

RED ROCK SUBDIVISION

PART OF THE NW 1/4 OF SECTION 4 TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2019

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract RED ROCK SUBDIVISION.
We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Ingress/Egress & Utility Easement (Private Right-of-Way) as access to the individual lot(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by the individual lot owners their grantees, successors, or assigns.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)
for recording show record vs measured along red cliff subdivision lot 2 or explain

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

Utility easement and right of way will need to be done by deed where it is located outside of subdivision boundary. I would suggest just showing location of right of way on plat without dimensions and put entry # of recorded deed for right of way and pue on plat

Ingress/Egress Easement data

Line #	Length	Direction
L1	81.99	N 76°51'21" E
L2	62.25	N 55°28'14" E
L3	89.27	N 68°06'57" E
L4	80.60	S 58°59'35" E
L5	65.78	N 77°32'53" E
L6	88.09	S 68°44'25" E
L7	97.65	S 71°45'38" E
L8	91.36	S 85°05'29" E
L9	78.66	S 89°38'17" E
L10	42.69	S 87°57'54" E
L11	51.92	S 74°23'48" E
L12	28.72	S 50°26'22" E
L13	65.37	N 89°50'15" E
L14	124.01	N 53°31'00" E
L15	81.05	N 76°58'49" E
L16	118.58	S 88°40'20" E
L17	98.00	N 0°00'00" E
L18	20.00	N 90°00'00" E
L19	68.00	S 0°00'00" E
L20	60.00	N 90°00'00" E
L21	20.00	S 0°00'00" E
L22	90.00	S 90°00'00" W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	26.29	105.00	14°20'52"	N 84°09'15" E	26.22
C2	83.15	400.64	11°53'29"	N 85°23'16" E	83.00
C3	73.44	288.85	14°34'03"	N 86°43'33" E	73.24
C4	52.08	82.67	36°05'38"	S 67°56'37" E	51.22
C5	43.48	53.95	46°10'32"	S 72°59'04" E	42.31
C6	60.08	130.33	26°24'47"	N 70°43'17" E	59.55
C7	15.71	10.00	90°00'00"	S 45°00'00" E	14.14

A signature block for County Surveyor conforming to state code and county ordinance.
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
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)
Needs New Signature Block

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 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:
Chairman, Weber County Commission
Title: Weber County Clerk

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____.



Scale ~ 1" = 80'
0 80 160

- Legend**
- EXISTING FENCE
 - - - EASEMENTS
 - CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)
Missing lot lines and Boundary

- NOTE:**
- Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
 - 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.
 - This property and subdivision may be subject to two separate right of way claims referenced in a Warranty Deed dated and recorded on October 3rd 1912, and a Decree dated November 5th 1915 and recorded July 25th 1916.

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)
See addressing review for street #

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 house #

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____.

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 ATTORNEY

I have examined the financial guarantees 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 _____

Landmark Surveying, Inc.
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. _____
Fee paid _____
Filed for record and recorded _____ day of _____, 20____
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____

DEVELOPER: Kevin Glasmann
Address: 5925 S. 2450 E. Ogden UT 84403

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Subdivision

NW 1/4 of Section 4, Township 6 North,
Range 3 East, Salt Lake Base and Meridian.

Revisions: DRAWN BY: TK
CHECKED BY: TK
DATE: _____
FILE: 3874

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

