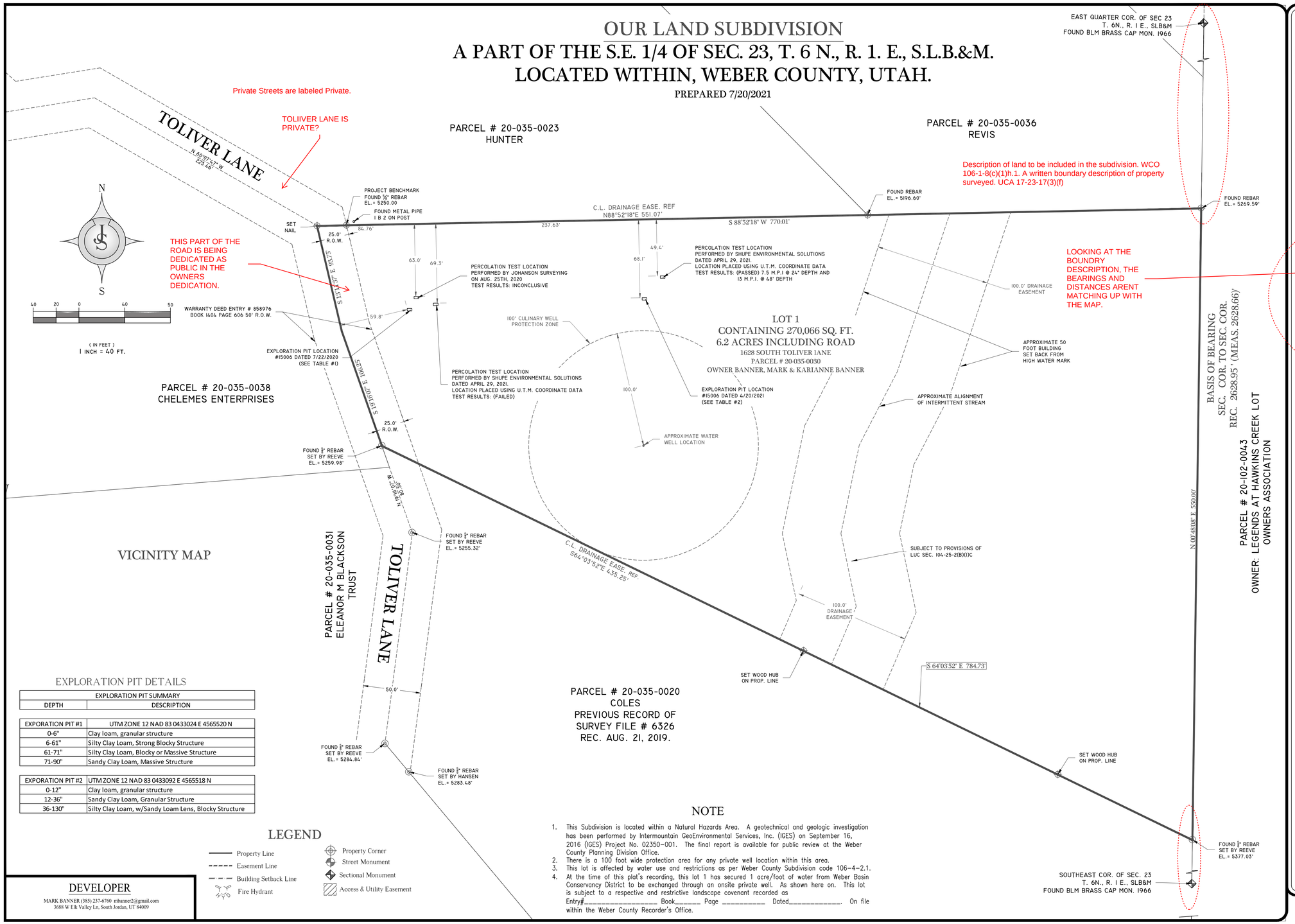
OUR LAND SUBDIVISION

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.

PREPARED 7/20/2021



VICINITY MAP

EXPLORATION PIT DETAILS

EXPLORATION PIT SUMMARY	
DEPTH	DESCRIPTION

EXPORATION PIT #1	UTM ZONE 12 NAD 83 0433024 E 4565520 N
0-6"	Clay loam, granular structure
6-61"	Silty Clay Loam, Strong Blocky Structure
61-71"	Silty Clay Loam, Blocky or Massive Structure
71-90"	Sandy Clay Loam, Massive Structure

EXPORATION PIT #2	UTM ZONE 12 NAD 83 0433092 E 4565518 N
0-12"	Clay loam, granular structure
12-36"	Sandy Clay Loam, Granular Structure
36-130"	Silty Clay Loam, w/Sandy Loam Lens, Blocky Structure

LEGEND

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

DEVELOPER

MARK BANNER (385) 237-6760 mbanner2@gmail.com
3688 W Elk Valley Ln, South Jordan, UT 84009

NOTE

1. This Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Intermountain GeoEnvironmental Services, Inc. (IGES) on September 16, 2016 (IGES) Project No. 02350-001. The final report is available for public review at the Weber County Planning Division Office.
2. There is a 100 foot wide protection area for any private well location within this area.
3. This lot is affected by water use and restrictions as per Weber County Subdivision code 106-4-2.1.
4. At the time of this plat's recording, this lot 1 has secured 1 acre/foot of water from Weber Basin Conservancy District to be exchanged through an onsite private well. As shown here on. This lot is subject to a respective and restrictive landscape covenant recorded as Entry#_____ Book_____ Page _____ Dated_____. On file within the Weber County Recorder's Office.

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 OUR LAND 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..

Narrative:
The purpose of this survey is to comply with local ordinance and subdivision code as it pertains to a single lot subdivision. For the final purpose to build and develop a residential lot for residential use enjoyment and purposes.

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

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 OUR LAND SUBDIVISION, more particularly described as follows:

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

THE WAY THIS IS BEING READ IS, TOLIVER LANE IS A PRIVATE ROAD, AND THE PORTION OF ROAD INCLUDED IN THE SUBDIVISION IS BEING DEDICATED AS PUBLIC. PLEASE VERIFY IF ITS PRIVATE OR PUBLIC FOR BOTH (TOLIVER LANE)(AND THE PORTION BEING DEDICATED) IN THE OWNERS DEDICATION AND ON THE MAP.

DEDICATED AS PUBLIC OR PRIVATE?

OWNER'S DEDICATION

Know all men by these presents that Mark Banner and Karianne Banner, 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 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 ___ .

Mark Banner Karianne Banner

ACKNOWLEDGMENT

STATE OF UTAH
County of WEBER } S.S.

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 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.

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 HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 EXECUTE 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.