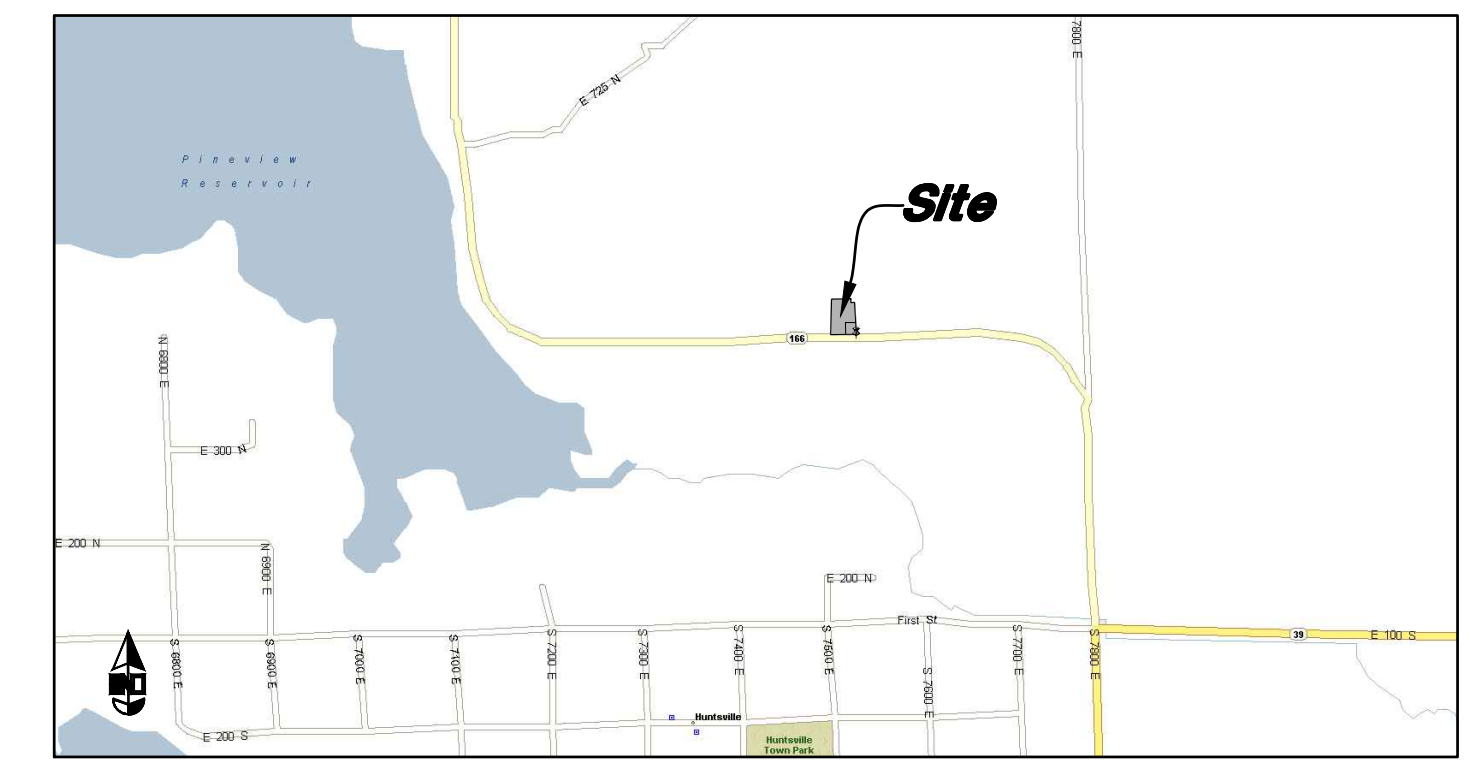
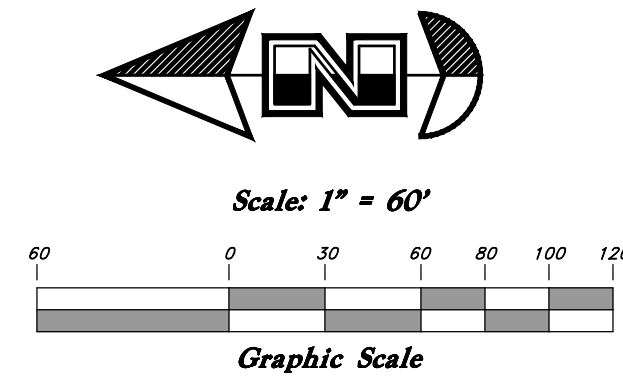


Smith Estates

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



Scale: 1" = 60'

Graphic 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.

William Lindsay Jr,
Trustee
(21-007-0018)

Tahna Regan Fischer Separate Property Trust DTD Feb 22, 2005=95% ETAL
(21-007-0028)

Frank W. Clawson & Ruth E. Clawson Trustees
(21-008-0036)

Jack H. & Eileen B Clawson
21-008-0037

RVC Ranch Holdings LLC
21-008-0038

Frank W. Clawson & Ruth E. Clawson
Trustees
(21-008-0029)

Huntsville Heights Subdivision

LEGEND

—C—	Centerline	TDE	Top of Slope
—UGT—	Buried Telephone line	TOP	Top of Slope
—OHT—	Overhead Telephone line	CO	Cleanout
—OHP—	Overhead Power line	FC	Fence
—UOP—	Underground Power line	FLW	Flowline
—S—	Sanitary Sewer line	DMH	Drain Manhole
—W—	Water Sewer line	x89.00	Spot Elevation
—G—	Gas line	Contour	Contour
—SD—	Storm Drain line	Asphalt	Asphalt
—SW—	Secondary Waterline	Concrete	Concrete
—LD—	Land Drain line	Building	Building
—IW—	Irrigation Waterline	Catch Basin	Catch Basin
—X—X—	Fence Power Meter	C.M.P.	Corrugated Metal Pipe
—P—	Power Pole	R.C.P.	Reinforced Concrete Pipe
—W—M—	Water Meter	CONC	Edge of Concrete
—G—M—	Gas Meter	RWALL	Retaining Wall
—T—	Telephone Box	SMH	Sewer Manhole
—S—M—	Sewer Manhole	WV	Water Valve
—D—M—	Drain Manhole	CB	Catch Basin
—W—M—	Water Manhole	DV	Diversion Box
—C—B—	Cleanout Box	TC	Top of Curb
—A—	Top of Asphalt	SW	Sidewalk
—EA—	Edge of Asphalt	GAS	Gas line Marker
—NG—	Natural Ground	GUY	Guy Wire
—LG—	Lip of Gutter	BLDG	Building Corner
—SP—	Service Pole	LD	Fire Hydrant
—LP—	Light Pole	NG	Natural Ground
—PP—	Power Pole	WV	Water Valve
—TP—	Telephone Pole	LP	Light Pole
—FH—	Fire Hydrant	LP	Power Pole w/guy
—DIT	Flowline of Ditch	—	Deciduous Tree
		—	Coniferous Tree
		—	Area Reference Plot
		—	Building Columns
		—	Landscaping

NOTES:

- 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.
- Depending on site grading and proposed building elevations, subdrains may be required within this development.
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
- 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.

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: _____ Date _____
Chairman

Attest: _____ Date _____
Secretary

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

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 herein 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.

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 hereof 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.

RVC Ranch Holdings LLC

Randy Smith

Wickle Smith

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this ___ day of ___, 2022 by _____

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
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.

WEBER/MORGAN HEALTH DEPARTMENT

Conforming to state code and county ordinance. Weber-Morgan Health Department I hereby certify that the soil, 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 ___, 2022.
Director, Weber-Morgan Health Department

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

GREAT BASIN ENGINEERING, INC.
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM