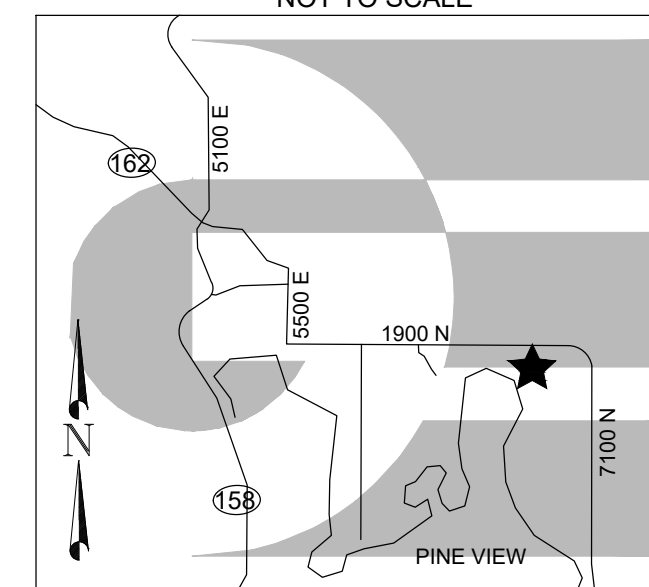


MAPLE MEADOWS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, JANUARY 2021

VICINITY MAP
NOT TO SCALE



Scale in Feet
1" = 60'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND PROPERTY CORNER
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- FLOOD ZONE A (REMAINING AREA ZONE X)
- ROAD DEDICATION AREA 8351 SF

NOTES

- ZONE AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' MINIMUM WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SUBJECT PROPERTY ALSO FALLS WITHIN ZONE "A" - AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. PER FEMA MAP NO. 49057C0241F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- SOIL TEST PITS: WASTEWATER SITE AND SOILS EVALUATION #15089
 - UTM ZONE 12 NAD 83; N:4571536M, E:427423M
0-17" LOAM, GRANULAR TO BLOCKY STRUCTURE
17-27" HEAVY CLAY LOAM, BLOCKY STRUCTURE, FEW RED MOTTLES
27-46" HEAVY CLAY LOAM BLOCKY STRUCTURE, MANY RED AND GREY MOTTLES
46-70" GRAVELLY COARSE LOAMY SAN, SINGLE GRAIN STRUCTURE, 10-20% GRAVEL
70-80" GREY LOAM, MASSIVE STRUCTURE, MANY RED AND GREY MOTTLES
80-101" ALTERNATING GREY LOAM AND GRAVELLY COARSE LOAMY SAND LENS', MASSIVE STRUCTURE, 10-20% GRAVEL
101-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL
 - UTM ZONE 12 NAD 83; N:4571546M, E:434212M
0-8" LOAM, GRANULAR TO BLOCKY STRUCTURE
8-21" CLAY LOAM, BLOCKY STRUCTURE
21-31" COARSE SANDY LOAM, BLOCKY STRUCTURE, FEW RED MOTTLES
31-44" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE
44-86" COARSE SAND, SINGLE GRAIN STRUCTURE
GROUND WATER ENCOUNTERED AT 86"
 - UTM ZONE 12 NAD 83; N:4571355M, E:4571348M
0-10" STRONG LOAM, GRANULAR STRUCTURE
10-50" SILTY CLAY LOAM, BLOCKY STRUCTURE
50-100" SILTY CLAY LOAM, MASSIVE STRUCTURE, MOTTLLING GREY AND RED
100-123" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, MOTTLLING RED
 - UTM ZONE 12 NAD 83; N:4571348M, E:434245M
0-24" SANDY CLAY LOAM, GRANULAR TO BLOCKY STRUCTURE
24-40" SILTY CLAY LOAM, BLOCKY STRUCTURE, MOTTLLING AT 24"
40-111" SILTY CLAY LOAM, MASSIVE STRUCTURE, MOTTLLING GREY AND RED
111-123" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE
- DUE TO THE TOPOGRAPHY AND THE 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.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 1 AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°36'23" EAST 491.29 FEET; THENCE SOUTH 00°59'58" WEST 936.97 FEET; THENCE SOUTH 89°36'23" WEST 483.99 FEET; THENCE NORTH 00°33'12" EAST 936.82 FEET TO THE POINT OF BEGINNING, CONTAINING 10.485 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MAPLE MEADOWS SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MAPLE MEADOWS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2021.

BAAS LAND AND HOME LLC

BY: BLAINE BURNETT, MANAGER

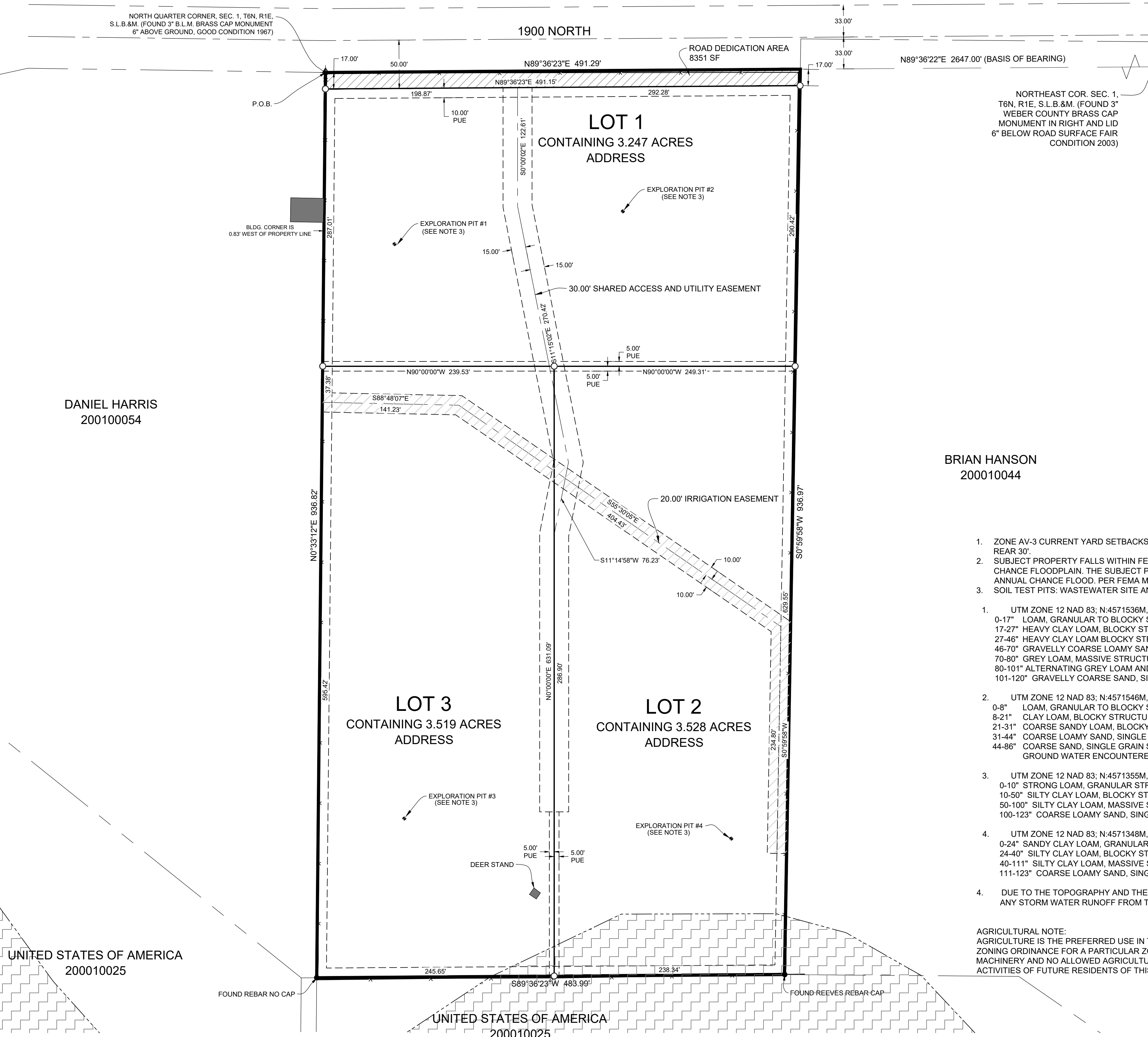
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2021, personally appeared before me BLAINE BURNETT, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of BAAS LAND AND HOME LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BLAINE BURNETT acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC



DANIEL HARRIS
200100054

BRIAN HANSON
200010044

UNITED STATES OF AMERICA
200010025

UNITED STATES OF AMERICA
200010025

- | | | | | | |
|---|---|--|---|---|---|
| <p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2021.</p> <p>_____
COUNTY SURVEYOR</p> | <p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2021.</p> <p>_____
COUNTY ATTORNEY</p> | <p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2021.</p> <p>_____
COUNTY ENGINEER</p> | <p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2021.</p> <p>_____
CHAIRMAN, WEBER COUNTY COMMISSION</p> | <p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ___ DAY OF _____, 2021.</p> <p>_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p> | <p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2021.</p> <p>_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.</p> |
|---|---|--|---|---|---|

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. 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 NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°36'23" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 3092852 ALONG WITH DEEDS OF ADJOINING PROPERTIES, RECORD OF SURVEY NUMBERS 1465, 1090, 1027 AND FOUND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY.

<p>DEVELOPER: WATTS ENTERPRISES RICK EVERSON 5200 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84117 801-897-4880</p>	<p>S1 1</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL _____</p> <p>RECORDS, PAGE _____ RECORDED _____</p> <p>FOR _____</p> <p>COUNTY RECORDER</p> <p>BY: _____</p>
<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0666</p>		