PROJECT SITE

VICINITY MAP

NO SCALE

LEGEND

= SECTION CORNER

= FIRE HYDRANT

= EXISTING BUILDING

= EXISTING PAVEMENT

= PUBLIC UTILITY EASEMENT

= TEST HOLE = BOUNDARY LINE

- LOT LINE

--- = ADJOINING PROPERTY

_____ = ROAD CENTERLINE

- X X = EXISTING FENCELINE

Scale: 1'' = 40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER

LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS

NARRATIVE

LEGAL DESCRIPTION

AGRICULTURAL STATEMENT

THE OPERATION OF FARM MACHINERY AND NO ALLOWED

COUNTY RECORDERS OFFICE.

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED PLAT OF

LOT 2 OF MAW ESTATES SUBDIVISION. ALL LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE &

ALL OF LOT 2, MAW ESTATES SUBDIVISION, RECORDED IN THE WEBER

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES.

AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE

BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF

FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING

AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE

THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD.,

CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT

-----= EASEMENTS

= SET 5/8" X 24" REBAR AND PLASTIC

CAP STAMPED "REEVE & ASSOCIATES"

= FOUND REEVE & REEVE REBAR AND CAP

= CORNER AT EXISTING 4" METAL FENCE POST

MAW ESTATES SUBDIVISION LOT 2, 1ST AMENDMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH JULY, 2013

> NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1981 (IN GOOD CONDITION)

3600 NORTH STREET STREET CENTERLINE N88°54'20"W PER MAW ESTATES SUBDIVISION -×/\$88°54'20"E 467.35' 165.91 151.44 4019 WEST 3995 WEST NOTE: 10' UTILITY AND DRAINAGE EASEMENT LOTS TO CONTINUE TO ACCEPT TEST HOLE #1 STORM WATER RUNOFF FROM 3600 NORTH STREET UNTIL SUCH TIME AS AN ALTERNATIVE DRAINAGE SYSTEM TEST HOLE #2 IS INSTALLED. -S88°54'20"E 31.4' 63.801 S.F. 80,211 S.F. 73,793 S.F. / 10' P.U.E. 1.465 ACRES 1.841 ACRES 1.694 ACRES / (TYP.) 10' P.U.E. DRAINAGE EASEMENT -(SCALED FROM MAW ESTATES SUBDIVISION PLAT RECORDED WITHOUT DIMENSIONS) MAW ESTATES SUBDIVISION PARCEL# 19-089-0004 MILES, BRANDON & WF CANDACE NICOLE MILES 10' P.U.E. / FOUND REEVE REBAR -10' UTILITY AND AND CAP IN DRAINAGE EASEMENT CONCRETE AT BASE OF FENCE POST 1.3.3.36 165.42 N89°00'05"W 467.35'

SURVEYOR'S CERTIFICATE

, <u>JERRY FLETCHER</u>, 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 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 MAW ESTATES SUBDIVISION LOT 2, 1ST AMENDMENT 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 <u>WEBER COUNTY</u> CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS

UTAH LIC

	DAT	OF	,	20	No. 6436064 JERRY FLETCHER
-36064					
ENSE NUMBER	?		JERRY FLETCHER		OTATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A THREE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT MAW ESTATES SUBDIVISION LOT 2, 1ST AMENDMENT, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON 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 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 NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, ALSO TEDICATE GIRANT A 10' IRRIGATION AND DRAWAGE

SIGNED THIS ______ DAY OF ______, 20____ KENNETH SUMMERS, TRUSTEE JANICE SUMMERS, TRUSTEE

ACKNOWLEDG	MENT
STATE OF UTAH)ss. COUNTY OF)	
ON THE DAY OF BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNER(S) OF THE ABOVE OWNER WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE FREELY, VOLUNTARILY, AND FOR THE PURPOSES THER	(AND) R'S DEDICATION AND CERTIFICATION, TO ME SIGNED IT
COMMISSION EXPIRES	NOTARY PUBLIC
ACKNOWLEDG	MENT
STATE OF UTAH)SS. COUNTY OF)	

IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND

BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE



Project Info.

____, 20___, PERSONALLY APPEARED

NOTARY PUBLIC

__ OF SAID CORPORATION AND THAT THEY

Designer: N. ANDERSON

LOT 2 AMENDED

Revision: 07-03-13 Scale:____1"=40' Checked:____

WEBER COUNTY PLANNING COMMISSION APPROVAL

#2002-3, MARCH 05, 2002)

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.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

DEVELOPER

OGDEN, UTAH 84404

3995 WEST 3600 NORTH

KEN SUMMERS

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 ____

CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

WEBER COUNTY SURVEYOR

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 RESPONSIBILITES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, 20___

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

SOUTH QUARTER CORNER OF SECTION 21.

TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S. SURVEY.

FOUND WEBER COUNTY BRASS CAP

MONUMENT DATED 1963

(IN GOOD CONDITION)

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

SIGNED THIS _____, DAY OF _____, 20__.

WERER MORCAN LIEATTLI DEDARCHERT

ON THE _____ DAY OF ____

COMMISSION EXPIRES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ____

	A DEFECTOR ON THE WILL DEFAUTIFIED
	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.
-1	CIONED TITLE

WEBER-MORGAN HEALTH DEPARTMENT

-1					L 3131EM3.	
١	SIGNED	THIS	 DAY	OF	,	20
ı					,	
ı						

ASTEWATER	DISF	POSAL	SYSTEMS.		
S	DAY	OF _	,	20	

-	001	IL STOTEIVIS.		
Y	OF	,	20	Record

At		In	Book	
Of	The	Official	Records,	Page
Re	corde	ed For:		

Weber County Recorder

Weber County Recorder

And Recorded, _____

____ Filed For Record

Deputy.

PARCEL# 19-009-0017

WEBER COUNTY ATTORNEY