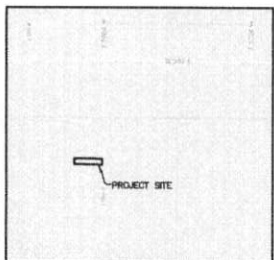


FELTER SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2020



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND NAIL AT THE NORTH QUARTER CORNER AND THE FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°08'54"E

NARRATIVE

THE BOUNDARY WAS DETERMINED USING THE MONUMENTS SHOWN HEREON. THE NORTH LINE WAS PLACED BY DEED, THE SOUTH AND EAST LINES WERE PLACED ALONG THE MURRAY FLAG LOT SUBDIVISION AND ITS EXTENSION EAST. THE EAST LINE WAS PLACED ALONG THE CALCULATED SECTION LINE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7500 WEST STREET, SAID POINT BEING S89°08'54"E 8.40 FEET AND S00°42'17"W 3307.08 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00°42'17"W ALONG SAID WESTERLY LINE, 171.61 FEET TO AN EXISTING FENCELINE; THENCE N88°28'25"W ALONG SAID FENCELINE AND THE NORTH BOUNDARY LINE OF JERRY AND KATE HOMESTEAD AND MURRAY FLAG LOT SUBDIVISION 789.22 FEET TO A FOUND REBAR AT A CORNER OF THE MURRAY FLAG LOT SUBDIVISION; THENCE N0°42'22"E ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 159.56 FEET TO A FOUND REBAR IN AN EXISTING FENCELINE; THENCE S89°18'55"E ALONG SAID FENCELINE, 789.13 TO THE WESTERLY RIGHT-OF-WAY LINE OF 7500 WEST STREET AND TO THE POINT OF BEGINNING.

CONTAINING 130,669 SQUARE FEET OR 3.000 ACRES MORE OR LESS.

AGRICULTURAL STATEMENT

"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)

EXPLORATION PIT INFORMATION

EXPLORATION PIT#1 (127 0402627 UTM 4596129 +7+ 127T) 0'-11" SANDY CLAY LOAM, GRANULAR STRUCTURE, 11'-48" SANDY LOAM, MASSIVE STRUCTURE, OBSERVED GROUND WATER TABLE @ 48" INCHES.

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)
Ditch in along 7500

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f
See addressing review for #

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

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

The individual or company names and addresses of the engineer and land surveyor of the subdivision. WCO 106-1-5(a)(3); UCA 17-23-17(3)(j)

Owner's Dedication Certificate shall include the following Private Land Drain Easements dedication as applicable:
"Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation."
WCO 106-7-1

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN 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 **FELTER SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LINES, INCLUDING SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDS 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.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET ASIDE AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **FELTER SUBDIVISION**, 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 THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND HEREBY GRANT A PERPETUAL TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE UNBURDENED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNER AND ALSO TO DEDICATE THE IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

no temporary turnaround and what and where is the irrigation easement to weber county

ACKNOWLEDGMENT

17-21-25 Names of Persons signing to be typed or printed on instrument presented for recording

STATE OF UTAH,)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

LEGEND

- ⊕ = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET AND STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- ⊕ = WITNESS CORNER MONUMENT
- ⊕ = SOIL PERCOLATION HOLE
- = BOUNDARY LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- = ROAD CENTERLINE
- - - = EXISTING FENCELINE

Scale: 1" = 40'

DEVELOPER

SHARNA FELTER
665 S 250 W
WEST WARREN UT, 84404

Project Info.

Surveyor: HATCH
Designer: E. ROOCH
Begin Date: 10-19-20
Name:
Number: 7554-01
Revision:
Scale: 1" = 40'
Checked:

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ 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 THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

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.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S 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 _____, 20____.

WEBER COUNTY SURVEYOR

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____.

WEBER COUNTY ATTORNEY

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____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded _____ Filed For Record _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For _____
Webber County Recorder
_____ Deputy