25402000-432020-	-\$300.00
	GL Account: POOL-100101-	\$300.00
1	ZONING FEES	\$595.00
	GL Account: 25410000-432016-	-\$595.00
	GL Account: POOL-100101-	\$595.00
2	PLAN SUBDIV FEES	\$300.00
	GL Account: 25410000-432020-	-\$300.00
	GL Account: POOL-100101-	\$300.00

PAYMENT TYPE	QUANTITY	REFERENCE	AMOUNT
CHECK	1	155 Doug Neilson	\$1,195.00

Previous Balance	\$1,195.00
Total Remitted	\$1,195.00
Adjustments	\$0.00
New Balance	\$0.00



- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
 - SITE BENCHMARK
 - PROPERTY BOUNDARY
 - ADJACENT PARCEL
 - SECTION LINE
 - EXISTING FENCE LINE
 - CONTOUR LINES
 - DEED LINES
 - SEPTIC TANK MANHOLE
 - SEPTIC CLEANOUT
 - POWER POLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - WATER MANHOLE
 - ELECTRIC METER

SITE BENCHMARK
MAGNAIL CONTROL POINT
ELE: 4693.79

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 DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, 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 _____, 2019.



KLINT H. WHITNEY, PLS NO. 8227228

REVISIONS	DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 2/27/2020
DESIGN: _____
DRAWN: RI
CHECKED: JHW
DWG.: 18294 - MEC SURVEYING - 305 OGDEN CANYON ROAD, SUITE 100, OGDEN, UT 84202

TOPOGRAPHIC SURVEY FOR DOUG NEILSON
305 OGDEN CANYON ROAD
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

S1
1