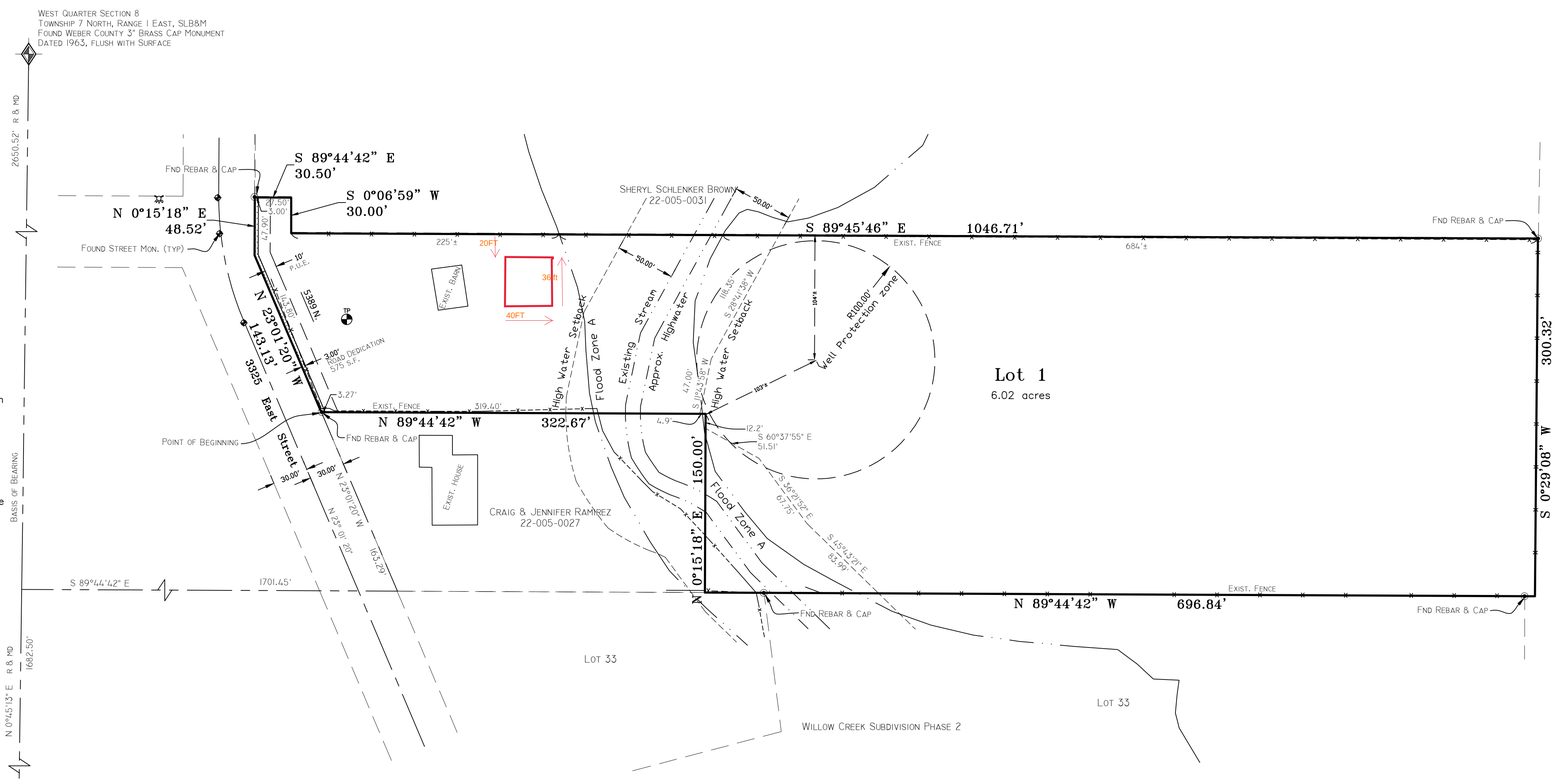
HIGUERA SUBDIVISION

PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – MARCH 2021

Scale ~ 1" = 60'
0 60 120

Legend
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- EXISTING CREEK BANK
- FLOOD ZONE LINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- ROAD/STREET DEDICATION

NOTE:
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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 residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
2. Flood Plain information is determined from Flood Insurance Rate Map, Map No. 49057C0226F, Panel 0226F, Effective Date: June 2, 2015. No Base flood Elevations are identified on map. Floodplain area is designated as non-buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of title 12, Flood Damage Prevention Ordinance. [WCO 106-1-8(c)(6)]
3. 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.



PERC TABLE

HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #14868
1	0-24"	Loam, Blocky Structure, 40% Gravel to Cobble
	24-104"	Gravelly Coarse Loamy Sand with Coarse Sand Lens', Single Grain,
		to Weak Massive Structure, 75% Gravel and Cobble

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and streets as shown or noted hereon and name said tract HIGUERA SUBDIVISION. (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/etention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

RAYMOND E. HIGUERA CHELSEY P. HIGUERA

STATE OF UTAH)
: SS
COUNTY OF WEBER)

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature:
(print name below signature):

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the southwest Quarter of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point which is 1682.50 feet North 0°15'13" East along the Section Line, 1701.45 feet South 89°44'42" East and 163.29 feet North 23°01'20" West from the Southwest corner of said Section 8, said point also being on the East right-of-way of 3350 East Street; and running thence along said right-of-way the following two (2) courses: (1) North 23°01'20" West 143.13 feet and (2) North 0°15'18" East 48.52 feet; thence South 89°44'42" East 30.50 feet; thence South 0°06'59" West 30.00 feet; thence South 89°45'46" East 1046.71 feet to a rebar and cap marking the Southeast corner of that parcel defined by Warranty Deed Entry #2099170 dated April 26, 2005 of Weber County Records, said point being on the East line of said Quarter Section and in line with a fence extended to the South; thence along said East line, fence line extended and fence line South 0°29'08" West 300.32 feet to the North line extended of Willow Creek Subdivision Phase 2; thence along said North line North 89°44'42" West 696.84 feet to the Southeast corner of that parcel defined by Warranty Deed Entry #2584022 dated July 2, 2012 of Weber County Records; thence along said parcel the following two (2) courses: (1) North 0°15'18" East 150.00 feet and (2) North 89°44'42" West 322.67 feet to the point of beginning.

Contains 263,483 s.f. of 6.05 Acres

NARRATIVE

The purpose of this survey is to create a one (1) lot subdivision as shown.

Documents used to aide in this survey:
1. Weber County Tax Plat 22-005 (currant and prior years).
2. Deeds of record as found in the Weber County Recorders Office for parcels 022-005-0027, 22-005-0031, 22-005-0036.
3. Plats of Record: 21-003 Liberty Bell Ranchetts Subdivision Phase 1, 21-099 Willow Creed Subdivision Phase 1, 21-100 Willow Creek Subdivision Phase 2, 22-093 Liberty Bell Ranchetts Subdivision Phase 2, 67-010 Saddleback Range.
4. Record of Survey's: #3406, #4076, #4723, #5118.

Record descriptions were rotated and adjusted to fit existing evidences. Original Deed description for subject parcel has over a ten foot closure error which has been resolved in this survey. West property lines have been established by deed and found street monuments for 5400 North Street and 3350 East Street. North, East and South lines are established by deed, neighboring survey plats and found fence line and rebar and cap evidences.

Basis of bearing is state plane grid from monument as shown.

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 this____day of _____, 20___.

Chairman, Weber County Commission Attest: Title: Weber County Clerk

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 PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the_____day of _____, 20___.

Chairman, Weber County Planning Commission

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 _____, 20___.

Signature

WEBER COUNTY SURVEYOR'S CERTIFICATE

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. Signed this_____day of _____, 20___.

Weber County Surveyor

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. Signed this ___ day of _____, 20 __.

Signature

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, 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 hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 9008384 STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Ray Hugiera
Address: 4752 E. 3900 N. Eden UT 84310

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SW 1/4 of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: TK
CHECKED BY: TK
DATE: 11/19/2020
PROJ: 4105

Weber County Recorder

Entry no. _____

Filed for record and recorded _____day of _____ 20___.
at _____
in book _____ of official records,
on page_____

County Recorder: Leann H Kilts

By Deputy: _____
Fee paid _____

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc. - all legal rights are reserved.