NEILSON HERMITAGE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH SEPTEMBER 2020

4690 BFE

-N69°25'13"E 8.40'

EXISTING BUILDING

TO BE REBUILT.

LOT 1

EXISTING BUILDING

Δ=18°19'31" CH=S72° 38' 23"W 225.47'

TO BE REBUILT. BFE: 4690.00'

FFE: 4696.88'

OGDEN CANYON ROAD

6551 SF

BFE: 4690.00'

FFE: 4696.88'

2518 EAST

There may be other red lines once tie distances are defined.

The existing location, widths, and other dimensions of

all existing or platted streets or railroad lines within and

immediately adjacent (within 30') to the tract of land to

4686 BFE

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners.

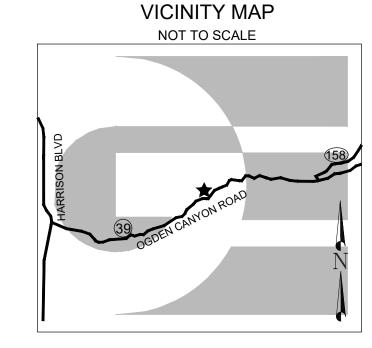
Check tie measurements between monuments and distance from monuments to your PQB, also check

original subdivision does not match.

WCO 106-1-5(a)(4)

4687 BFE

be subdivided.



Scale in Feet 1" = 20'

LEGEND

◆ WEBER COUNTY MONUMENT AS NOTED

SET 24" REBAR AND CAP O MARKED GARDNER ENGINEERING

SUBDIVISION BOUNDARY

ADJACENT PARCEL

SECTION LINE

AE FLOODWAY

SHARED ACCESS EASEMENT

NOTES

ZONE (FR-1) CURRENT YARD SETBACKS: UNIQUE SETBACKS FOR ALL LOTS DUE TO NON-CONFORMING LOTS FOR FURTHER INFORMATION ON THE SETBACKS CONTACT THE WEBER

SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" -

THE LOWEST HABITABLE FLOOR SHALL BE EQUAL TO OR

5. LOTS 2 AND 3 WILL HAVE A SHARED ACCESS EASEMENT.

4. SMALL PORTIONS OF THE SUBDIVISION ARE LOCATED IN ZONE

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE WITH BASE FLOOD ELEVATIONS

(BFE) SHOWN HEREON. PER FEMA MAP NO. 49057C0432E WITH

AE FLOOD ZONE AS DEPICTED IN THE DRAWING AND LEGEND.

COUNTY PLANNING DEPARTMENT.

HIGHER THAN THE BFE.

AN EFFECTIVE DATE OF DECEMBER 16, 2005.

---- EASEMENT

4691 BFE

GARY & MARGIE

ANDERSON

200300006

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OGDEN CANYON ROAD BEING LOCATED NORTH 83°27'09" EAST 1513.72 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 40.77 FEET; RUNNING THENCE NORTH 23°02'55" EAST 42.53 FEET; THENCE NORTH 28°45'04" EAST 75.33 FEET; THENCE 45°50'13" EAST 12.68 FEET; THENCE NORTH 51°37'45" EAST 23.76 FEET; THENCE NORTH 51°37'45" EAST 8.91 FEET; THENCE NORTH 59°21'50" EAST 59.40 FEET; THENCE NORTH 69°49'22" EAST 38.69 FEET; THENCE NORTH 69°25'13" EAST 8.40 FEET; THENCE NORTH 86°30'55" EAST 42.76 FEET; THENCE SOUTH 16°03'18" EAST 101.01 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOLLOWING TWO(2) COURSES (1) ALONG THE ARC OF A 707.97 FOOT RADIUS CURVE TO THE LEFT 226.44 FEET, HAVING A CENTRAL ANGLE OF 18°19'31" WITH A CHORD BEARING SOUTH 72°38'23" WEST 225.47 FEET; (2) SOUTH 63.28'25" WEST 42.80 FEET TO THE POINT OF BEGINNING. CONTAINING 20,848 SQUARE FEET OR 0.479 ACRES MORE OR LESS.



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 NEILSON HERMITAGE 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 ____

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:

NEILSON HERMITAGE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ___

BY: DOUGLAS NEILSON

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF WEBER

On this day of 2020, before me __ personally appeared DOUG NEILSON, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official

NOTARY PUBLIC STAMP

WEBER COUNTY SURVEYOR

SOUTHWEST QUARTER CORNER

SEC. 18 T6N, R1E SLB&M FOUND

SET IN A MOUND OF STONES ON

A CLIFF AREA, GOOD CONDITION DATED 1967. N83°27'09"E 1513.72

BLM 3" BRASS CAP MONUMENT

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR 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 WEBER COUNTY ENGINEER

4688 BFE

∕N51°37'45"E 8.91'

LOT 3

EXISTING BUILDING

FFE: 4696.88

8400 SF

TO BE REBUILT. BFE: 4690.00'

RIGHT OF WAY PER

U.D.Q.T. DRAWINGS

N51°37'45"E 23.76'-

N45°50'13"E 12.68'—

OGDENRIVER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF ____ SIGNED THIS____DAY OF ____

I HAVE EXAMINED THE FINANCIAL

GUARANTEE AND OTHER DOCUMENTS

ASSOCIATED WITH THIS SUBDIVISION

WITH THE COUNTY ORDINANCE

APPLICABLE THERETO AND NOW IN

COUNTY ATTORNEY

FORCE AND EFFECT.

WEBER COUNTY COMMISSION ACCEPTANCE

N83°27'09"E 2291.44' BASIS OF BEARING

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.

NORTH PARCEL LINE

ALONG BANK OF RIVER

SIGNED THIS____DAY OF ______, 2020. CHAIRMAN, WEBER COUNTY COMMISSION NAME/TITLE

WEBER COUNTY PLANNING **COMMISSION APPROVAL**

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

COMMISSION

SIGNED THIS___DAY OF____

BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS ___DAY OF _____ 2020 CHAIRMAN, WEBER COUNTY PLANNING DIRECTOR WEBER-MORGAN HEALTH DEPT

WEBER - MORGAN HEALTH

DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS,

PERCOLATION RATES, AND SITE

CONDITION FOR THIS SUBDIVISION HAVE

DEED LINES

-\S16°03'18"E 101.01'

12.63'

KAREN L MITCHELL

ETAL 200300008

SOUTH QUARTER CORNER

BELOW GROUND SURFACE,

SEC. 18 T6N, R1E SLB&M FOUND

BLM 3" BRASS CAP MONUMENT

GOOD CONDITION DATED 1967

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DOUGLAS NEILSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 83°27'09" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS ALSO DETERMINED BY WARRANTY DEED WITH AN ENTRY NUMBER RECORDED AS 2933000 AND DEEDS OF ADJACENT PROPERTIES.

DEVELOPER: COUNTY RECORDER DOUG NEILSON 3744 VAN BUREN AVE. ENTRY NO. OGDEN, UT 84403 FILED FOR AND RECORDED . IN BOOK _____ OF OFFICIAL RECORDS, PAGE COUNTY RECORDER MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066