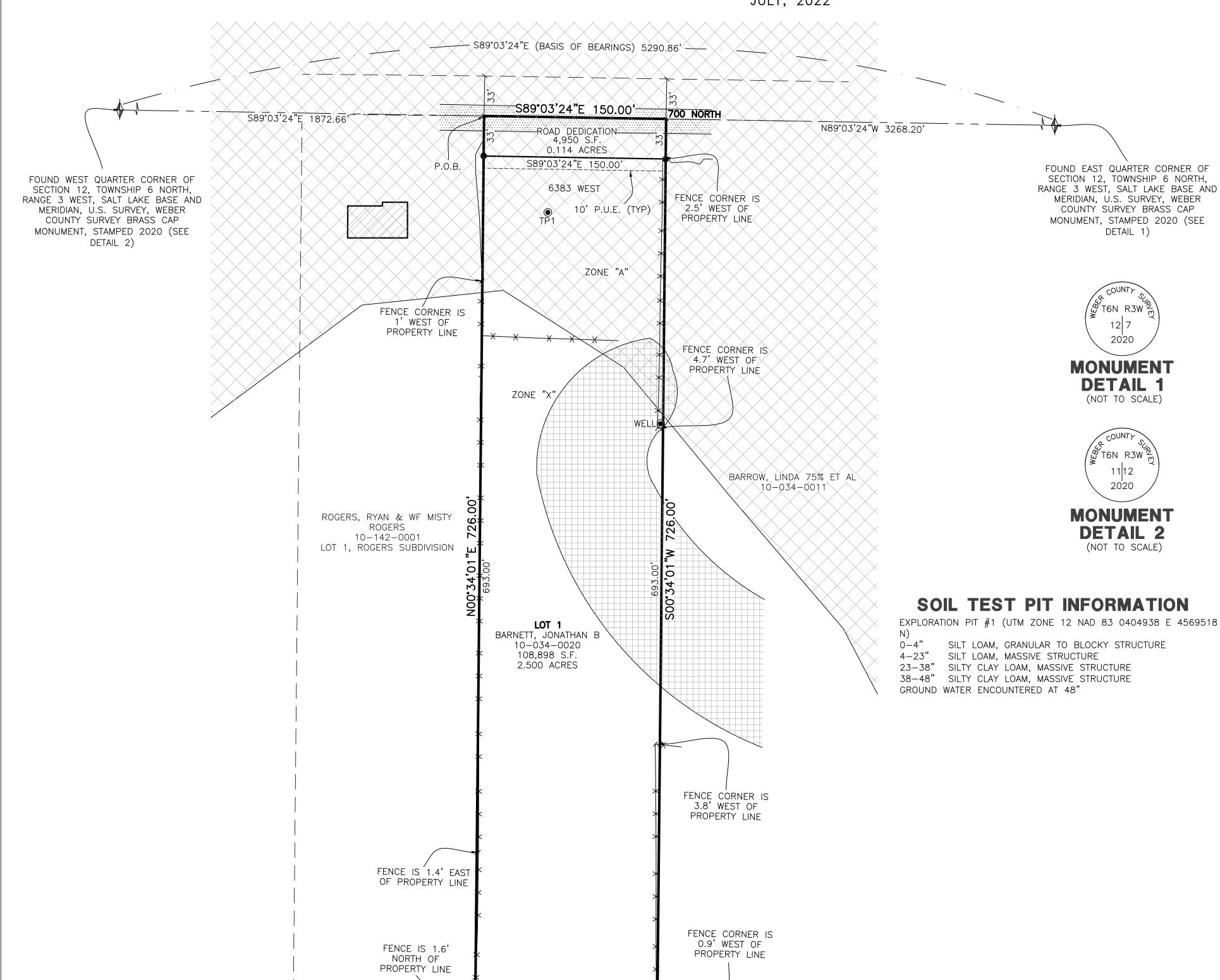
BARNETT SUBDIVISION

Reeve & Associates, Inc. - Solutions You Can Build On

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

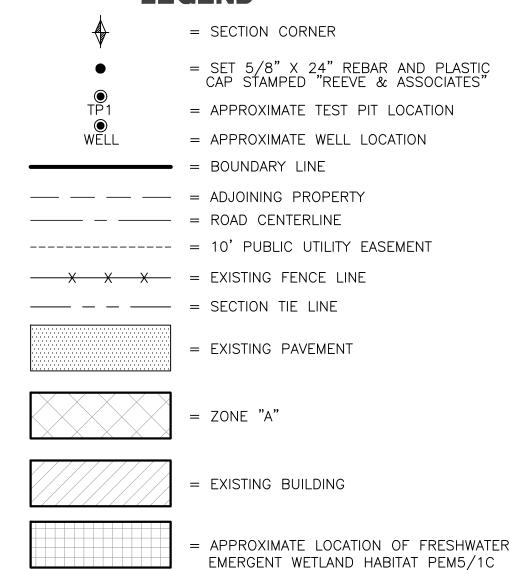
JULY, 2022





VICINITY MAP

LEGEND



BASIS OF BEARINGS

Scale: 1" = 50'

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS \$89°003'24"E.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A ONE LOT SUBDIVISION PLAT ON THE PROPERTY SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY ALLOWING THE DEED WIDTH AND DEPTH OF THE SUBJECT PARCEL AND ROTATING IT TO MATCH ROGERS SUBDIVISION. RECORD BEARINGS AND DISTANCES ARE SHOWN HEREON.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 12, SAID POINT BEING S89°03'24"E 1872.66 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12 (WEST QUARTER CORNER BEING N89°03'24"W 5290.86 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 12); THENCE S89°03'24"E ALONG SAID LINE 150.00 FEET; THENCE S00°34'01"W 726.00 FEET; THENCE N89°03'24"W 150.00 FEET; THENCE N00°34'01"E 726.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 108,898 SQUARE FEET OR 2.500 ACRES MORE OR

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND 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 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 REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BARNETT SUBDIVISION 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 SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED

SIGNED THIS _____, 20____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **BARNETT SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, 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 BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO 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.

IGNED	THIS	 	DAY	OF	 	 ,	20_	·	

JON BARNETT

COMMISSION EXPIRES

STATE OF UTAH COUNTY OF)ss.)		
BEFORE ME, THE UNDI SI WHO BEING BY ME DU	ERSIGNED NOTARY PUBLIC, IGNER(S) OF THE ABOVE OWNE	NER'S DEDICATION AND CERTIFICATION, GE TO ME SIGNED	

NOTES

A PORTION OF PARCEL #10-034-0020 LOCATED IN FLOOD ZONE DESIGNATION "A" AND "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0175E DATED 12-16-2005 AS SHOWN ON SURVEY.

REFERENCED LOCATION OF FRESHWATER EMERGENT WETLAND HABITAT PEM5/1C IS APPROXIMATE PER NATIONAL WETLANDS INVENTORY MAP.

DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.



Project Info.

Surveyor:

T. HATCH

Designer:

A. MULLINS

Begin Date:

6-3-2022

NOTARY PUBLIC

Name:

JON BARNETT

BARNETT SUBDIVISION

Number: 7978-01

Revision:
Scale: 1"=50'
Checked:

WEBER COUNTY PLANNING COMMISSION APPROVAL

DEVELOPER:

WEST WARREN, UT 84404

JON BARNETT

6405 W 700 N

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 COUNTY ENGINEER

BARROW, LINDA 75% ET AL

10-034-0011

N89°03'24"W 150.00'

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE 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 ______,

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S
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
EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR
LIABILITIES ASSOCIATED THEREWITH

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.

AFFECT.
SIGNED THIS _____, 20___.

WEBER COUNTY ATTORNEY

| | 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 ______, 20___.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder Entry No._____ Fee Paid ____ Filed For Record

______ Filed For Record
And Recorded, ______
At _____ In Book _____
Of The Official Records, Page

Recorded For:

Weber County Recorder

___ Deputy.

R-MORGAN HEALIH DEPARIMENI

ATTEST