This should be "Toliver" Lane instead of Tollver.

How is Toliver Lane being maintained? Is there a lot owners association or agreements with adjacent lot owners who collectively utilize this private lane?

As a reminder, the approved alternative access to use Toliver Lane for primary access will require that an alternative access covenant, as outlined in LUC Sec. 108-7-31 , be recorded simultaniously with the final plat. Planning staff will draft this covenant and have it available come recording day.

Please provide a subdivision name in bold letters at the top of the plat. Additionally, please add the survey date, general location, township, range, and quarter section at the top of the plat beneath the subdivision name.

TOLLVER LANE

PARCEL # 20-035-0023
HUNTER

PARCEL # 20-035-0036
REVIS

EAST QUARTER COR. OF SEC 23
T. 6N., R. 1 E., SLB&M
FOUND BLM BRASS CAP MON. 1966

PROJECT BENCHMARK
FOUND ½" REBAR
EL.= 5250.00

FOUND METAL PIPE
I B 2 ON POST

SET NAIL

FOUND REBAR
EL.= 5196.60'

FOUND REBAR
EL.= 5269.59'

S 88°52'18" W 770.01'

Please depict and reference the easement listed in the submitted title report (Entry #: 858976).

Per the Weber-Morgan Health Dept. Septic Feasibility Letter dated 05/19/2021, please depict the location of the exploration pits and percolations tests. Additionally, you will need to provide the documented soil horizons and percolation rates on the plat as well.

S 15°13'07" E 93.75'

50' R.O.W BY WARRANTEE DEED

25.0'

S 15°10'07" E 106.25'

25.0' R.O.W.

FOUND ½" REBAR
SET BY REEVE
EL.= 5259.98'

PARCEL # 20-035-0038
CHELEMES ENTERPRISES

Please depict a 100' well protection area for the private well location.

Please note that the subdivision ordinance has recently been changed regarding private well requirements that must be satisfied prior to recording the final plat. Please read through LUC Sec.106-4-2.1 to become informed. Most notably, the private well must be dug, pump tested, radio metered, and water quality tested prior to the plat being recorded. A restricted-landscape covenant is required to be recorded to the lot based on the amount of water shares secured by the owner and the maximum amount of landscaping that may be irrigated.

A note shall be placed on the final plat that generally explains the landscaping and watering restrictions for the lot and references the recorded covenant mentioned above. Please provide a blank area in the note for the recording number of this covenant to be filled in with a mylar pen prior to the plat's recording.

Based on submitted documentation, the owner has secured 1 acre/foot of water through the private well. This is shown to be available for 2 ERUs (equivalent dwelling units) with a remainder of 0.03333 acre/feet for secondary purposes/irrigation. This 0.3333 acre/feet equates to a landscaped area of non-drought tolerant plant types not to exceed 1,452 sq. ft. Alternatively, the applicant may indicate that they do not intend to utilize a second residential unit and allocate the associated 0.45 acre/feet of water towards landscaping which would allow for a total of 7,986 sq. ft. of non-drought tolerant landscaped area (this amount may need to change based on the amount of water that may be required for the proposed fire suppression system). See calcs below for how these sq. footages were determined. The applicant will need to indicate if a second EDU is desired or not, as this decision will influence the content of the covenant document mentioned in the paragraph above.

0.45 AcFt = 1 EDU
0.45 AcFt = 1 EDU
0.10 AcFt = Irrigation

0.10 AcFt = IRR
3AcFt/1Ac = 3 Ft
0.10 AcFt/3Ft = 0.33333Ac
0.03333Ac(43,560 SqFt/1Ac) = **1,452 SqFt**

0.10 AcFt = IRR + 0.45 AcFt EDU = 0.55 AcFt
0.55 AcFt/3Ft = 0.183333Ac
0.183333Ac (43,560 SqFt/1Ac) = **7,986 SqFt**

LOT 1
CONTAINING 270,066 SQ. FT.
6.2 ACRES INCLUDING ROAD

PARCEL # 20-035-0030
OWNER BANNER, MARK & KARIANNE BANNER

Addressing for this lot will need to be added once provided by the addressing official.

BASIS OF BEARING
SEC. COR. TO SEC. COR.
REC. 2628.95' (MEAS. 2628.66')

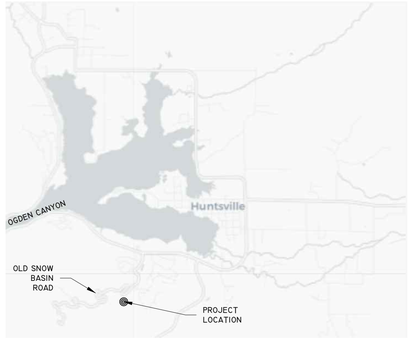
PARCEL # 20-102-0043
LEGENDS AT HAWKINS CREEK LOT
OWNERS ASSOCIATION

N 00°48'08" E 530.00'

FOUND ½" REBAR
SET BY REEVE
EL.= 5377.03'

SOUTHEAST COR. OF SEC. 23
T. 6N., R. 1 E., SLB&M
FOUND BLM BRASS CAP MON. 1966

VICINITY MAP



PARCEL # 20-035-0031
ELEANOR M BLACKSON
TRUST

TOLLVER LANE

FOUND ½" REBAR
SET BY REEVE
EL.= 5255.32'

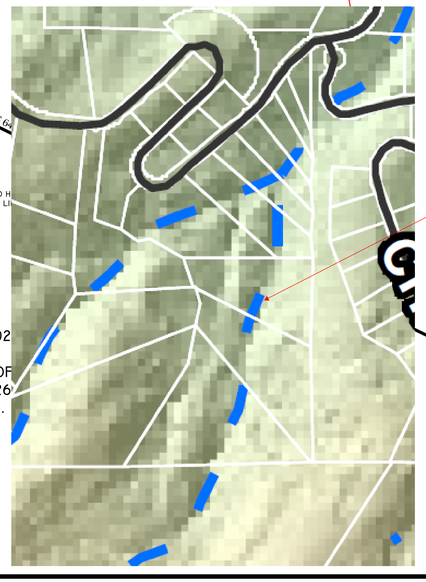
FOUND ½" REBAR
SET BY REEVE
EL.= 5284.84'

FOUND ½" REBAR
SET BY HANSEN
EL.= 5283.48'

S 62°

SET WOOD H
ON PROP. LI

PARCEL # 20-035-002
COLES
PREVIOUS RECORD OF
SURVEY FILE # 6326
REC. AUG. 21, 2019.



Please depict the general location of the natural ephemeral stream. Please provide a note that indicates that this stream is subject to the provisions of LUC Sec. 104-25-2(b)(1)c. which requires a 50' setback from high water marks, as determined by the Weber County Engineer, for any new structures at the time of building permit request.

SET WOOD HUB
ON PROP. LINE

N
S

40 20 0 40 50
(IN FEET)
1 INCH = 40 FT.

LEGEND

- Property Line
- Easement Line
- Building Setback Line
- Fire Hydrant
- Property Corner
- Street Monument
- Sectional Monument
- Access & Utility Easement

A map narrative will need to be provided on the final plat.

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing act, certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that, by authority of the Owners, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements of a tract of land, hereafter to be known as BANNER SUBDIVISION ___,as shown on this plat. That I have placed monuments as represented on this plat and that this survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'. Also, to the best of my knowledge this subdivision meets Weber County use codes..

The purpose of this survey is to combine the existing parcels and then subdivide the resulting area for future development.

STATE OF UTAH
No. 7075114
R. SHANE JOHANSON
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

BOUNDARY DESCRIPTION

Parcel # 20-035-0030, a parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, known as ~~BANNER~~ SUBDIVISION, more particularly described as follows:

"Our Land"

Beginning at a point which is South 1378.57 feet along the section line from the East quarter corner of said section 23, running thence South 550.00 feet along the section line; Thence North 64°52' West 784.73 feet to the center of an existing road; Thence 2 courses along the center of said road as follows: North 20°04'15" West 106.25 feet and North 13°59'45" West 93.75 feet; Thence North 88°04'10" East 770.01 feet to the point of beginning. Together with and subject to a 50 foot right-of-wayacross part of the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian: Said right-of-way being 25 feet on either side of and parallel to the following described road center line: Beginning at a point which is South 2628.99 feet along the East section line, South 88°28'06" West 36.40 feet along the South section line and North 40°43'54" West 1023.46 feet from the East quarter corner of said section 23, running thence North 6d37' East 185.00 feet; Thence North 20°04'15" West186.50 feet; Thence North 13°59'45" West 93.75 feet; Thence North 60°55'45" West 223.46 feet; Thence South 80°10'30" West 77.49 feet; North 48°59'30" West 114.59 feet; Thence North 11°46'15" East 211.33 feet; Thence North 41°30'42" East 58.98 feet to the South line of the Snow Basin Road.

containing 6.20 +/- acres

OWNER'S DEDICATION

Know all men by these presents that_____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into this lot and 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 to be hereafter known as

"Our Land" ~~BANNER~~ SUBDIVISION

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and the same to be used for the installation maintenance and operation of public utility service line, storm 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 no buildings or structures being erected within such easements.

In witness whereof _____ have hereunto set this _____ day of _____ A.D., 20 ____.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of WEBER

On the _____ day of _____ A.D., 20 _____, personally appeared before me _____, who being by me duly sworn did say the he/she is the _____ of _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____

Notary Public

residing in:_____

"Our Land" ~~BANNER~~ SUBDIVISION
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
LOCATED WITHIN, WEBER COUNTY, UTAH.

Per LUC Sec. 106-1-5(a)(3), Please also provide the developer and engineer's names and addresses.

JOHANSON PROFESSIONAL LAND SURVEYORS
SURVEY • DESIGN • SEPTIC • PLANNING
SURVEYING

P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

WEBER COUNTY SURVEYOR

I HEEBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOSE 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

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-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.

Director, Weber-Morgan Health Department

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 AFFECT.
SINGED THIS _____ DAY OF _____20_____

Weber County Attorney

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THE IMPROVEMENTS.

Weber County Engineer

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.
SIGNED THIS _____ DAY OF _____ 20_____

Chairman, Weber County Commission

ATTEST _____ TITLE _____

NUMBER _____

ACCOUNT _____

SHEET 1 _____

OF 1 SHEETS

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID _____FILED FOR RECORD AND RECORDED, _____
AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____

WEBER COUNTY RECORDER

_____ DEPUTY.