Reeve & Associates, Inc. - Solutions You Can Build On

Scale: 1" = 80'

S01°13'11"W 526.93'

01°13'11"W 482.54'=

MAY, 2021

AGRICULTURAL STATEMENT

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.



DETAIL 1

(NOT TO SCALE)

−P.Ο.Β.

\33.03'

180802 S.F.

10' P.U.E.

(TYP.)



(NOT TO SCALE)

NORTH 602.10'

S00°48'15"E 535.85'

S00°05'47"W 806.18'

PIT#3Ā♥

10' ROCKY MOUNTAIN — POWER EASEMENT

ENTRY NO. 3077727

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARIES FOR SAID SUBDIVISION. NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF THE FIELD OF DREAMS SOUTH FORK SUBDIVISION PLAT 2, THE WEST LINE WAS PLACED ALONG AN EXISTING ANCIENT FENCE LINE USING THE PRINCIPAL OF BOUNDARY BY ACQUIESCENCE, THE WEST AND SOUTH LINES WERE ESTABLISHED BY DEED, WITH THE RIGHT OF WAY LINES ESTABLISHED BY MATCHING THE FIELD OF DREAMS SOUTHFORK SUBDIVISION PLAT 2, THE MCCLURG SUBDIVISION, AND THE EXISTING IMPROVEMENTS. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

EAST QUARTER CORNER OF SECTION

17. TOWNSHIP 6 NORTH, RANGE 2

EAST, SALT LAKE BASE & MERIDIAN,

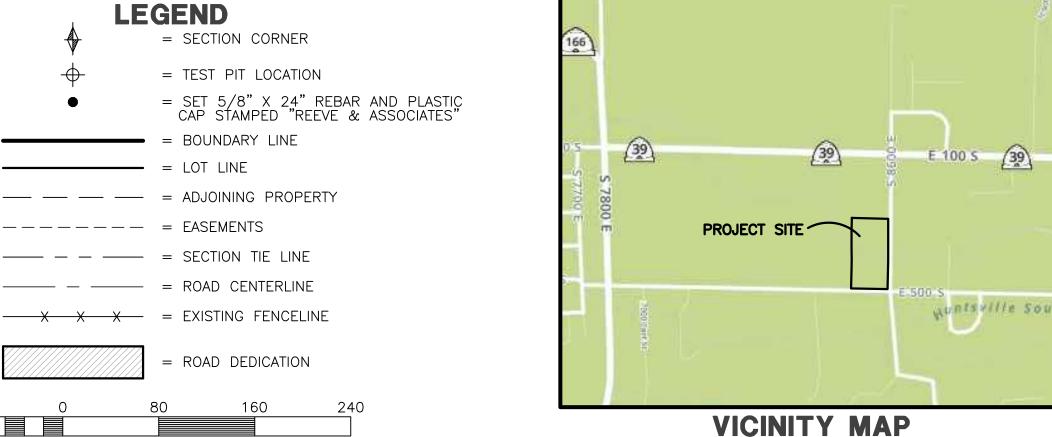
U.S. SURVEY. FOUND WEBER COUNTY

MONUMENT DATED 1988

(SEE DETAIL 1)

8600 EAST STREET

S01°01'50"W 270.81'



PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT, SAID POINT BEING NORTH 602.10 FEET AND WEST 663.17 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17 (SAID EAST QUARTER CORNER BEING SAID SECTION 17); THENCE SO0°05'47"W 806.18 FEET; THENCE S01°13'11"W 526.93 FEET; THENCE N88°54'00"W 692.08 FEET; THENCE N01°14'23"E 369.70 FEET; THENCE N00°54'34"E 180.11 FEET: THENCE N00°34'00"W 203.15 FEET: THENCE N00°04'12"E 342.90 FEET; THENCE N01°26'05"E 243.19 FEET; THENCE S88°24'29"E 689.44 FEET TO THE POINT OF BEGINNING.

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1A 0-16" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL

16-25" LOAM, MASSIVE STRUCTURE, 5% GRAVEL 25-81" GRAVELLY SANDY LOAM, 40% GRAVEL REQUIRED PERCOLATION DEPTH(S) 18" & 60"

EXPLORATION PIT#2A

0-16" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL 16-40" LOAM, MASSIVE STRUCTURE, 5% GRAVEL 10-98" GRAVELLY SANDY LOAM, 30% GRAVEL REQUIRED PERCOLATION DEPTH(S) 18" & 60"

EXPLORATION PIT #3A

0-11" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL 11-30" LOAM, MASSIVE STRUCTURE, 2% GRAVEL 30-90" GRAVELLY SANDY LOAM, 30% GRAVEL REQUIRED PERCOLATION DEPTH(S) 18" & 60"

EXPLORATION PIT #4A

0-17" SILT LOAM, GRANULAR STRUCTURE, 5% GRAVEL 17-70" LOAMY SAND, MASSIVE STRUCTURE, 30% GRAVEL & COBBLE REQUIRED PERCOLATION DEPTH(S) 18" & 60"

EXPLORATION PIT #5

0-29" SILT LOAM, GRANULAR STRUCTURE, 5% GRAVEL 29-72" LOAMY SAND, MASSIVE STRUCTURE, 30% GRAVEL & COBBLE REQUIRED PERCOLATION DEPTH(S) 18" & 60"

EXPLORATION PIT #6

0-23" LOAM, GRANULAR STRUCTURE, 5% GRAVEL 23-70" LOAMY SAND, MASSIVE STRUCTURE, 30% GRAVEL REQUIRED PERCOLATION DEPTH(S) 18" & 60"

DEVELOPER DEAN JENSEN

1814 W. 75 S. KAYSVILLE, UT. 84037 (801) 698-3830

Weber County Recorder

Checked:____

Revision:__

Project Info.

N. ANDERSON

02-23-2021

VISTA VIEW SUBDIVISION

Number: 7034-01

Scale: 1"=80'

Surveyor:

| Begin Date:

Name:

Entry No._____ Fee Paid ____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page

Recorded For:

Weber County Recorder

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

4.151 ACRES 178052 S.F. 177935 S.F. 4.088 ACRES 4.085 ACRES 33' IRRIGATION AND FUTURE RIGHT-OF-WAY S01°34′1[′]8″W 171.45′ EASEMENT 10' P.U.E. PROPOSED 40GER -06>-00, LOCATION S01°35'31"W 174.94' S01°08'30"W 170.02' N01°08'32"E 170.02' 316436 S.F. 7.264 ACRES PROPOSED PROPOSED PROPOSED WELL LOCATION LOCATION LOCATION 31.82′_ *—*35.08' 168.06 311.08 54.81 Ñ01°26'05"E 243.19' NÒ0°04'12"E 342.96' N00°34'00"W 203.15' N00°54'34"E 180.11' Ñ01°14'23"E 369.70 STERLING B WOOD & T. RUTH WOOD TRUST 21-026-0070 WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS EAST, SALT LAKE BASE & MERIDIAN, SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR U.S. SURVEY. FOUND WEBER COUNTY ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO MONUMENT DATED 1982 THIS PROPERTY UNTIL CURB & GUTTER IS INSTALLED. (SEE DETAIL 2)

BOUNDARY DESCRIPTION

NOT TO SCALE

RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE

S89°55'21"E 5213.01 FEET FROM THE WEST QUARTER CORNER OF

CONTAINING 925937 SQUARE FEET OR 21.257 ACRES MORE OR

FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

SURVEYOR'S CERTIFICATE

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 <u>VISTA VIEW SUBDIVISION</u> IN <u>WEBER COUNTY</u>, UTAH, HAS BEEN

REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED

CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED

OWNERS DEDICATION AND CERTIFICATION

AND NAME SAID TRACT **<u>VISTA VIEW SUBDIVISION</u>**, 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 AND ALSO TO GRANT AND DEDICATE A

PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON

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

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 ON THE PLAT

AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE

INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE. STORM

UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND

THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL

DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT

SIGNED THIS _____, DAY OF _____, 20___.

9031945

UTAH LICENSE NUMBER

SIGNED THIS _____, DAY OF _____, 20___.

FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE

REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY,

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN

STATE OF UTAH COUNTY OF _____

RODNEY DEAN JENSEN

ON THE ______ DAY OF ______, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION. WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME __

ACKNOWLEDGMENT

COMMISSION EXPIRES

NOTARY PUBLIC

CYNTHIA JENSEN

9031945

TREVOR J.

HATCH

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF ______

SUCH EASEMENTS.

ON THE ______, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION,

WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ______ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

RA	Reeve & Associates, Inc. 5160 s 1500 W, RIVERDALE, UTAH 84405 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.co

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

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.

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 TITLE ATTEST

WEBER COUNTY COMMISSION ACCEPTANCE

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 _____, 20____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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 AFFECT.

SIGNED THIS _____, 20__.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 20___, 20___.

_____ Deputy.

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