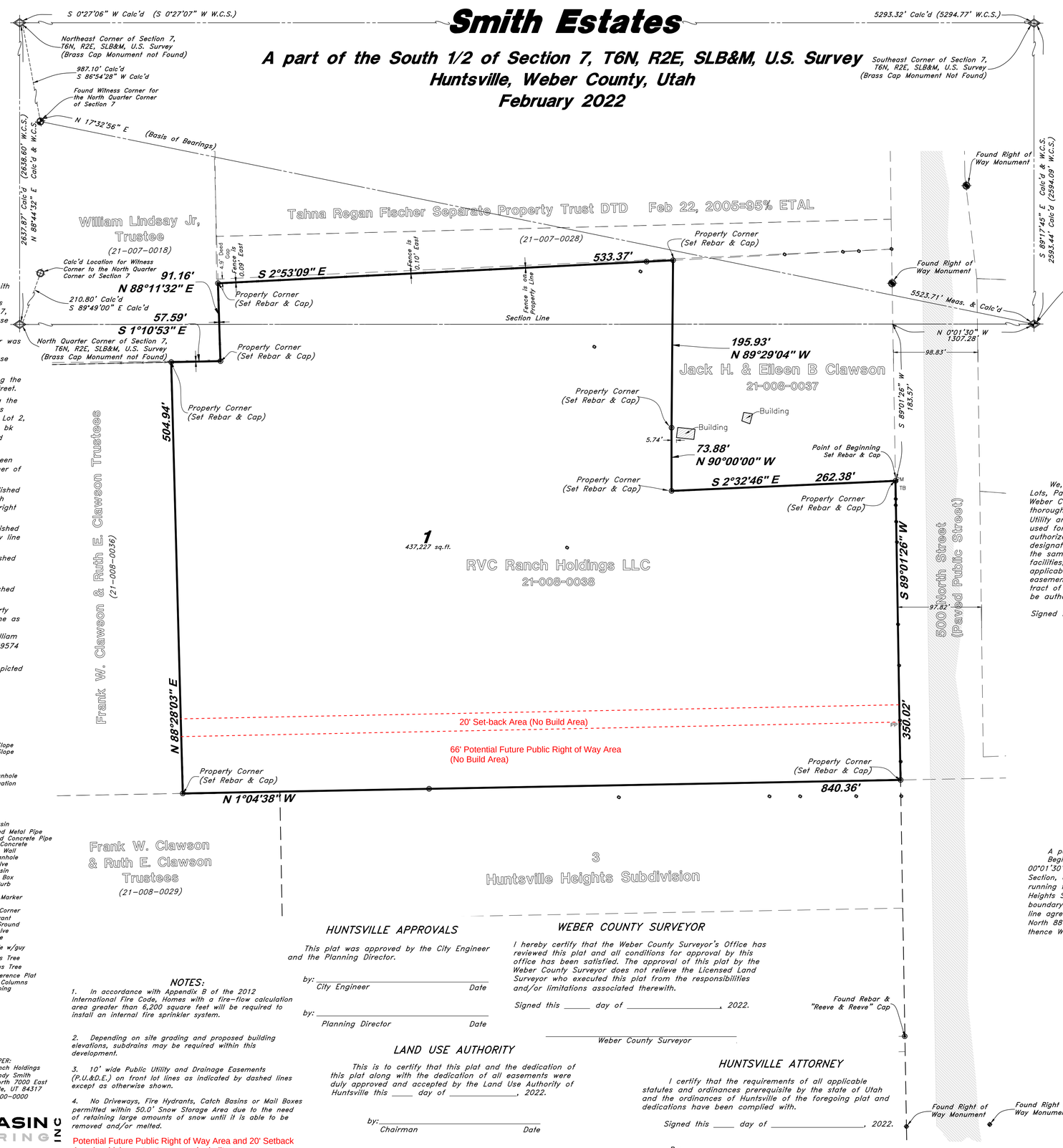
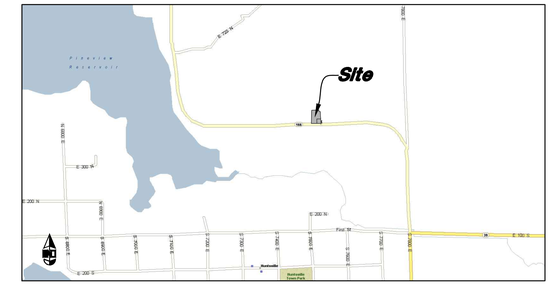
Smith Estates

A part of the South 1/2 of Section 7, T6N, R2E, SLB&M, U.S. Survey
Huntsville, Weber County, Utah
February 2022





VICINITY MAP
Not to Scale

NARRATIVE

This plat was requested by Mr. Randy Smith

A Weber County Brass Cap Monument was found at the South Quarter Corner of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

A Weber County Brass Cap Witness corner was found at the Northeast corner of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Right of way Monuments were found along the North and South right of way of 500 North Street.

A Rebar with Reeve Cap was found along the North right of way line of 500 North Street, its location coincide with the Southwest corner of Lot 2, Huntsville Heights Subdivision (Entry #1233080, bk 36 pg 03), prepared and platted by Reeve and Reeve, Inc in June 1993.

A line Bearing North 17°32'36" East between the South Quarter corner and the Witness corner of Section 7, was used as the basis of bearings.

The South line of the property was established along the North Right of way line of 500 North Street, which was positioned using the Found right of way monuments

The North line of the property was established per deed distance from the North right of way line of 500 North Street.

The West line of the property was established along the East Boundary of Huntsville Heights Subdivision (Entry #1233080, bk 36 pg 03),

The East line of the property was established along an Old Existing fence line

The Northeast boundary line of the property was established along an Old Existing fence line as described in that certain fence line Agreement between Capital Insurance Service, Inc. and William E. Lindsay Jr. & Sarah J. Lindsay (Entry #1659574 bk 2031 pg 1889).

Property corners were monumented as depicted on this drawing.

LEGEND

—℄—	Centerline	TOE	Toe of Slope
- -UGT- -	Buried Telephone line	TOP	Top of Slope
- -OHT- -	Overhead Telephone line	CO	Cleanout
- -OHP- -	Overhead Power line	FC	Fence
- -UGP- -	Power line	— —	Flowline
—S—	Sanitary Sewer line	DMH	Drain Manhole
—W—	Culinary Water line	x99.00	Spot Elevation
—G—	Gas line		Contour
- -SD- -	Storm Drain line		
- -SW- -	Secondary Waterline		Asphalt
- -LD- -	Land Drain line		Concrete
- -IW- -	Irrigation Waterline		Building
—X—X—X—	Fence Power Meter		Catch Basin
	Power Pole	C.M.P.	Corrugated Metal Pipe
	Post	R.C.P.	Reinforced Concrete Pipe
WM	Water Meter	CONC	Edge of Concrete
GM	Gas Meter	RWALL	Retaining Wall
PM	Power Meter	SMH	Sewer Manhole
TB	Telephone Box	WV	Water Valve
SS	Sewer Manhole	CB	Catch Basin
DM	Drain Manhole	DV	Diversion Box
WM	Water Manhole	TC	Top of Curb
CO	Cleanout Box	SW	Sidewalk
TA	Top of Asphalt	GAS	Gas line Marker
EA	Edge of Asphalt	GUY	Guy Wire
NG	Natural Ground	BLDG	Building Corner
LG	Lip of Gutter		Fire Hydrant
SP	Service Pole	NG	Natural Ground
LP	Light Pole		Water Valve
PP	Power Pole	LP	Light Pole
TP	Telephone Pole		Power Pole w/guy
FH	Fire Hydrant		Deciduous Tree
DIT	Flowline of Ditch		Coniferous Tree
		ARP	Area Reference Plat
		COL	Building Columns
		LS	Landscaping

NOTES:

1. In accordance with Appendix B of the 2012 International Fire Code, Homes with a fire-flow calculation area greater than 6,200 square feet will be required to install an internal fire sprinkler system.

2. Depending on site grading and proposed building elevations, subdrains may be required within this development.

3. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.

4. No Driveways, Fire Hydrants, Catch Basins or Mail Boxes permitted within 50.0' Snow Storage Area due to the need of retaining large amounts of snow until it is able to be removed and/or melted.

Potential Future Public Right of Way Area and 20' Setback Area in which no structures may be built.

HUNTSVILLE APPROVALS

This plat was approved by the City Engineer and the Planning Director.

by: _____
City Engineer Date

by: _____
Planning Director Date

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 has 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 limitations associated therewith.

Signed this _____ day of _____, 2022.

_____
Weber County Surveyor

LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of Huntsville this _____ day of _____, 2022.

by: _____
Chairman Date

Attest: _____
Secretary Date

HUNTSVILLE ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Huntsville of the foregoing plat and dedications have been complied with.

Signed this _____ day of _____, 2022.

By: _____
City Attorney Date

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a 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 a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional 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 Oakmont Estates in North Ogden. 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.

Signed this _____ day of _____, 2022.

Tentative Final

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

We, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots, Parcels and Streets as shown on this plat, and name said tract Smith Estates, and hereby dedicate to Huntsville, Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, also dedicate and grant an easement across those certain strips of land designated as Public Utility and Drainage Easements (PU&DE) for Public Utility and Drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utilities, Drainage, and Service lines as may be authorized by Huntsville, grant and dedicate a perpetual right and easement over, upon and under the lands designated hereat as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, 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 hereby dedicate, grant and convey to Huntsville, Weber County, Utah all those portions of said tract of land designated as Parcels, the same to be used for Storm Water Detention and drainage purposes, as may be authorized by Huntsville.

Signed this _____ Day of _____, 2022.

– RVS Ranch Holdings LLC –

_____
Randy Smith

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2022 by _____.

Residing At:_____

Commission Number:_____

Commission Expires:_____

_____
A Notary Public commissioned in Utah

_____
Print Name

BOUNDARY DESCRIPTION

A part of the South half of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian,
Beginning at a point on the North Right of Way line of 500 North Street, said point is 1307.28 feet North 00°01'30" West along the Quarter Section line to said North Right of Way Line from the South Quarter corner of said Section, and 183.57 feet South 89°01'26" West along said North Right of Way line to the Point of Beginning; and running thence South 89°01'26" West 350.02 feet along said North Right of Way line to the East boundary of Huntsville Heights Subdivision (Entry #1233080, in Book 36 at Page 03); thence North 01°4'38" West 840.36 feet along said East boundary line and boundary line extended; thence North 88°28'03" East 504.94 feet more or less to an existing fence line agreement (Entry #1659574 in Book 2031 at Page 1889); thence South 01°10'53" East 57.59 feet; thence North North 88°11'32" East 91.16 feet; thence South 02°53'09" East 533.37 feet; thence North 86°29'04" West 195.93 feet; thence West 73.88 feet; thence South 02°22'25" East 272.61 feet (262.35 feet to close) to the point of beginning.

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
RVS Ranch Holdings
c/o Randy Smith
1317 North 7000 East
Huntsville, UT 84317
(000) 000-0000

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WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

_____
WEBER COUNTY RECORDER

BY:_____
DEPUTY