

MYERS COMMERCIAL SUBDIVISION

Preliminary Plat 'Not To Be Recorded'

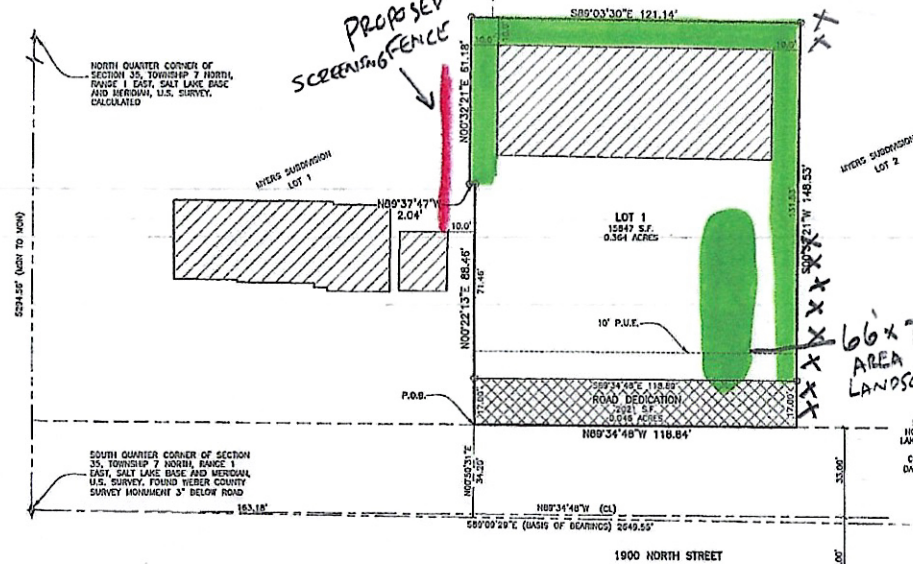
PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2021



VICINITY MAP
NOT TO SCALE

= CURRENTLY LANDSCAPED IN NATIVE GRASSES
X = TREES FOR SCREENING
THERE IS 4200 SQFT OF CURRENT LANDSCAPING

PROPOSED SCREENING FENCE



5500 EAST STREET

ALL LANDSCAPING WATERED BY HAND WITH A HOSE

NOTES

- 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 EROSION CONTROL IS INSTALLED.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED BY THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME WITHOUT THE OPERATION OF FARM MANAGEMENT AND NO AGRICULTURAL USES SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY, SHOWN HEREIN AS: S89°09'23\"/>

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARY FOR A ONE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BASED ON THE REVISION PARCEL OF MYERS SUBDIVISION.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 1900 NORTH STREET, SAND POINT BEING S89°09'23\"/>

LEGEND

- SECTION CORNER
- FOUND AS BEAR & CAP MARKED 'REEVE & ASSOC.'
- BOUNDARY LINE
- MONUMENT THE LINE
- ADJOINING PROPERTY
- EXISTING FENCE LINE
- 10' PUBLIC UTILITY EASEMENT
- ROAD CENTRELINE
- EXISTING STRUCTURE
- ROAD DEDICATION

Scale: 1" = 20'

SURVEYOR'S CERTIFICATE

I, JEREMY A. HANDEL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 25, PROFESSIONAL REGISTERED LAND SURVEYORS ACT AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS DESCRIBED ON THIS PLAT, AND THAT THIS PLAT OF MYERS COMMERCIAL SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CONFORMANT TO THE DESCRIBED SCHEMATIC AND THAT I HAVE COMPLETED REPRESENTATION OF THE HEREIN DESCRIBED LOTS 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 CERTIFY THAT THE NEARABILITIES OF ALL APPROPRIATE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.
0016185
JEREMY A. HANDEL
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE THE SAME TO THE PUBLIC AS SHOWN ON THE PLAT AND HAVE SAID TRACT HEREIN DEDICATED AND DO HEREBY GRANT AND OBLIGATE TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESCRIBED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE REGULATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER COURSE(S) IN THEIR NATURAL STATE (WHICHEVER IS APPLICABLE) AS MAY BE DETERMINED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDDMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____), SIGNED AS THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY THE DUE VERIFICATION, DO ACKNOWLEDGE TO ME HE (SHE) SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN INTENDED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDDMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____), SIGNED AS THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY THE DUE VERIFICATION, DO ACKNOWLEDGE TO ME HE (SHE) SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN INTENDED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.
Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 11-9-2021
Name: MYERS COMMERCIAL SUBDIVISION
Number: 2347-01
Revision: 1
Scale: 1"=20'
Checked:

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DUELY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

EMERSON WEBER COUNTY PLANNING COMMISSION

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.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC LOTS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL OF 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.

WEBER COUNTY SURVEYOR
RECORDS OF SURVEY # _____

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE ORIGINAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREON AND NOW BY FORCE AND EFFECT.

WEBER COUNTY ATTORNEY

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 CUL-DE-SAC TRACTS/DRIVE THROUGH SYSTEMS.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder
I hereby certify that this plat was duly recorded and indexed in the public records of this county. SIGNED THIS _____ DAY OF _____, 20____.

Webber County Recorder
Deputy