

CASH COW SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JULY 10, 2020

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TESS LARCADE. 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, NAD 83 STATE PLANE GRID BEARING WHICH BEARS NORTH 88°22'12" WEST. THE RIGHT OF WAY OF 3175 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT OF WAY DEDICATION OF THE HALES SUBDIVISION. BOUNDARIES WERE ESTABLISHED BY LEGAL DOCUMENTS, A TITLE REPORT FURNISHED BY THE CLIENT, AND PHYSICAL EVIDENCE OF OCCUPATION.

BOUNDARY DESCRIPTION:

PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS WEST 498.36 FEET AND SOUTH 500.77 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE SOUTH 88°28'30" EAST 690.34 FEET TO THE CENTERLINE OF DRAIN; THENCE SOUTH 1°29'45" WEST 325 FEET ALONG SAID CENTERLINE; THENCE NORTH 88°28'30" WEST 690.50 FEET; THENCE NORTH 1°31'30" EAST 325.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY, BEING 30 FEET EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY CENTER LINE: A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS WEST 558.91 FEET AND SOUTH 2774.97 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 1°31'30" EAST 2673 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 4000 NORTH STREET. LESS AND EXCEPTING: A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT WHICH IS WEST 498.36 FEET, SOUTH 500.77 FEET AND SOUTH 1°31'30" WEST 162.50 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 88°28'30" EAST 690.42 FEET TO THE CENTERLINE OF DRAIN; THENCE SOUTH 1°29'45" WEST 162.50 FEET ALONG SAID CENTERLINE; THENCE NORTH 88°28'30" WEST 690.50 FEET THENCE NORTH 1°31'30" EAST 162.50 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT CASH COW SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2020

STATE OF UTAH)
 COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2020, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO NAMES ARE DESCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

STAMP _____ NOTARY PUBLIC

NOTES:

1. ZONE A-1 CURRENT YARD SET BACKS: FRONT -30' // SIDE -10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR 30'.
2. SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. 10' UTILITIES 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.
4. SEWER IS TO BE SEPTIC AS APPROVED BY WEBER COUNTY.
5. ALL BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE TIME WHEN THE BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY.
6. 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.

NOTE: 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE:

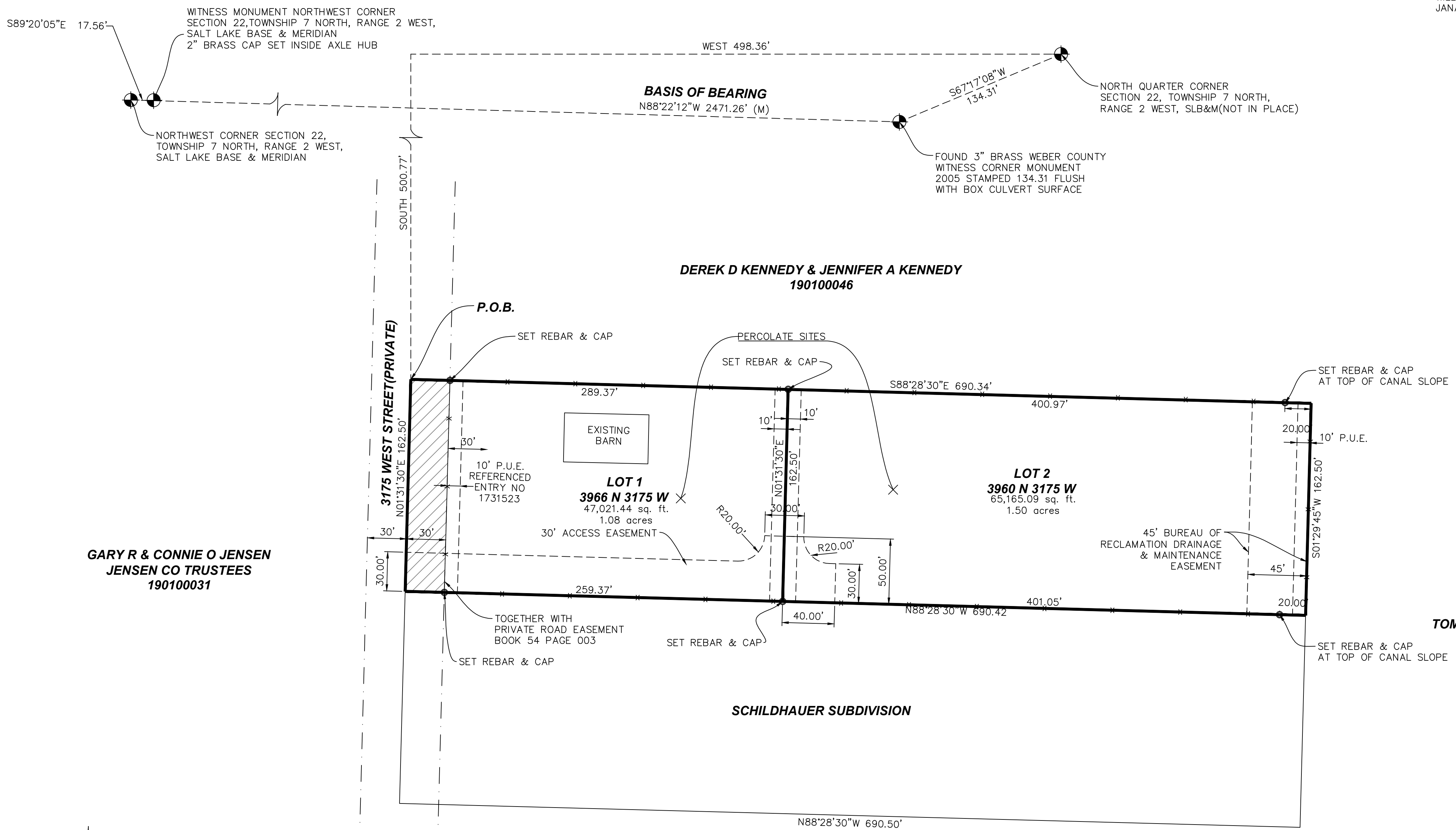
I, KEVIN P. LONG DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF LARCADE SUBDIVISION, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

KEVIN P. LONG
 LS 190633



DATE OF SURVEY _____

WEST PERCOLATION SITE	EAST PERCOLATION SITE
0"-24" LOAM, GRANULAR STRUCTURE	0"-26" LOAM, GRANULAR STRUCTURE
24"-36" SILT CLAY LOAM, MASSIVE STRUCTURE, <10% GRAVEL	26"-45" SILT CLAY LOAM, MASSIVE STRUCTURE, <10% GRAVEL
36"-56" LOAMY SAND, SINGLE GRAIN STRUCTURE	45"-59" LOAMY SAND, SINGLE GRAIN STRUCTURE, <10% GRAVEL
GROUND WATER @ 56"	GROUND WATER @ 59"



SUBDIVISION APPLICANTS
 WILLIAM F. COLVELL
 JANA COLVELL

S89°20'05"E 17.56'
 WITNESS MONUMENT NORTHWEST CORNER SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN 2" BRASS CAP SET INSIDE AXLE HUB
 NORTHWEST CORNER SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

WEST 498.36'
 BASIS OF BEARING N88°22'12"W 2471.26' (M)
 SOUTH 500.77'

S67°17'08"W 134.31'
 NORTH QUARTER CORNER SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SLB&M (NOT IN PLACE)
 FOUND 3" BRASS WEBER COUNTY WITNESS CORNER MONUMENT 2005 STAMPED 134.31 FLUSH WITH BOX CULVERT SURFACE

DEREK D KENNEDY & JENNIFER A KENNEDY
 190100046

GARY R & CONNIE O JENSEN
 JENSEN CO TRUSTEES
 190100031

3175 WEST STREET (PRIVATE)
 NORTH 31°30'E 162.50'

LOT 1
 3966 N 3175 W
 47,021.44 sq. ft.
 1.08 acres

LOT 2
 3960 N 3175 W
 65,165.09 sq. ft.
 1.50 acres

TOGETHER WITH PRIVATE ROAD EASEMENT BOOK 54 PAGE 003
 SET REBAR & CAP

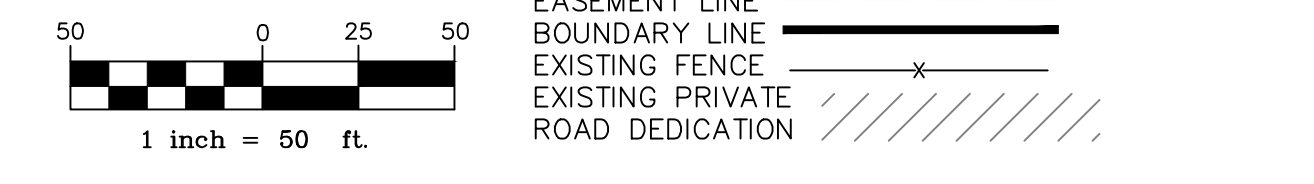
SCHILDHAUER SUBDIVISION
 N88°28'30"W 690.50'

HARMS SUBDIVISION

SET REBAR & CAP AT TOP OF CANAL SLOPE

45' BUREAU OF RECLAMATION DRAINAGE & MAINTENANCE EASEMENT

LEGEND
 RIGHT OF WAY
 SECTION LINE
 EASEMENT LINE
 BOUNDARY LINE
 EXISTING FENCE
 EXISTING PRIVATE ROAD DEDICATION



WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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

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

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

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

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 NO IN FORCE AND EFFECT.
 SIGNED THIS _____ DAY OF _____, 2020

WEBER 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

LAYTON SURVEYS
 Professional Land Surveying
 (801) 698-5997 www.gpsdatacapture@aol.com
 1812 West 2575 South
 Syracuse, UT 84075

ENTRY NO. _____ FEE PAID _____
 FILE FOR RECORD AND RECORDED:
 _____ 020, AT _____
 IN BOOK _____ PAGE _____
 OF OFFICIAL RECORDS
 RECORDED FOR: _____
 COUNTY RECORDER _____
 BY: _____