

# Knothead Acre Subdivision

A part of the Northwest 1/4 of Section 5, T6N, R2E, SLB&M, U.S. Survey

Weber County, Utah

February 2014

## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-25-17 and that I have verified all measurements shown hereon this plat of Knothead Acre Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. **ADD A ZONING STATEMENT TO YOUR CERTIFICATE.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

6242920  
License No.

Andy Hubbard

## BOUNDARY DESCRIPTIONS

### Subdivision Boundary

A part of the Northwest Quarter of Section 5, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah

Beginning at a point on the Section line, being the centerline of 7900 East Street, and being 1000.00 feet South 1°43'48" West along said Section line from the Northwest Corner of said Section 5, and running thence South 88°16'12" East 33.00 feet; thence South 1°43'48" West 169.54 feet; thence North 66°20'45" East 202.99 feet; thence South 61°20'49" East 130.48 feet; thence South 26°35'45" West 211.03 feet; thence North 88°46'12" West 244.00 feet to said centerline and Section line; thence North 1°43'48" East 335.20 feet to the point of beginning.

Contains: 1.525 acres ✓

### Parcel A

A part of the Northwest Quarter of Section 5, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah

Beginning at a point which is 1000.00 feet South 1°43'48" West along the Section line, being the centerline of 7900 East Street, and 33.00 feet South 88°16'12" East from the Northwest Corner of said Section 5, and running thence South 88°16'12" East 1141.11 feet; thence South 53°19'48" West 244.28 feet; thence South 75°05'48" West 629.36 feet; thence North 88°46'12" West 135.65 feet; thence North 26°35'45" East 211.03 feet; thence North 61°20'49" West 130.48 feet; thence South 66°20'45" West 202.99 feet; thence North 1°43'48" East 169.54 feet to the point of beginning.

Contains: 5.063 acres ✓

## NARRATIVE

This survey and subdivision plat were requested by Steve Waldrip for the purpose of platting the existing property to better accommodate the existing occupation. Weber County Brass Cap, reference Monuments were found for the Northwest Corner and West Quarter Corner of Section 5, Township 6 North Range 2 East, Salt Lake Base & Meridian and a line bearing South 1°43'48" West between the calculated positions for said Northwest Corner and West Quarter Corner was used as the Basis of Bearings as depicted on this drawing. Lot Corners were recovered or set as depicted on this plat.

## OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots and Streets as shown on this plat, and name said tract Knothead Acre Subdivision and hereby dedicate a public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also to dedicate, grant and convey to Weber County, Utah, 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 Weber County, Utah.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Steve Waldrip

Marlin Jensen  
Middlefork Ranch, LLC

Jennifer Waldrip

## ACKNOWLEDGMENT

State of Utah } ss  
County of Weber }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name

## ACKNOWLEDGMENT

State of Utah } ss  
County of Weber }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name

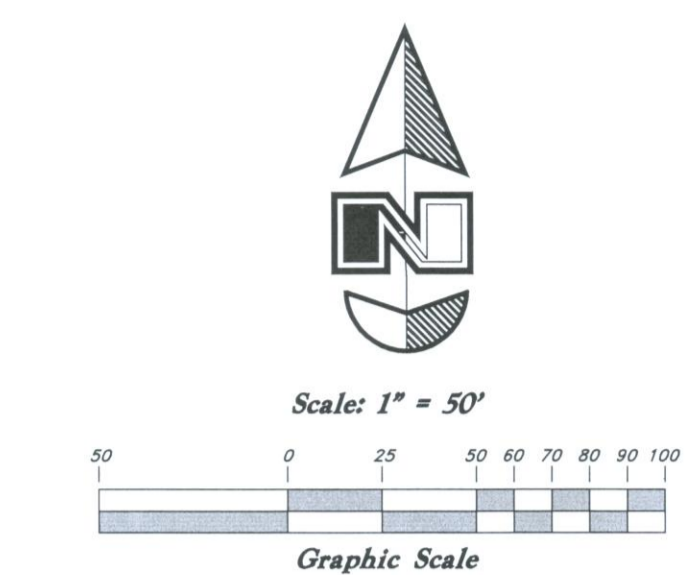
## Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- P&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- Set Nail & Washer
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Test Pit
- Dedicated for Public right-of-way

- ① Was OCCUPATIONAL BOUNDARY EVIDENCE FOUND?
- ② PROVIDE TIES TO THE EXISTING WELL HEAD

APPEARS TO BE A POSSIBLE EXISTING FENCE LINE

NOTE:  
THE ROTATED DEED FOR PARCEL 21-004-0006 (MIDDLEFORK RANCH, LLC) FALLS OUTSIDE THE BOUNDARY OF THE NEW SUBD. ON THE SE LINE OF 0006, IT APPEARS TO FOLLOW AN OLD FENCE LINE - PLEASE VERIFY



Northwest Corner Section 5, T6N, R2E, SLB&M, U.S. Survey (Calc. Position)  
Witness Corner (Found Brass Cap Monument)  
N 89°36'46" W 26.38' (Calc.)

2544.20' (Calc.) 2544.08' (WCS)  
S 1°43'48" W 1000.00'

335.20' East Street  
S 88°16'12" E 33.00'

7900 East Street  
N 1°43'48" E 7900'

Lot 1  
55,380 sq. ft. / 1.271 ac. ✓

N 88°46'12" W 211.00'

West 1/4 Corner Section 5, T6N, R2E, SLB&M, U.S. Survey (Calc. Position)  
S 89°29'59" E 36.16' (Calc.)  
Witness Corner (Found Brass Cap Monument)

244.00' S 1°43'48" W (Basis of Bearings)

Middlefork Ranch LLC

Parcel A

220,532 sq. ft. / 5.063 ac. ✓  
(Not Approved for Development)

Middlefork Ranch LLC

## AGRICULTURAL STATEMENT

"Agriculture is the preferred use in the agricultural zones. Agricultural 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 agricultural use shall be subject to restriction on the basis that it interferes with activities of future residence of this subdivision." (Amd. Ord. #3-82, January 26, 1982; Ord. #2002-3, March 5, 2002)

## 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 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.

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

## NOTE:

1- 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.

## 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 monument 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

## 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

## 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 \_\_\_\_\_, 2014.

Weber County Surveyor

## DEVELOPER INFORMATION

Steve & Jennifer Waldrip  
1626 North 7900 East  
Huntsville, UT 84317

Marlin Jensen  
1500 North 7900 East  
Huntsville, UT 84317



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