Spencer Ferrin Subdivision Weber County, Utah A Part of the Northwest Quarter of Section 28, North Quarter Corner of Sec. 28, -Northwest Corner of Sec. 28, T. 7 N., R. 1 E., SLB&M Fnd Township 7 North, Range 1 East, S.L.B.&M. T. 7 N., R. 1 E., SLB&M Fnd Weber Co. Brass Cap Mon. Weber Co. Brass Cap Mon. SURVEYOR'S CERTIFICATE 1976 Good Condition. January 2014 1981 Good Condition. I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land 2626.05 Meas. 2626.15' Weber Co. Basis of Bearing - State Plane Grid Bearing per Weber Co. S 89°19'49" E Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I Have Completed a Survey of the Property 1629.24' -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 have Easement "B" Description (1) TO PRODUCE A READABLE Hereby Subdivided said Tract into One (1) Lot, know Hereafter as Spencer Ferrin Ingress, Egress Easement Subdivision in Weber County, Utah, and has been Correctly Drawn to the Designated COPY, MINIMUM TEXT SIZE Scale and is True and Correct Representation of the Herein Described Lands A part of the North Half of Section 28, Township 7 North, Range 1 East of the Salt Included in said Subdivision, Based Upon Data Compiled from Records in the Weber Lake Base and Meridian. 15 0.09 IN. Beginning at the Southeast Corner of Lot 3, Nipko Estates, Weber County, Utah Survey, being Entry No. 1059991 as Recorded in the files of the Weber County Recorders Office, County Recorder's Office and from said Survey made by me on the Ground, I – Found HAI Rebar Further Hereby Certify that the Requirements of all Applicable Statutes and said point being on the West Right-of-Way Line of River Drive; Running Thence North Ordinances of Weber County Concerning Zoning Requirements Regarding Lot 89*19'50" West 621.91 Feet to the Southwest Corner of said Lot 3; Thence North Measurements have been Complied with. 05*17'19" West 30.16 Feet along the West Boundary Line of said Lot 3; Thence South POB North Fork of 89°19'50" East 606.73 Feet to the East Boundary Line of said Lot 3 being on the West Signed this _____, 2014. Right-of-Way Line of said River Drive; Thence South 30'43'58" East 35.15 Feet along Ogden River said East Boundary Line to the point of beginning. 167819 Parcel "C" Description K Greg K Greg Hansen Utah Land Surveyor Licence No. 167819 From Lance Quinn To Chuck Story Hansen Mark Ferrin A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the 221020003 Salt Lake Base and Meridian. 5.62' Beginning at a point on the North Boundary Line of the Lance Quinn Property Located Lot 3 Nipko Estates South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and 10' Wide Public Utility Easement South 00°00'00" East 906.38 Feet and South 73°56'54" East 469.94 Feet to the West BOUNDARY DESCRIPTION Entry No. 2663726 Boundary Line of Lot 3, Nipko Estates and along the boundary line of said Nipko 10' Wide Public Utility Easement Estates the following two (2) courses: (1) South 05.17.19" East 222.25 Feet; and (2) A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of Entry No. 2663725 South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter: Easement "E" the Salt Lake Base and Meridian. Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Test Hole o 30' Wide Ingress & Egress Beginning at a point Located South 89°19'49" East 1629.24 Feet along the North Thence South 16'39'04" West 57.35 Feet to the West Boundary Line of said Quinn Entry No. 2658214 S 89°19'50" E line of said Northwest Quarter and South 00°00'00" East 906.38 Feet from the Property; Thence North 27°02'00" West 62.27 Feet along said West Boundary Line to the Northwest Corner of said Northwest Quarter; Running Thence South 73°56'54" East Point of Beginning. Containing 1233 Square Feet. Perculation Hole Test Hole 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates; Thence along the Test Hole o Parcel "D" Description boundary line of said Nipko Estates the following two (2) courses: (1) South From Chuck Story to Lance Quinn 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet to the West P.O.B. Ingress Egress Easement A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the boundary line of the Lance Quinn Property Thence continuing along the north Salt Lake Base and Meridian. boundary line of said Quinn Property South 89°19'50" East 44.74 Feet; Thence South Beginning at a point on the West Boundary Line of the Lance Quinn Property Located Existing Drainage Cont. 1233 SF Entry No. 2657069 South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; centered on Exist. Dito Thence South 27°02'00" East 447.87 Feet (South 27°40'26" West by record) along South 00°00'00" East 906.38 Feet and South 73°56'54" East 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates and along the boundary line of said Nipko said West Boundary Line; Thence South 14°46'46" West 83.00 Feet to the Northerly Estates the following two (2) courses: (1) South 05'17'19" East 222.25 Feet; and (2) Boundary line of the Brent Story Property, Entry No. 2044575 as recorded in the South 89°19'50" East 174.52 Feet and South 27°02'00" East 510.14 Feet from the Lot 1 files of the Weber County Recorders office; Thence South 45°37'00" West (South 45° Northwest Corner of said Northwest Quarter; Running Thence South 27°02'00" East 44.58 Containing 11.017 Acres Feet along said West Boundary Line to the Northwest Corner of the Brent Story West by record) 233.61 Feet along the West Boundary Line of said Story Property; Property, Entry No. 2044575 as recorded in the files of the Weber County Recorders 3315 North Thence North 49°45'45" West 932.43 Feet to the East Boundary line of the Kathleen office; Thence South 45°37'00" West 57.98 Feet along the Westerly Boundary Line of Webb Property, Entry No. 2625101 s recorded in the files of the Weber County said Story Property; Thence North 14.46'46" East 83.00 Feet to the Point of Beginning. - Existing Culvert Recorders office, being an existing fence line; Thence North 02°44'05" East (North Containing 1233 Square Feet. 01°31' East by record) 449.54 Feet along said East Boundary Line to the Point of NARRATIVE S 49°45'45" E Beginning. Containing 11.017 Acres and One (1) Lot. The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon creating a one (1) lot subdivision. The survey was ordered by Mark Ferrin. The control used to establish the property corners was the Easement "A" Description existing Weber County Survey Monumentation surrounding Section 28, T7N, R1E, SLB&M. A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt The basis of bearing is the North line of the Northwest Quarter of said Section which Wastewater Site and Soils Evaluation #13876 bears South 89°19'49" East, Utah North, State Plane, Calculated N.A.D.83 Bearing. Existina Drainage Lake Base and Meridian. w/15' Wide Easement Exploration Pit #1 - UTM Zone 12 Beginning at a point Located South 89'19'49" East 1628.27 Feet along the North line of said NAD 83 (12T) 429080 E 457453±18 Northwest Quarter and South 00°00'00" East 906.38 Feet and South 02°44'05' W (South 01°31 Vicinity Map West by record) 449.55 feet and South 49°45'45" East 191.36 feet from the Northwest Corner 0-37" loam, granular structure 5% gravel of said Northwest Quarter; Running Thence South 49°45'45" East 30.68 Feet; Thence South 37"-78" gravelly loamy sand, single grain structure, 70% gravel 52°19'23" West 191.39 Feet; Thence South 01°31' West 213.22 Feet; Thence South 45° West 267.38 Feet more or less to the Northeasterly Right-of-Way Line of State Highway 162; Thence North 53°09'11" West 30.31 Feet along said Right-of-Way Line to Grantors Southwest Boundary Corner; Thence along Grantors West Boundary Line the following two (2) courses; (1) final stabilized perc rate test hole test hole saturation swelling inches drop final 10/30 \$ 14.46'46" W-North 45° East 259.72 Feet; and (2) North 01°31' East 215.50 Feet; Thence North 52°19'23' period East 199.21 Feet to the Point of Beginning. Existing Drainage / w/15' Wide Easemen Parcel "D" Cont. 1233 SF OWNER'S DEDICATION AND CERTIFICATION Entry No. 2657068 Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and Easement VAV name said tract Spencer Ferrin Subdivision and hereby dedicate, grant and convey, in 30' Ingress Egress Easement perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction Proiect Location Entry No. 2657083 or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate Remainder Parcel Cross Hatch is FEMA to Weber County those certain strips as easements for public utility and drainage purposes as Flood Zone a Per shown hereon. The same to be used for the installation, maintenance and operation of public 220220077 utility service lines and drainage as may be authorized by the Governing Authority. Also Panel 49057C0250E Containing 9.23 Acres dedicates to the governing authority a Sensitive Lands Streams Corridor Easement as shown hereon in compliance with Weber County Zoning Ordinance #43—2, wherein no structure, accessory structures, road, or parking area shall be built within the setback from the river (stream) as measured from the high-water mark of the river (stream). in witness we have here unto set our signature this ____ day of _____ William C. Story Existing Access -INCLUDE VERBIAGE IN THE DWNERS DEDICATION PERTAINING TO THE "SENSITIVE LANDS STREAM CORRIDOR EASEMENT"-SEE ATTACHMENT -Source: USBS Source: NASA, NBA, USBS **6** 2008 Microsoft Corp. Subdivision Boundary Line **ACKNOWLEDGMENT** Remainder Parcel Boundary Line State of Utah Adjoining property Line WEBER COUNTY PLANNING ___ __ Public Utility Easement (P.U.E.) County of _ COMMISSION APPROVAL Easement 2014, William C. Story and Dixie R. On this _____day of ____ Fence Line Story, Husband and Wife as Joint Tenants, Personally Appeared before me, the 220220042 This is to Certify that this Subdivision Plat was Duly Existing Water Course Undersigned Notary Public in and for said County of _____ Approved by the Weber County Planning Commission. Existing 5' Contour State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, Signed this_____, Day of______, 2014 Existing 1' Contour who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned. Existing River FEMA Flood Zone A AGRICULTURAL NOTE Notary Public Chairman, Weber County Planning Commission Scale in Feet 12-3-145 V13 Rev5.DWG 12-3-145 KGH 01/10/14 Agriculture is the preferred use in the Agriculture Zones. Agriculture Section Corner (Data in Parenthesis is Record) operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery Found Survey Point WEBER COUNTY ENGINEER WEBER COUNTY RECORDER and no allowed agriculture use shall be subject to restriction on that Set 5/8" by 24" Rebar With Cap WISEN & ASS it interferes with activities of future residents of this subdivision ENTRY NO. _____FEE PAIL I Hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT _____FILED FOR RECORD AND WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of 1 - The Vertical Datum is NGVD29 I Hereby Certify that the Soils, Percolation Rates, and I have examined the financial guarantee and other I Hereby Certify that the Weber County Surveyor's Office This is to Certify that this Subdivision Plat. the theses Improvements. 2- The Sewer System will be septic documents associated with this subdivision plat and in Site Conditions for this Subdivision have been Dedication of Streets and other Public Ways and 3- All Public Utility Easements are has Reviewed this Plat for Mathematical Correctness, Signed this_____, Day of_ Investigated by this Office and are Approved for On-Site ______ IN BOOK_____ OF OFFICIAL my opinion they conform with the County Ordinance Financial Guarantee of Public Improvements Associated Section Corner Data, and for Harmony with the Lines 10.0 feet wide. Wastewater Disposal Systems. applicable thereto and now in force and affect. Signed and Monuments on Record in County Offices. The with this Subdivision, Thereon are Hereby Approved and RECORDS, PAGE______. RECORDEL Signed this______, Day of__ this______, Day of________, 2014 Approval of this Plat by the Weber County Surveyor does Accepted by the Commissioners of Weber County Utah not Relieve the Licensed Land Surveyor who Executed this Signed this______, Day of_______, 2014 Weber County Engineer Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this______, Day of_______, 2014 Chairman, Weber County Commission COUNTY RECORDER Consulting Engineers and Land Súrveyors Weber-Morgan Health Department Weber County Attorney 538 North Main Street, Brigham, Utah 84302 Spencer Ferrin P.O. Box 150, Eden, Utah 84310 -Weber County Surveyor Visit us at www.haies.net DEPUTY (801) 745-0445 Brigham City Ogden (435) 723-3491 (801) 399-4905 (435) 752-8272