

# 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

## SURVEYOR'S CERTIFICATE

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

Signed this \_\_\_\_ day of \_\_\_\_\_, 2013.

6242920

License No.

Andy Hubbard

## NARRATIVE

This survey and subdivision plat were requested by Christina Granath for the purpose of amending the existing subdivision to more adequately serve the residents.

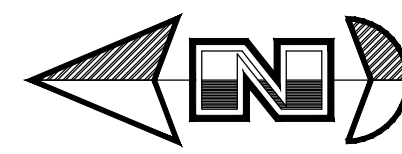
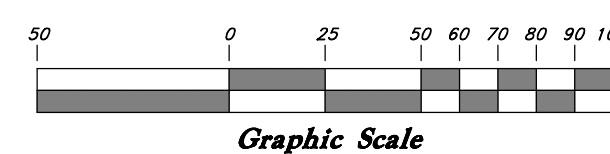
The Centerline of 100 South Street (U-39) [referred to in that particular fence line agreement as Entry No. 2664402 as 300 South Street] was established from prior surveys performed in the area.

Weber County Brass Cap Monuments were found at the Northeast Corner and East Quarter Corner of Section 16, Township 6 North Range 2 East, Salt Lake Base & Meridian and a line bearing South 0°14'22" East between said monuments was used as the Basis of Bearings as depicted on this drawing. Lot Corners were recovered or set as depicted on this plat.

## Legend

- Monument to be set (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- Set Nail & Washer
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Test Pit
- Reserved for Future right-of-way
- Road dedication area

Scale: 1" = 50'



## NOTE:

1- Due to the topography and the location of this subdivision, all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

2- Existing 16' right-of-way was vacated and released on November 27, 2013 per document Entry No. 2666128.

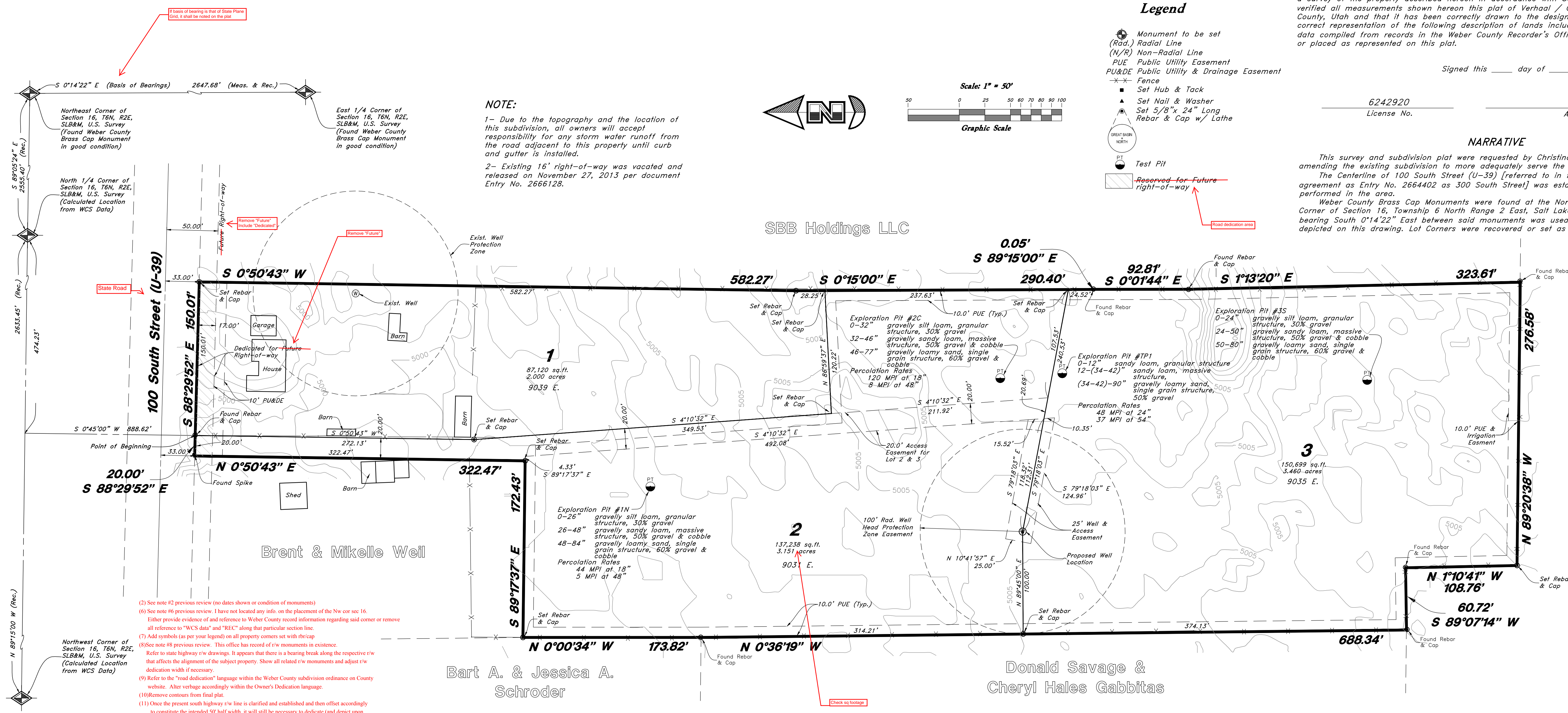
SBB Holdings LLC

Brent & Mikelle Weil

Bart A. & Jessica A. Schroder

Donald Savage & Cheryl Hales Gabbitas

Richard E. & Judith W. Wood



- (2) See note #2 previous review (no dates shown or condition of monuments)
- (6) See note #6 previous review. I have not located any info. on the placement of the NW cor sec 16. Either provide evidence of and reference to Weber County record information regarding said corner or remove all reference to "WCS data" and "REC" along that particular section line.
- (7) Add symbols (as per your legend) on all property corners set with the cap.
- (8) See note #8 previous review. This office has record of r/w monuments in existence. Refer to state highway r/w drawings. It appears that there is a bearing break along the respective r/w that affects the alignment of the subject property. Show all related r/w monuments and adjust r/w dedication width if necessary.
- (9) Refer to the "road dedication" language within the Weber County subdivision ordinance on County website. Alter verbiage accordingly within the Owner's Dedication language.
- (10) Remove contours from final plat.
- (11) Once the present south highway r/w line is clarified and established and then offset accordingly to constitute the intended 50' half width, it will still be necessary to dedicate (and depict upon the plat) all of that area that lies between that said 50' offset line and the established centerline of the state highway, even if the ownership (by deed) does not extend that far north. Please call Larry or Ernest on this clarification is necessary.
- (12) A deed from Granath to Verhaal for Lots 2&3 will necessary at time of recording. Consult mapping if needed.
- (13) Place developer's name and address on plat.

See note #5, refer to County ordinance [Dedicate to public use all those parts...]

## AGRICULTURAL STATEMENT

"Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Zoning Ordinance 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 residence of this subdivision." (Amd. Ord. #3-82, January 26, 1982; Ord. #2002-3, March 5, 2002)

## 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 \_\_\_\_\_, 2013.

## WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

## 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 \_\_\_\_\_, 2013.

## WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. 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 \_\_\_\_ day of \_\_\_\_\_, 2013.

## 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 effect. Signed this \_\_\_\_ day of \_\_\_\_\_, 2013.

## 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. Signed this \_\_\_\_ day of \_\_\_\_\_, 2013.

## BOUNDARY DESCRIPTION

A Part of the Northwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Weber County Utah

Beginning at a point on the South line of 100 South Street (U-39) as it exists at a 33.00 foot half width, said point being 2555.40 feet North 89°05'24" West along the Section line to the North Quarter Corner of said Section 16, and 474.23 feet North 89°15'00" West along the Section line, and 888.62 feet South 0°45'00" West from the Northeast Corner of said Section 16, and running thence South 88°29'52" East 150.01 feet along said South line of 100 South Street; thence South 0°50'43" West 582.27 feet to and along an existing fence line; thence Southerly nine (9) courses along said existing fence line as follows: (1) South 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 1°10'41" West 108.76 feet; (7) South 89°07'14" West 60.72 feet; (8) North 0°36'19" West 688.34 feet; and (9) North 0°00'34" West 173.82 feet; thence South 89°17'37" East 172.43 feet; thence North 0°50'43" East 322.47 feet to said South line of 100 South Street; thence South 88°29'52" East 20.00 feet to the point of beginning

Contains: 8.610 acres

## ACKNOWLEDGMENT

State of Utah }  
County of Weber } ss

On the \_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Expires: \_\_\_\_\_ Print Name \_\_\_\_\_

## OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and 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 Lots 2 and 3, the same to be used for the purpose of installation, maintenance, and operation of such improvements as necessary to facilitate unobstructed access to said Lots 2 and 3 as well as public utility service lines, as may be authorized by Weber County, and also dedicate 17.0 feet for future right-of-way along 100 South Street (U39), and also to dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2013.

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0922 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____ AT _____	FILED FOR RECORD AND _____
RECORDS, PAGE _____	OF OFFICIAL _____
FOR _____	RECORDED _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____