

# RED ROCK SUBDIVISION

PART OF THE NW 1/4 OF SECTION 4 TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2019

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:  
"Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements."  
WCO 106-7-1

### OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract RED ROCK SUBDIVISION.  
We hereby dedicate to the owners of these Lots for the purpose of access, ingress and egress, all those parts or portions of said tract of land designated as Ingress/Egress.

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### Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BLAINE GLASMANN MICHAEL GLASMANN

KEVIN GLASMANN  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.  
WITNESS my hand and official stamp the date in this certificate first above written:  
As a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: My Commission Expires:

### BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 4, Township 6 North, Range 3 East, Salt Lake Base and Meridian: Beginning at a point on the North line of said Section 4 being 711.32 feet South 89°59'41" East from the Northwest corner of said Section 4; and running thence South 89°59'41" West along the North Section line 367.67 feet; North 50°17'24" East 192.85 feet; thence South 89°12'44" East 59.57 feet; thence South 41°55'25" East 143.28 feet; thence South 76°08'10" East 66.03 feet to the said North Section line; thence along said North line South 89°59'41" East 41.67 feet; thence South 4°10'37" West 234.72 feet; thence South 82°10'43" East 111.03 feet; thence South 66.15 feet to the South line of Government Lot 3 of said Section 4, Township 6 North, Range 3 East; thence along said South line of said Lot 3 and Government Lot 4 South 89°55'19" West 820.00 feet; thence North 543.50 feet; thence North 19°11'01" West 152.16 feet; thence North 227.33 feet to the point of beginning.  
Contains 763,389 s.f. or 17.53 acres

### NARRATIVE

The purpose of this survey is to create a three (3) Lot subdivision as shown.  
Documents used to aid in this survey:  
1. Weber County Tax Plat 23-007 and 23-040.  
2. Deeds of record as found in the Weber County Recorder's Office for parcels 23-007-0003, 23-007-0040, 23-007-0041, 23-040-0001, 23-040-0002, 23-040-0003, 23-040-0004, 23-040-0005, 23-040-0006, 23-040-0007, 23-040-0008, 23-040-0009.  
3. Record of Surveys: #2972, #3326, #4815.  
Basis of bearing is state plane grid from monument as shown.

### SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



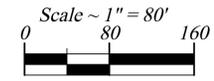
For this to be and adequate final review any plat submitted needs to substantially meet requirement of state and county code the redlines here are just what was noticed in a quick review there may be more redlines when a substantial plat is submitted

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)



- Legend**
- EXISTING FENCE
  - EASEMENTS
  - STREET CENTERLINE
  - FND SECTION CORNER
  - FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c)

NOTE:  
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. Sec. 106-1-8(c)(5)]

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m  
Check preliminary title report

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	13.24	N 80°09'36" E	C1	130.146	270.316	027.5855	N 66°22'02" E	128.89
L2	47.22	S 67°42'12" E	C2	137.025	132.512	059.2469	N 82°40'19" E	131.00
L3	113.37	S 86°01'57" E	C3	36.086	112.800	018.3293	S 76°52'04" E	35.93
L4	45.38	S 68°32'52" E	C4	67.619	221.580	017.4849	S 77°17'24" E	67.36
L5	85.75	N 51°34'44" E	C5	110.486	105.730	059.8733	N 81°30'56" E	105.53
L6	123.61	S 88°40'20" E	C6	64.953	106.138	035.0630	N 69°06'38" E	63.94
L7	98.00	N 0°00'00" E	C7	24.398	76.129	018.3624	N 77°27'39" E	24.29
L8	20.00	N 90°00'00" E	C8	41.446	103.030	023.0483	N 79°48'14" E	41.17
L9	68.00	S 0°00'00" E	C9	83.150	400.638	011.8914	N 85°23'16" E	83.00
L10	60.00	N 90°00'00" E	C10	73.440	288.850	014.5675	N 86°43'33" E	73.24
L11	20.00	S 0°00'00" E	C11	52.078	82.670	036.0938	S 67°56'37" E	51.22
L12	90.00	S 90°00'00" W	C12	43.479	53.950	046.1754	S 72°59'04" E	42.31
			C13	60.083	130.333	026.4131	N 70°43'17" E	59.55

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements". UCA 17-27a-603(4)(b)(ii)

**WEBER-MORGAN HEALTH DEPARTMENT**  
I hereby certify that the soils, percolation rates, and site conditions 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 COMMISSION APPROVAL**  
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 ATTORNEY**  
I have examined the financial guarantees 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 executed this plat from the responsibilities and/or liabilities associated therewith. 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 thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Weber County Commission  
Attest: Title: Weber County Clerk

### 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

<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 20____. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____	
<b>DEVELOPER: Kevin Glasmann</b> Address: _____		1 Subdivision NW 1/4 of Section 4, Township 6 North, Range 3 East, Salt Lake Base and Meridian.	
Revisions DRAWN BY: TK CHECKED BY: TK DATE: FILE: 3874			