#### HIGUERA SUBDIVISION PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - NOVEMBER 2020 The existing location, widths, and other The location, widths, and other dimensions of all existing or platted dimensions of proposed utility The existing location, widths, and other easements within and immediately easements with proper labeling of dimensions of all existing or platted fence lines or adjacent (within 30') to the tract of land to spaces to be dedicated to public other lines of occupation within or immediately be subdivided. WCO 106-1-5(a) (6) *Scale* $\sim 1'' = 60'$ or designated as private. WCO adjacent to the tract to be subdivided. WCO Location of PUE's 106-1-5(a)(7) 106-1-5(a)(6) fences along frontage and South boundary Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions Legend WEST QUARTER SECTION 8 of all boundary lines of the subdivision. WCO 106-1-8(c)(1)d; Township 7 North, Range I East, SLB&M ---x---x- EXISTING FENCE FOUND WEBER COUNTY 3" BRASS CAP MONUMENT UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d) DATED 1963, FLUSH WITH SURFACE — — EASEMENTS (as labeled or granted) The existing location, widths, and other —— — STREET CENTERLINE Plat does not match boundary description dimensions of all existing or platted streets or railroad lines within and immediately adjacent FND SECTION CORNER (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) CALC SECTION CORNER FND STREET MONUMENT S 89°44'42" E FND REBAR & CAP FND CURB NAIL 30.50 SHERYL SCHLENKER BROWN FND REBAR AND CAP S 0°06'59" W 22-005-0031 N 0°15'18" SET #5x24" REBAR AND 30.00 CAP STAMPED LANDMARK 48.52 FOUND STREET MON. (TYP)

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, each page of the final plat:

A-3, and V-3), the following statement shall be required on "Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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 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)

CHELSEY P. HIGUERA

STATE OF UTAH

COUNTY OF WEBER )

the governing entity.

\_\_\_\_, 20\_\_\_.

RAYMOND E. HIGUERA

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

OWNER'S DEDICATION

We hereby grant and convey a perpetual right and easement over, upon and

under the lands designated hereon as Public Utility Easement (PUE), storm

maintenance and operation of public utility service line(s), storm drainage

entity and as may be authorized by the governing entity, with no buildings

or structures being erected within such easements without authorization of

We the undersigned owner(s) of the herein described tract of land, do

hereby set apart and subdivide the same into Lots as shown or noted

water detention/retention pond(s), drainage easement(s), and canal

maintenance easement(s), the same to be used for the installation

facilities, irrigation canal(s) or for the perpetual preservation of water

channels in their natural state whichever is applicable to the governing

Individual Acknowledgement

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

hereon and name said tract HIGUERA SUBDIVISION

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature:

(print name below signature):

My Commission Expires:

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) Boundary description does not close and/or match map

# BOUNDARY DESCRIPTION

A part of the southwest Quarter of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point which is 1682.50 feet North 0°45'13" East 23°01'20" West from the Southwest corner of said Section 8, said point also being on the East right-of-way of 3350 East Street; and running thence along said right-of-way the following two (2) courses: (1) North 23°01'20" West 143.13 feet and (2) North 0°15'18" East 48.52 feet; thence South 89°44'42" East 30.50 feet; thence South 0°06'59" West 30.00 feet; thence South 89°44'42" East 1046.71 feet to a rebar and cap marking the Southeast corner of that parcel defined by Warranty Deed Entry #2099170 dated April 26, 2005 of Weber County Records, said point being on the East line of said Quarter Section and in line with a fence extended to the South; thence along said East line, fence line extended and fence line South 0°29'08" East 300.32 feet to the North line extended of Willow Creek Subdivision Phase 2; thence along said North line North 89°44'42" West 696.84 feet to the Southeast corner of that parcel defined by Warranty Deed Entry #2584022 dated July 2, 2012 of Weber County Records; thence along said parcel the following two (2) courses: (1) North 0°15'18" East 150.00 feet and (2) North 89°44'42" West 322.67 feet to the point of beginning.

Contains 263,483 s.f. of 6.05 Acres

# *NARRATIVE*

The purpose of this survey is to create a one (1) lot subdivision as shown.

Documents used to aide in this survey: 1. Weber County Tax Plat 22-005 (currant and prior years).

- 2. Deeds of record as found in the Weber County Recorders Office for parcels 022-005-0027, 22-005-0031, 22-005-0036 3. Plats of Record: 21-003 Liberty Bell Ranchetts Subdivision Phase 1, 21-099
- Willow Creed Subdivision Phase 1, 21-100 Willow Creek Subdivision Phase 2, 22-093 Liberty Bell Ranchetts Subdivision Phase 2, 67-010 Saddleback
- 4. Record of Survey's: #3406, #4076, #4723, #5118.

Record descriptions were rotated and adjusted to fit existing evidences. Original Deed description for subject parcel has over a ten foot closure error which has been resolved in this survey. West property lines have been established by deed and found street monuments for 5400 North Street and 3350 East Street. North, East and South lines are established by deed, neighboring survey plats and found fence line and rebar and cap evidences.

Basis of bearing is state plane grid from monument as shown.

## WEBER COUNTY SURVEYOR'S CERTIFICATE

wastewater disposal systems. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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\_\_\_\_\_, 20\_\_\_\_\_,

Weber County Surveyor

Signature

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 quarantee is sufficient for the installation of these improvements. Signed this \_\_\_\_ day of \_\_\_\_\_\_, 20 \_\_\_.

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)

## SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: 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. Monuments have been placed as represented on the plat.

Subdivisions that include lots that are

partially or completely in the floodplain

boundaries. And base flood elevations in

1 ft increments in the flood area OR in

lieu of providing base flood elevations

shall show the floodplain/ floodway



Landmark Surveying, Pac.  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  Filed for record and recorded	
DEVELOPER: Ray Hugiera  Address: 4752 E. 3900 N. Eden UT 84310		1	at of 20	
SW 1/4 of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian.	· · · · · · · · · · · · · · · · · · ·		on page  County Recorder: Leann H Kilts	
Revisions	DRAWN BY:	TK	<b>]</b>	
	CHECKED BY: TK			
	DATE: 11/19/.	2020	By Deputy:	
	PROJ: 4105		Fee paid	

designate areas as "non-buildable for residential or commercial structures" The location of percolation test holes WCO 106-1-8 (c)(6) on each lot. WCO 106-1-5(a)(10) FND REBAR & CAP S 89°45'46" E 1046.71 \_\_\_\_\_\_ A house number indicating the street address for each lot within the subdivision shall be assigned by the Lot 1 county surveyor. WCO 106-1-8(c)(1)f Use existing address 6.05 acres POINT OF BEGINNING N 89°44'42" W 5389 North 322\67' CRAIG & JENNIFER RAMIREZ 22-005-0027 N 89°44'42" W 696.84 FND REBAR & CAP FND REBAR & CAP Lot 33 Lot 33 WILLOW CREEK SUBDIVISION PHASE 2

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 \_\_\_\_

RECORD DATA MEASURED DATA

Measured and/or

recorded bearings,

distances, and other

controlling data with

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

ties to section corners.

SOUTHWEST CORNER SECTION 8

DATED 1998, 2" BELOW SURFACE

TOWNSHIP 7 NORTH, RANGE | EAST, SLB&M

FOUND WEBER COUNTY 3" BRASS CAP MONUMENT

WEBER COUNTY COMMISSION ACCEPTANCE

other public ways and financial guarantee of public improvements associated

Commissioners of Weber County, Utah this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_.

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

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\_\_\_.

This is to certify that this subdivision plat, the dedication of streets and

with this subdivision thereon are hereby approved and accepted by the

Chairman, Weber County Commission Title: Weber County Clerk

Director, Weber-Morgan Health Department

Chairman, Weber County Planning Commission

day of \_\_\_\_\_, 20 \_\_\_\_,