

- Show Road dedication graphically, state in narrative how road was established
- Scale and margins are incorrect, I suspect the PDF was created to fit and not actual size
- State that basis of bearing is Utah State Plane North, show record and measured distances
- Note any found property markers and show and fences
- Call out adjoiners in description
- Sub name in owners dedication
- Show all structures within 30' of boundaries
- Include survey narrative, state purpose of subdivision
- Show developer's name and mailing address
- Include signature block for Weber/Morgan Health
- Check location of flood zone

ROGERS SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.
WEST WARREN, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby Certify that I am a Registered Professional Land 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 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 Hereby Subdivided said Tract into One (1) Lot, know Hereafter as Spencer Ferrin Subdivision in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is 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 Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2014.

K Greg Hansen Utah Land Surveyor Licence No. 167819



Fnd. Weber Co. Surveyor Brass
Cap Mon. Northeast Corner of
the Southeast Quarter
Section 12, T6N, R3W, SLB&M
Stamped 1963 In Good Cond.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT LOCATED 1722.66 FEET SOUTH 89°03'24" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 917.37 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 89°03'24" EAST 150.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°34'01" WEST 726.00 FEET; THENCE NORTH 89°03'24" WEST 150.00 FEET; THENCE NORTH 00°34'01" EAST 726.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES AND ONE LOT. THE BASIS OF BEARING IS THE WEST LINE OF SAID SOUTHWEST QUARTER WHICH BEARS SOUTH 00°34'01" WEST AS CURRENTLY MONUMENTED.

OWNER'S DEDICATION

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 name said tract ~~Spencer Ferrin Subdivision~~ and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of ~~10-9a-607~~, Utah code, without condition, restriction 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 to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority. In witness we have here unto set our signature this _____ day of _____, 2014.

Ryan Rogers

Misty Rogers

ACKNOWLEDGMENT

State of Utah }
County of _____ } SS
On this _____ day of _____, 2014, Ryan Rogers and Misty, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of _____, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Commission Expires

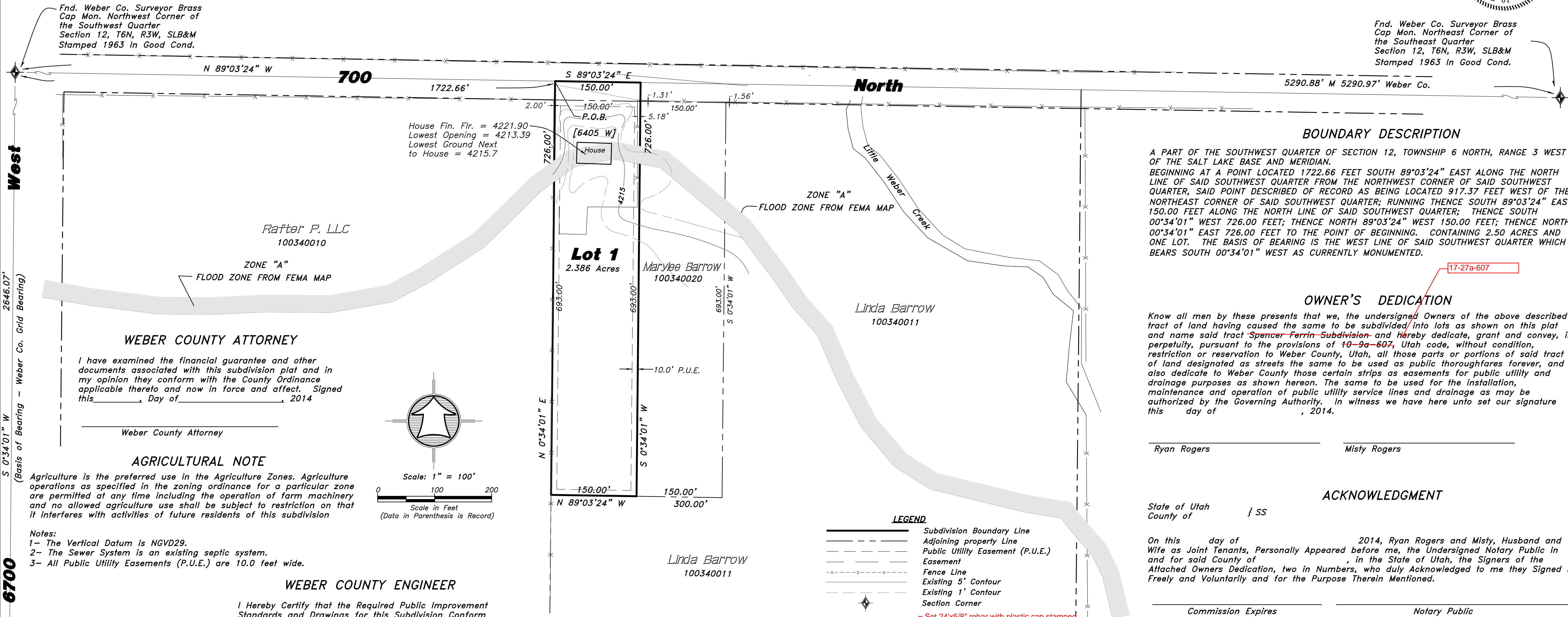
Notary Public

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2014

Chairman, Weber County Planning Commission

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
COUNTY RECORDER	
BY: _____	
DEPUTY	



Fnd. Weber Co. Surveyor Brass
Cap Mon. Northwest Corner of
the Southwest Quarter
Section 12, T6N, R3W, SLB&M
Stamped 1963 In Good Cond.

West

2646.07'
S 0°34'01\"/>

S 0°34'01\"/>

6700'

Fnd. Weber Co. Surveyor Brass
Cap Mon. Southwest Corner of
the Southwest Quarter
Section 12, T6N, R3W, SLB&M

WEBER COUNTY ATTORNEY

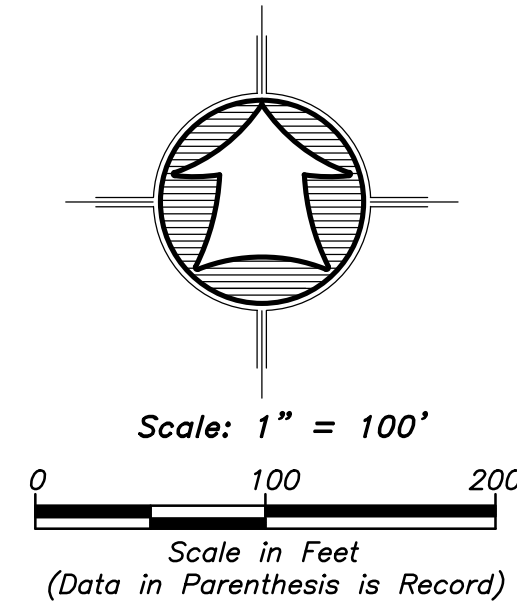
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this _____ day of _____, 2014

Weber County Attorney

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

- Notes:
- The Vertical Datum is NGVD29.
 - The Sewer System is an existing septic system.
 - All Public Utility Easements (P.U.E.) are 10.0 feet wide.



WEBER COUNTY ENGINEER

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.
Signed this _____ day of _____, 2014

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 _____, 2014

Chairman, Weber County Commission

Attest

LEGEND

- Subdivision Boundary Line
- - - - - Adjoining property Line
- - - - - Public Utility Easement (P.U.E.)
- - - - - Easement
- - - - - Fence Line
- - - - - Existing 5' Contour
- - - - - Existing 1' Contour
- ◆ Section Corner
- = Set 24"x5/8" rebar with plastic cap stamped...

WEBER COUNTY SURVEYOR

I hereby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. 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 _____, 2014

Weber County Surveyor



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272 (801) 430-7155

Developer:
Ryan Roger
6405 W 700 N
(801) 430-7155