Verhaal / Granath Subdivision

A part of the Northwest 1/4 of Section 16, T6N, R2E, SLB&M, U.S. Survey Weber County, Utah

November 2013 State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon In accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Verhaal / Granath Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. Legend Signed this _____, 2013. Monument to be set —S 0°14'22" E (Basis of Bearings) Scale: 1" = 50' (Rad.) Radial Line (N/R) Non-Radial Line NOTE: 6242920 Northeast Corner of Section 16, T6N, R2E, PUE Public Utility Easement East 1/4 Corner of License No. Andy Hubbard Due to the topography and the location of Section 16, T6N, R2E, PU&DE Public Utility & Drainage Easement _SLB&M, U.S. Survey SLB&M, U.S. Survey this subdivision, all owners will accept Graphic Scale XX Fence Brass Cap Monument) (Found Weber County (Found Weber County responsibility for any storm water runoff from ■ Set Hub & Tack Brass Cap Monument) NARRATIVE the road adjacent to this property until curb ▲ Set Nail & Washer and gutter is installed. Set 5/8"x 24" Long This survey and subdivision plat were requested by Christina Granath for the purpose of Rebar & Cap w/ Lathe amending the existing subdivision to more adequately serve the residents. The Centerline of 100 South Street (U-39) was established from prior surveys performed North 1/4 Corner of Section 16, T6N, R2E, SLB&M, U.S. Survey Weber County Brass Cap Monuments were found at the Northeast Corner and East Quarter (Calculated Location Corner of Section 16, Township 6 North Range 2 East, Salt Lake Base & Meridian and a line from WCS Data) bearing South 0°14'22" East between said monuments was used as the Basis of Bearings as Test Pit depicted on this drawing. Lot Corners were recovered or set as depicted on this plat. SBB Holdings LLC Intertional < Exist. Well 0.05 -Protection Zone S 89°15'00" E Found Rebar & Cap 92.81' S 0°50'43" W Found Rebar 323.61' 582.27 290.40 S 1°13'20" E S 0°15'00" E S 0°01'44" E Found Rebar & Cap Exploration Pit #35
0-24" gravetly silt loam, granular structure, 30% gravet
24-50" gravelly sandy loam, massive structure, 50% gravel & cobble grain structure, 60% gravel & cobble cobble Str 0-32" gravelly silt loam, granular structure, 30% gravel
32-46" Gravelly sandy loam, massive structure, 50% gravel & cobble South 46-77" gravelly loamy sand, single grain structure, 60% gravel &-cobble Percolation Rates xploration Pit #TP1 0-12" sandy loam, granular structure 12-(34-42)" sandy loam, massive structure, 87,120 sq.ft. 2.000 acres gravelly loamy sand, single grain structure Percolation Rates 48 MPI at 24' 5 4°10'32" Found Rebar 211.92 S 0°45'00" W 888.62' 349.53 10.0' PUE & 5 4.10'32" Irrigation Easment 20.00 272.13 Point of Beginning 492.08 -20.0' Access 3 322.47 Easement for Lot 2 & 3 N 0°50'43" E 322.47' 150,699 sq.ft. 20.00 89°17'37" E 3.460 acres Exist 16.0' Right-of-way S 88°29'52" E 9035 F25+ S 79°18'03" E Easement per Price Deed En. #2128322, Sept. 12, 124.96' structure, 50% grave,
structure, 50% gravel & co.

3-84" gravelly loamy sand, single
grain structure, 60% gravel &
cobble
Percolation Rates
44 MPI at 18"
5 MPI at 48" 100' Rad. Well 25' Well & Zone Easement Easement 137,238 sq.ft. Brent & Mikelle Weil Found Rebar 3.151 acres & Cap Proposed Well N 10°41'57" E N 1°10'41" W 108.76 -10.0' PUE (Typ.) 60.72' S 89°07'14" W 172.14' 314.21 688.34 Northwest Corner of N 0°00'34" W 173.82' N 0°36'19" W Section 16, T6N, R2E, Found Rebar _SLB&M, U.S. Survey (1) provide lineweight to interior Lot lines Found Rebar (Calculated Location Donald Savage & Bart A. & Jessica A. -& Cap from WCS Data) to show Clarity AGRICULTURAL STATEMENT (4) ferce the agricultural zones. Agricultural operations as specified in the Zoning Ordinance for a particular zone are permitted at any (5) Reduced to the second of the seco Cheryl Hales Gabbitas 324.13 100 South Street Lu-39) referred to so in that particular force line agreement (entry # 2664402) as 300 bouth 100 south Street (u-39) 300 South BOUNDARY DESCRIPTION OWNER'S DEDICATION **ACKNOWLEDGMENT** A Part of the Northwest Quarter of Section 16, Township 6 North, Range 2 East, Salt We, the undersigned owners of the hereon described tract of land, hereby set apart and County of Weber \{ ss Ordinance for a particular zone are permitted at any (5) (Brdry Jescription) & prelim force Line Lake Base and Meridian, U.S. Survey, Weber County Utah subdivide the same into Lots as shown on this plat, and name said tract Verhaal / Granath Subdivision and hereby dedicate a 20.0 foot Access and Public Utility Easement in favor of agreement refer to 300 South. Beginning at a point on the South line of 300 South Street (U-39) as it exists at a Lots 2 and 3, the same to be used for the purpose of installation, maintenance, and allowed agricultural use shall be subject to restriction on 33.00 foot half width, said point being 2555.40 feet North 89°05'24" West along the Section State Hypy is 100 south - Clarify! the basis that it interferes with activities of future operation of such improvements as necessary to facilitate unobstructed access to said Lots 2 On the day of , 2013, personally appeared line to the North Quarter Corner of said Section 16, and 474.23 feet North 89°15'00" West and 3 as well as public utility service lines, as may be authorized by Weber County, and residence of this subdivision." (Amd. Ord. #3-82, before me, the undersigned Notary Public, the signers of the above along the Section line, and 888.62 feet South 0°45'00" West from the Northeast Corner of also to dedicate, grant and convey to Weber County, Utah, those certain strips as easements January 26, 1982; Ord. #2002-3, March 5, 2002) (6) Was Ny 16 searched for (and not ford): Owner's Dedication, two, in number, who duly acknowledged to me they said Section 16, and running thence South 88°29'52" East 150.01 feet along said South line 57 (a~ for public utility and drainage purposes as shown hereon, the same to be used for the signed it freely and voluntarily and for the purposes therein mentioned. installation, maintenance, and operation of public utility service lines and drainage, as may where was (rec) datum found to of 300 South Street; thence South 0°50'43" West 582.27 feet to and along and existing fence be authorized by Weber County, Position NW LOR 16.3 line; thence Southerly nine (9) courses along said existing fence line as follows: (1) South Residing At: Signed this day of , 2013. 0°15'00" East 290.40 feet; (2) South 89°15'00" East 0.05 feet; (3) South 0°01'44" East 92.81 feet; (4) South 1°13'20" East 323.61 feet; (5) North 89°20'38" West 276.58 feet; (6) North A Notary Public commissioned in Utah (7) Set remaining Lot LORS. and denote WEBER COUNTY PLANNING 1°10'41" West 108.76 feet; (7) South 89°07'14" West 60.72 feet; (8) North 0°36'19" West hereon the plat COMMISSION APPROVAL 688.34 feet; and (9) North 0°00'34" West 173.82 feet; thence South 89°17'37" East 172.43 Commission Expires: (8) Show R/w retracement evidence Cassidy and Loni Verhaal Christina R. Granath Print Name feet; thence North 0°50'43" East 322.47 feet to said South line of 300 South Street; thence This is to certify that this subdivision plat was duly (i.e. R/w mon's, etc... South 88°29'52" East 20.00 feet to the point of beginning approved by the Weber County Planning Commission. replace all 300 Contains: 8.610 acres , 2013. Signed this day of 19) Include Street dedication language W/"100" WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ATTORNEY WEBER COUNTY SURVEYOR WEBER-MORGAN HEALTH DEPARTMENT (10) THEMOUT CONTOURS ON FINAL PLAT. WEBER COUNTY RECORDER I hereby certify that the required public This is to certify that this subdivision plat, the I have examined the financial guarantee and other Chairman, Weber County Planning Comission I hereby certify that the soils, percolation rates, I hereby certify that the Weber County Surveyor's improvement standards and drawings for this subdivision dedication of streets and other public ways and documents associated with this subdivision plat, and FEE PAID and site conditions for this subdivision have been Office has reviewed this plat for mathematical conform with County standards and the amount of the financial guarantee of public improvements associated in my opinion they conform with the County investigate by this office and are approved for on-site ____FILED FOR RECORD AND correctness, section corner data, and for harmony with with this subdivision, thereon are hereby approved and financial guarantee is sufficient for the installation of Ordinance applicable thereto and now in force and wastewater disposal systems. lines and monument on record in County Offices. The accepted by the commissioners of Weber County, Utah. these improvements. affect. , 2013. _____ IN BOOK_____ OF OFFICIA Signed this day of approval of this plat by the Weber County Surveyor does Signed this day of , 2013. Signed this day of , 2013. RECORDS, PAGE_____. RECORDE not relieve the licensed Land Surveyor who executed this GREAT BASIN 0 plat from the responsibilities and/or liabilities

associated therewith.

day of

Weber County Surveyor

, 2013.

Signed this

Weber County Attorney

Chairman, Weber County Comission

13N748 - Granath

WEBER COUNTY RECORDER

DEPUTY

Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the

ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

Weber County Engineer