## SURVEYOR'S CERTIFICATE POWDER RANCH SUBDIVISION JERRY FLETCHER, 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 THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS WEBER COUNTY, UTAH REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF POWDER RANCH SUBDIVISION IN FOUND BRASS CAP WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A JANUARY, 2014 REFERENCE CORNER TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID MONUMENT - N88°38'09"W 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 S89°30'59"E (BASIS OF BEARINGS) 2616.26' WEST 1298.30' CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. N42°57'10"E-SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_. NORTH QUARTER CORNER NORTHEAST CORNER OF OF SECTION 21, TOWNSHIP SECTION 21, TOWNSHIP 6 S83°53'27"E 247.07' 6 NORTH, RANGE 2 EAST, NORTH, RANGE 2 EAST, SALT LAKE BASE AND SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MERIDIAN, U.S. SURVEY. (JERRY FLETCHER) FOUND BRASS CAP Huntsville South Bench Canal CALCULATED FROM MONUMENT REFERENCE MONUMENT **LEGEND** 6436064 = SECTION CORNER UTAH LICENSE NUMBER JERRY FLETCHER PROPOSED FEMA FLOOD PLAIN = FOUND REFERENCE MONUMENT = PERC TEST LOCATION/TEST PIT NUMBER E 1700 S OWNERS DEDICATION AND CERTIFICATION = BOUNDARY LINE WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY **VICINITY MAP** SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE NOT TO SCALE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT POWDER RANCH SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC ---- = ADJOINING PROPERTY . Weber County Record between N 1/4 21 & NE 21 = N89d 31'10"W, please rotate. 2. Explain in survey narrative how boundary was established, including CL 1300 South Street and 8800 East RHEES SUBDIVISION THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT -----= EASEMENTS OVER. UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY. STORM 00' RIVER WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SETBACK 3. Show all adjoiners on plat including parcel ID #s, call out adjoiner to the SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY ——— — = ROAD CENTERLINE SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS 4. Were any property corners found for adjacent properties? MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES 5. In legal description, bound calls on the north to the "centerline" ROAD DEDICATION BEING ERECTED WITHIN SUCH EASEMENTS. of the south branch of the South Fork of the Ogden River.' (E#2260406) SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_ = EXISTING PAVEMENT - EXISTING BUILDINGS -TO REMAIN = EXISTING FEMA FLOOD PLAIN = PROPOSED FEMA FLOOD PLAIN = Set 5/8" rebar with plastic cap stamped... 100 200 228,624 S 5.25 ACRES ACKNOWLEDGMENT Scale: 1" = 100'STATE OF UTAH COUNTY OF . **BASIS OF BEARINGS** PROPOSÉD WÉLL LOCATION THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH /\$89°12'24<u>"É/\662.80°</u> SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION. RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. 884,692 S.F. 20.31 ACRES **NARRATIVE COMMISSION EXPIRES** NOTARY PUBLIC THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" 228,672 S.F REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ACKNOWLEDGMENT 5.25 ACRES 10' P.U.E. STATE OF UTAH (TYP.) COUNTY OF \_\_\_ **BOUNDARY DESCRIPTION** \_, 20\_\_\_, PERSONALLY APPEARED PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS: LOCATION BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_ OF SAID CORPORATION AND THAT THEY S89°12'24"F | 687 16' BEGINNING AT A POINT IN THE CENTERLINE OF 1300 SOUTH (A 2 ROD ROADWAY), SAID SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND POINT BEING WEST 1298.30 FEET AND SOUTH 2623.96 FEET FROM THE NORTH QUARTER IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED. CORNER OF SAID SECTION 21; THENCE N89°12'24"W ALONG SAID CENTERLINE 396.56 FEET TO THE CENTERLINE OF 8800 EAST: THENCE NO4°54'18"E ALONG SAID CENTERLINE, 852.47 FEET TO THE SOUTH LINE OF RHEES SUBDIVISION; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) N70°24'18"E 263.16 FEET AND (2) N51°16'53"E 461.89 **COMMISSION EXPIRES** NOTARY PUBLIC FEET TO THE SOUTH LINE OF RIVER RANCH SUBDIVISION; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: (1) N51°17'25"E 223.34 FEET, (2) N51°59'39"E 282.25 FEET, (3) S83°53'27"E 247.07 FEET, AND (4) N42°57'10"E 56.38 FEET TO AN Project Info. EXISTING FENCE; THENCE S00°05'41"E ALONG SAID FENCE, 1573.85 FEET TO THE 228,708 S.F. CENTERLINE OF 1300 SOUTH STREET (A 2 ROD ROADWAY); THENCE N89°12'24"W ALONG 5.25 ACRES SAID CENTERLINE, 968.13 FEET TO THE POINT OF BEGINNING. N. ANDERSON CONTAINING 1,640,437 SQUARE FEET OR 37.66 ACRES Beain Date: 01 - 10 - 14−10'P.U.E.` POWDER RANCH Developer: SUBDIVISION ----- N89°12'24"W 621.05' ---+++---PATRICK HEEG Number: 6266-01 ///N89°12'24"W\_1331.73'///// TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com 330 MADISON AVENUE \_1300\_\_\_ NEW YORK, NY. 10166 (917) 509-7626 SOUTH Checked:\_\_ Weber County Recorder WEBER COUNTY PLANNING WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT Entry No.\_\_\_\_ Fee Paid COMMISSION APPROVAL \_\_ Filed For Record I HEREBY CERTIFY THAT THE SOILS. PERCOLATION RATES. I HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT. THE I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S And Recorded, \_\_\_\_\_ IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT. AND AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR At \_\_\_\_\_ In Book \_\_\_\_\_ SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND IN MY OPINION THEY CONFORM WITH THE COUNTY CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. Of The Official Records, Page ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND ON-SITE WASTEWATER DISPOSAL SYSTEMS. WITH LINES AND MONUMENTS ON RECORD IN COUNTY SIGNED THIS \_\_\_\_\_, 20\_\_\_, 20\_\_\_. SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_. APPROVED AND ACCEPTED BY THE COMMISSIONERS OF FOR THE INSTALLATION OF THESE IMPROVEMENTS. OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER Recorded For: SIGNED THIS \_\_\_\_\_, 20\_\_\_, 20\_\_\_. WEBER COUNTY, UTAH. COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_. Weber County Recorder CHAIRMAN. WEBER COUNTY COMMISSION CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ENGINEER WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT \_\_ Deputy.

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