PRELIMINARY PLAT SURVEYOR'S CERTIFICATE T6N ROBERT D. KUNZ DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND **BLAINE HADLEY FARMS SUBDIVISION** 32 33 SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN R2W **DESCRIPTION OF SUBDIVISION** 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 2020 (GOOD CONDITION) NOVEMBER 9, 2020 REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BLAINE HADLEY FARMS SUBDIVISION MONUMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN DETAIL 2 SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY PARCEL 15-089-0007 THE BLAINE A. HADLEY REVOCABLE TRUST AS DESCRIBED IN A BOUNDARY LINE AGREEMENT (NOT TO SCALE) RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER RECORD ENTRY NUMBER 3096711 DATED 28 OCTOBER 2020. CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF A PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. COMMENCING AT THE SW CORNER OF SAID SECTION 33 AND PROCEEDING NO1°22'05"E, 500 FEET TO THE TRUE POINT SIGNED THIS _____, DAY OF _____, 20___. OF BEGINNING THENCE NO1°22'05"E, 536.07 FEET TO THE EXTENSION OF A LONG STANDING FENCE LINE; THENCE ALONG What is this line SAID FENCE LINE \$89*15'11"E. 690.75 FEET TO THE WESTERLY EMBANKMENT OF THE HOOPER CANAL AND THE WEST depicting? LINE OF SURVEY RECORDED AS NO. 3497 IN THE WEBER COUNTY RECORD OF SURVEY BY LANDMARK SURVEYING FOR ROLLO AND KAY PETERSON; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES (1)S05'24'22"W, 0.98 FEET; (2)S00°00'49"W, 382.06 FEET; AND (3)THENCE S00°18'03"E, 256.42 FEET TO THE NORTH LINE OF D.M. HADLEY SUBDIVISION; THENCE ALONG SAID SUBDIVISION N89'36'23"W, 540.71 FEET TO THE SE CORNER OF NEILA HADLEY STRATFORD PROPERTY BOUNDARY; THENCE ALONG SAID BOUNDARY NO1"22'05"E, 104.90 FEET AND N88"38'20"W, 166.51 FEET TO THE TRUE 15-089-0005 -\$0525'22**'W** HAVING AN AREA OF 430605.11SQ FT, 9.885 ACRES \$89 15'11'E 690.75' XXXX UTAH LICENSE NUMBER XXXX Please add at least a 10' wide PUE along the frontages. All boundary and lot LOT 1 Additional PUEs may corners shall be set OWNERS DEDICATION AND CERTIFICATION be added as may be WITHOUT ROAD DEDICATION on the site prior to the WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND. DO HEREBY needed/desired by 2.38 Acres recording of the final SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT the developer. WITH ROAD DEDICATION plat. Please verify AND NAME SAID TRACT **BLAINE HADLEY FARMS SUBDIVISION**, AND DO HEREBY DEDICATE TO that this has been PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS 2.27 Acres STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND completed. We will need to verify DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION with the addressing MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, **KELLY** official that these IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR addresses are NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING correct. AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS S89°15′11″E 694.20′ AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY 111.08 STRATFORD TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE A deferral agreement for **KELLY** AND BENEFIT OF THE LOT OWNER AND ALSO TO DEDICATE THE IRRIGATION EASEMENT TO Curb, Gutter, Sidewalk, and LOT 2 WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED Asphalt will be required for AND MAINTAINED BY LOT OWNERS. the 535' of overall frontage WITHOUT ROAD DEDICATION ssociated with these 3 lots. -PROJECT SITE SIGNED THIS _____, DAY OF _____, 20___. This agreement will be / 2.01 Acres drafted by planning staff and will be available for WITH ROAD DEDICATION D.M. HADLEY SUB execution prior to the/final 1.90 Acres plat recording. TERRY AND ELLA KELLY 3900 SOUTH ST 15-089-0033 N89°15'11"W 584.75' VICINITY MAP ACKNOWLEDGMENT **LEGEND** STATE OF UTAH COUNTY OF = SECTION CORNER Prior to final plat recording, the applicant will be ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED required to submit a final approval letter and Please reference and depict = SET STREET MONUMENT BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC. LANDMARK ENG. culinary water capacity assessment for both (if possible) all easements LOT 3 _______BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE contained within the title REBAR AND CAP culinary and secondary water through the Taylor = SET 5/8" REBAR AND PLASTIC CAP _______OF SAID LIMITED LIABILITY COMPANY AND THAT THEY WITHOUT ROAD DEDICATION West-Weber Water District. See LUC Sec. STAMPED "KUNZ ENGINEERING SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND 5.56 Acres 106-4-2.1(c). IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. = BOUNDARY LINE WITH ROAD DEDICATION Please depict the location of the percolation test holes 5.30 Acres on each lot. Per the Weber-Morgan Health = LOT LINE Department letter dated May 4, 2021, these holes — — — = ADJOINING PROPERTY must be depicted on the plat and must provide NOTARY PUBLIC COMMISSION EXPIRES documentation of the soil horizons and percolation - - - - - = EASEMENTS — - - — = SECTION TIE LINE — — — = OVERHEAD POWER LINE **AGRICULTURAL STATEMENT** = EXISTING CONTOUR LINES **DEVELOPER** N8855'53**'W** 166.19' SHERRI OLIVER AND "AGRICULTURE IS THE PREFERRED USE IN THE SIDNEY HADLEY AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS 5859 SOUTH 3500 WEST = PUBLIC UTILITY EASEMENT SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ROY, UTAH 84068 ZONE ARE PERMITTED AT ANY TIME INCLUDING THE 801-7236-1464 OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF Scale: 1" = 50'FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. NEILA HADLEY #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, **NARRATIVE BASIS OF BEARINGS** Project Info. Surveyor: R. KUNZ THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION THE PURPOSE OF THIS PLAT IS TO CREATE A NEW THREE LINE AS MEASURED BETWEEN FOUND MONUMENTS BETWEEN LOT SUBDIVISION FOR THE PURPOSE OF BUILDING A NEW THE SW CORNER AND THE WEST QUARTER CORNER OF Designer: HOME. THE ROAD RIGHT OF WAY (33' HALF WIDTH) WILL SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT R. KUNZ BE DEDICATED TO WEBER COUNTY. ALL BOUNDARY N8936'23'W 540.71' LAKE BASE AND MERIDIAN, SHOWN HEREON AS NO1°22'05"E CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP Begin Date: 1 NOVEMBER 1, 2020 STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS D.H. HADLEY SUBDIVISION HADLEY WERE SET AT THE FUTURE RIGHT OF WAY LINE 33' FROM HADLEY 15-677-0005 BLAINE HADLEY FARMS ぎT6N R2W色 THE CENTER LINE OF 5900 WEST STREET, KUNZ ENGINEERING 15-677-0007 15-677-0003 SUBDIVISION 5 4 (POOR CONDITION) Number:<u>1085-01</u> ENGINEERING SURVEYING LAND PLANNING Revision:__ Scale: 1" = 50' MONUMENT 280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896 Checked:___ DETAIL 1 PHONE: (801) 225-8232 eMAIL: ROBERTDKUNZ@GMAIL.COM (NOT TO SCALE) Weber County Recorder WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY PLANNING WEBER COUNTY ENGINEER WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT Entry No._____ Fee Paid ____ Filed For Record COMMISSION APPROVAL HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S And Recorded, _____ DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY At _____ In Book _____ SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS IN MY OPINION THEY CONFORM WITH THE COUNTY INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. Of The Official Records, Page ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND ON-SITE WASTEWATER DISPOSAL SYSTEMS. THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR SIGNED THIS _____, DAY OF _____, 20__. APPROVED AND ACCEPTED BY THE COMMISSIONERS OF FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____, DAY OF _____, 20__ DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO Recorded For: SIGNED THIS _____, DAY OF _____, 20___. SIGNED THIS _____, 20___. WEBER COUNTY, UTAH. EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR SIGNED THIS _____, 20____, 20____. LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, DAY OF _____, 20___. Weber County Recorder CHAIRMAN, WEBER COUNTY COMMISSION WEBER COUNTY ATTORNEY WEBER COUNTY SURVEYOR CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ENGINEER WEBER-MORGAN HEALTH DEPARTMENT _ Deputy. ATTEST