

**CARDON SUBDIVISION**  
**PART OF THE SOUTHWEST QUARTER OF SECTION 8,**  
**TOWNSHIP TOWNSHIP 6 NORTH, RANGE 2 WEST,** East  
**SALT LAKE BASE AND MERIDIAN**  
**WEBER COUNTY, UTAH, DECEMBER 2014**

1. Call out adjoining deeds and owners in legal description
2. Surveyors certificate as per Weber County (see attached example)
3. Show north arrow and scale
4. Show record and measured data for found monuments
5. Were any occupational evidence or existing corners found?
6. See attached document for surveyors cert verbiage
7. Recorder block should be 3"X3"
8. Show developers name and mailing address
9. Show dedication language as per Weber County spec. (see [http://www.co.weber.ut.us/mediawiki/index.php/Subdivision\\_Ordinance](http://www.co.weber.ut.us/mediawiki/index.php/Subdivision_Ordinance))  
Owners need to dedicate the lot and the Public Utility and Access Easement
10. Use same name, Public Utility and Access Easement, for easement detail
11. Remove calculated monument, SW 17

SECTION TIE DETAIL (NOT TO SCALE)

NORTHWEST COR. SEC. 8, T6N, R2E, S.L.B.&M.  
(CALC. POSITION FROM WEBER COUNTY BEARING  
AND TIE SHEETS)  
SOUTHWEST COR. SEC. 8, T6N, R2E, S.L.B.&M.  
(CALC. POSITION FROM WEBER COUNTY BEARING  
AND TIE SHEETS)

FOUND WEBER COUNTY BRASS CAP  
WITNESS MONUMENT 1964 POOR CONDITION

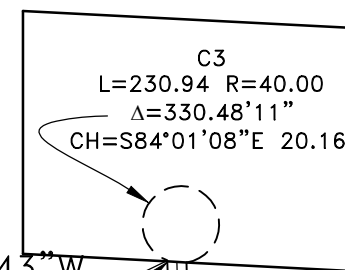
Show tie

NOTES:  
THIS AREA HAS HISTORICALLY RECEIVED SHEET FLOW WATER FROM STORM WATER AND NEARBY CANAL. IT IS RECOMMENDED THAT ALL LIVING SPACE IS AT OR ABOVE GRADE.  
AREA AROUND HOME SHOULD BE GRADED AT A MINIMUM OF 2% AWAY FROM BUILDING.

**LOT 1**  
**CONTAINING 35.05 ACRES**  
**210100028**  
**7986 East**

show acreage to 3 decimal places

UTILITY LINE AND  
ACCESS EASEMENT DETAIL  
NOT TO SCALE



access easement

7800 EAST STREET

STATE HIGHWAY 39

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY. THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF WEBER COUNTY, UTAH.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**NARRATIVE**

THIS SUBDIVISION PLAT WAS REQUESTED BY DOUGLAS J. & JANINE G. CARDON FOR THE PURPOSE OF CREATING A ONE LOT SUBDIVISION MAKING TAX PARCEL 210100028 A LEGAL BUILDING LOT, LOCATED IN UNINCORPORATED WEBER COUNTY, UTAH. THE BASIS OF BEARING IS A LINE BETWEEN THE WITNESS MONUMENT TO THE WEST QUARTER CORNER OF SECTION 8, T6N, R2E AND THE WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SECTION 17, T6N, R2E AS SHOWN AND NOTED HEREON WHICH BEARS NORTH 00°30'41" EAST WEBER COUNTY, UTAH NORTH NAD 83, GRID BEARING.

**LOT 1 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER BEING LOCATED NORTH 00°27'07" EAST 635.58 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID WEST LINE NORTH 00°27'07" EAST 1263.90 FEET; THENCE SOUTH 09°32'53" EAST 1166.88 FEET; THENCE SOUTH 01°10'11" EAST 1316.76 FEET; THENCE NORTH 87°02'53" WEST 1201.86 FEET TO THE POINT OF BEGINNING, CONTAINING 35.05 ACRES.

**PUBLIC UTILITY AND ACCESS EASEMENT DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 00°27'07" EAST 635.58 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 01°19'43" WEST 1.07 FEET; THENCE ALONG THE ARC OF A NON TANGENT 40.00 FOOT RADIUS CURVE 230.94 FEET, HAVING A CENTRAL ANGLE OF 330°48'11"; CHORD BEARS SOUTH 84°10'00" EAST 20.16 FEET; THENCE SOUTH 01°19'43" EAST 1350.03 FEET TO THE GRANITORS SOUTH PROPERTY LINE; THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 89°31'31" WEST 20.02 FEET; THENCE NORTH 01°19'43" WEST 70.88 FEET; THENCE SOUTH 89°40'17" WEST 6.00 FEET; THENCE NORTH 01°19'43" WEST 30.00 FEET; THENCE NORTH 88°40'17" EAST 6.00 FEET; THENCE NORTH 01°19'43" WEST 41.31 FEET; THENCE ALONG THE ARC OF A NON TANGENT 40.00 FOOT RADIUS CURVE 167.55 FEET, HAVING A CENTRAL ANGLE OF 240°00'00"; CHORD BEARS NORTH 01°19'43" WEST 69.28 FEET; THENCE NORTH 01°19'43" WEST 530.72 FEET; THENCE ALONG THE ARC OF A NON TANGENT 40.00 FOOT RADIUS CURVE 167.55 FEET, HAVING A CENTRAL ANGLE OF 240°00'00"; CHORD BEARS NORTH 01°19'43" WEST 69.28 FEET TO THE POINT OF BEGINNING.

Text size

**OWNER'S DEDICATION**

We, the undersigned owners of all the real property depicted on this plat and described in the Surveyor's Certificate have caused the land described hereon to be divided into lots, easements and other public uses as designated hereon, and now do hereby dedicate under provision of 10-9-807 Utah Code, without condition, restriction, or reservation, to Weber County, Utah, all Easements together with all improvements required by the development agreement between the undersigned and Weber County for the benefit of the County and the inhabitants thereof.

DOUGLAS J. & JANINE G. CARDON TRUST Date \_\_\_\_\_  
(DOUGLAS J. CARDON AS TRUSTEE)

**ACKNOWLEDGMENT**

STATE OF UTAH )  
) S.S.  
COUNTY OF WEBER )

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2013 personally appeared before me, the undersigned notary public, the signer of the above Owner's Dedication, who duly acknowledged to me that he has signed it freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC \_\_\_\_\_

My Commission expires \_\_\_\_\_



5150 SOUTH  
375 EAST  
Ogden, Utah 84405  
(801) 476-0202

**WEBER - MORGAN HEALTH DEPARTMENT**

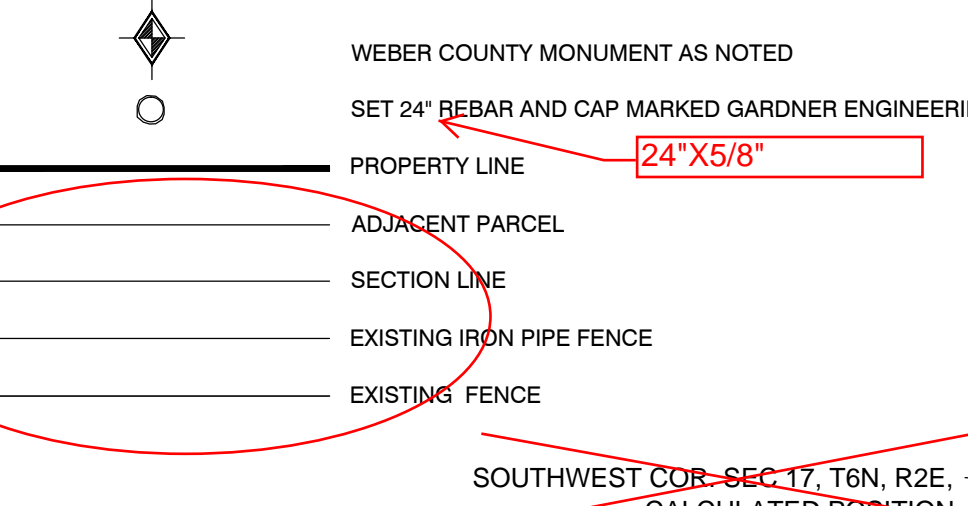
I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This \_\_\_\_\_ day of \_\_\_\_\_, 2013

Director Weber-Morgan Health Department

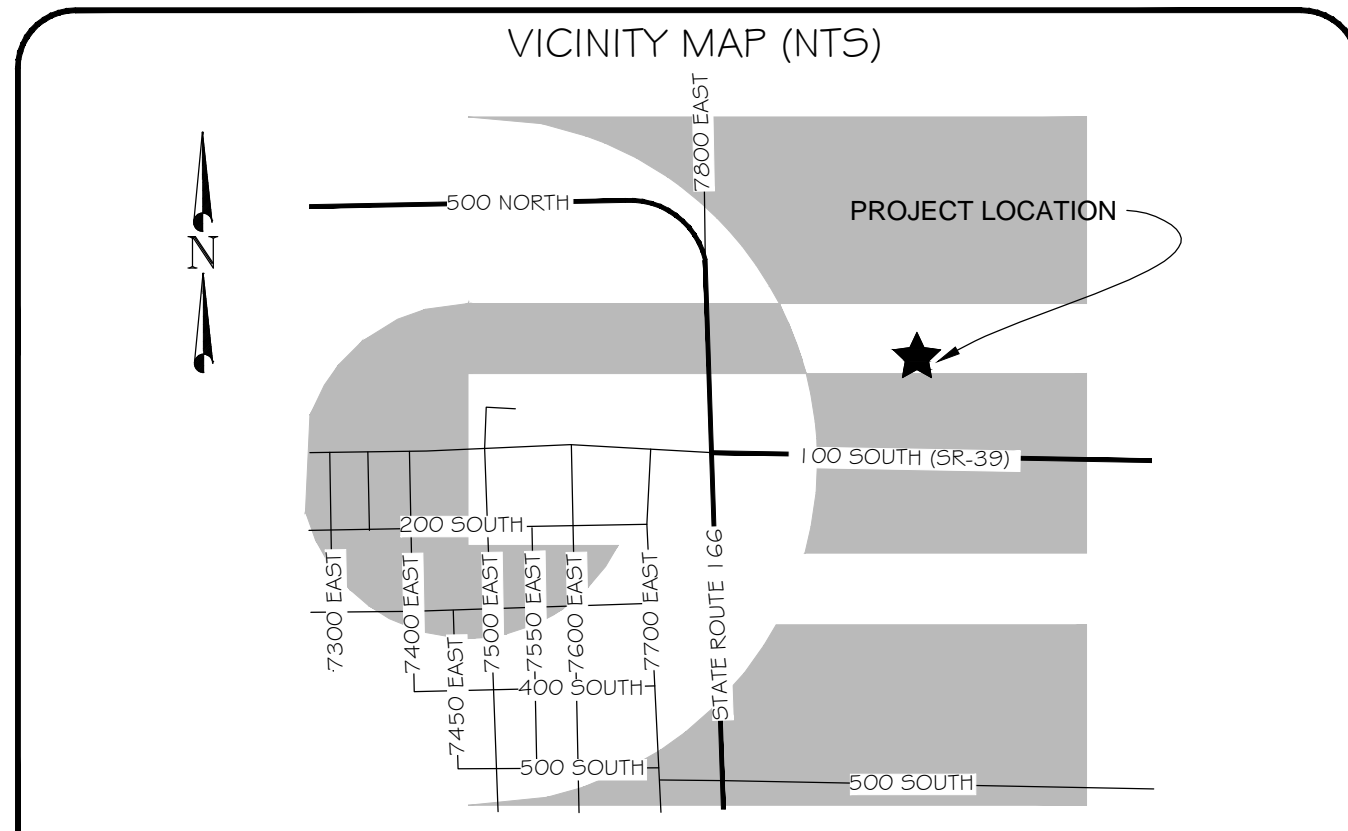
**WEBER COUNTY RECORDER**

Entry No \_\_\_\_\_  
Fee paid \_\_\_\_\_ filed for record and recorded \_\_\_\_\_  
at \_\_\_\_\_ in book \_\_\_\_\_ of official records, page \_\_\_\_\_ Recorded  
for \_\_\_\_\_  
County Recorder  
By: \_\_\_\_\_ Deputy



These ties don't close

All lines appear to be the same



**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 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 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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

**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 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 \_\_\_\_\_