

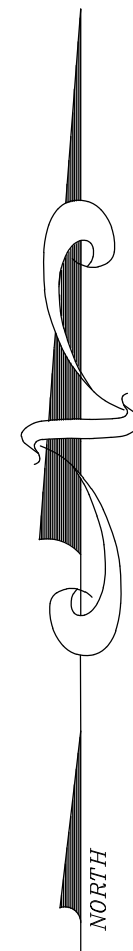
STEVE RICH SUBDIVISION

A PART OF THE S. E. 1/4 OF SEC. 18, T. 7 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH

~~JANUARY 2014~~

April 2014

- Show area to be dedicated for road
- Show a note on plat regarding variance



SCALE: 1" = 50'

- PT TEST PIT LOCATION
- SECTION CORNER
- POWER POLE
- SET 5-8" Ø 24" REBAR & CAP STAMPED 167594
- PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING FENCE
- ??

SURVEYORS CERTIFICATE

I DALLAS K BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF STEVE RICH SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREIN AND NAME SAID TRACT STEVE RICH 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 FOREVER. ALSO 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, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

BRANDON JAMES LEWIS

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)SS

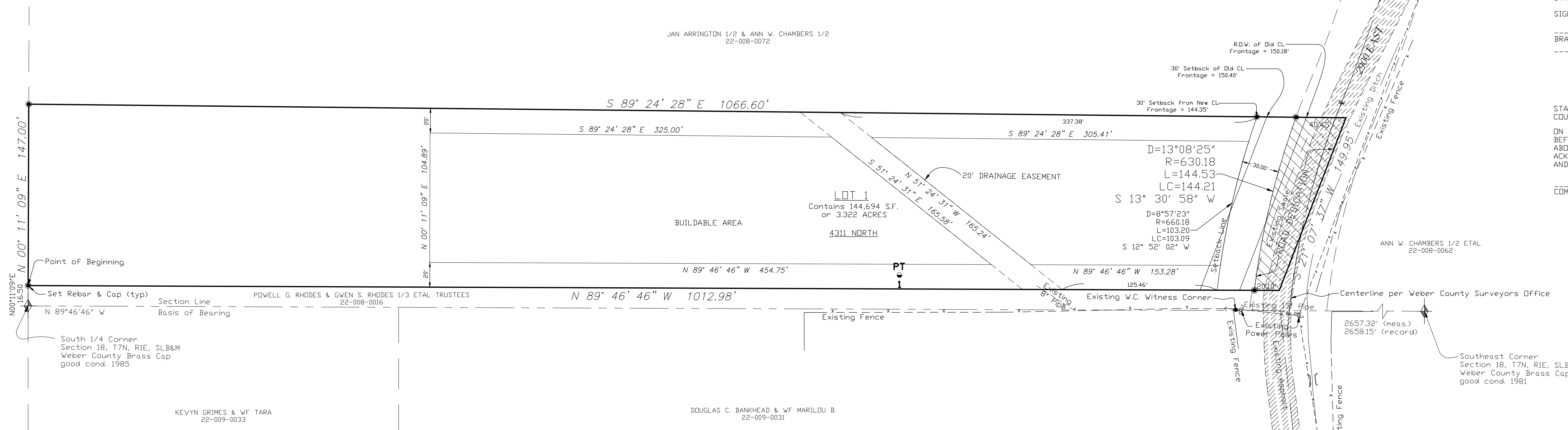
ON THIS _____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 18, WHICH POINT LIES NORTH 00°11'09" EAST 16.50 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 18, RUNNING THENCE NORTH 00°11'09" EAST ALONG SAID 1/4 SECTION LINE 147.00 FEET, THENCE SOUTH 89°24'28" EAST 1066.60 FEET TO THE OLD CENTER LINE OF COUNTY ROAD, THENCE THENCE SOUTH 21°07'37" WEST 149.95 FEET TO A POINT 16.5 FEET PERPENDICULARLY DISTANT TO THE NORTH OF THE SOUTH SECTION LINE OF SAID SECTION 18, THENCE NORTH 89°46'46" WEST 1012.98 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.428 ACRES

POWELL G. RHODES & GWEN S. RHODES 1/3 ETAL TRUSTEES 22-008-0072



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN. THIS PARCEL WAS PORTIONED IN 2011, FROM THE PARCEL TO THE NORTH CREATING IT TO BE A SENIOR PARCEL. THIS PARCEL WAS CREATED TO MEET THE 150 FOOT WIDTH REQUIREMENT AT THE 30 FOOT SETBACK LINE PER THE CENTERLINE CALLED OUT IN THE DEED. THE NEW CENTERLINE DATA FOR THE COUNTY ROAD WAS PROVIDED BY THE COUNTY SURVEYORS OFFICE IN JANUARY 2014.

BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

PERC TABLE

PERC TEST HOLE	DEPTH IN.	PERC RATE, MPI	SOILS EVALUATION #1584, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	12"	15"	0-20" SANDY CLAY LOAM, GRANULAR STRUCTURE
			20-45" GRAVELY SANDY CLAY LOAM, MASSIVE STRUCTURE, 25% GRAVEL
			68-100" CLAY LOAM, MASSIVE STRUCTURE (REDOX PRESENT)
			SOIL FROM 63" TO GROUNDWATER IS WET
			OBSERVED GROUND WATER TABLE @ 116"

WEBER-MORGAN HEALTH DEPARTMENT

I 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 _____ 20__.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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__.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____ 20__.

SIGNATURE

WEBER COUNTY SURVEYOR

I 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 RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20__.

SIGNATURE

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__.

SIGNATURE

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 THIS _____ DAY OF _____ 20__.

ATTEST:
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: STEVE RICH LOCATION: S.E. 1/4 OF SEC. 18, T.7N., R.1E., S.L.B.&M. SURVEYED: FEBRUARY 2013	REVISIONS: _____ _____ _____ _____	DRAWN BY: T.K. CHECKED BY: D.B. DATE: 1-06-13 FILE: 3306