

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 17-23-17 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.

Signed this ____ day of _____, 2014.

6242920
License No.

Andy Hubbard

Legend

- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&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

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, Signed this ____ day of _____, 2014.

Steve Waldrip

Marlin Jensen
Middlefork Ranch, LLC

Jennifer Waldrip

ACKNOWLEDGMENT

State of Utah }
County of Weber }^{SS}

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

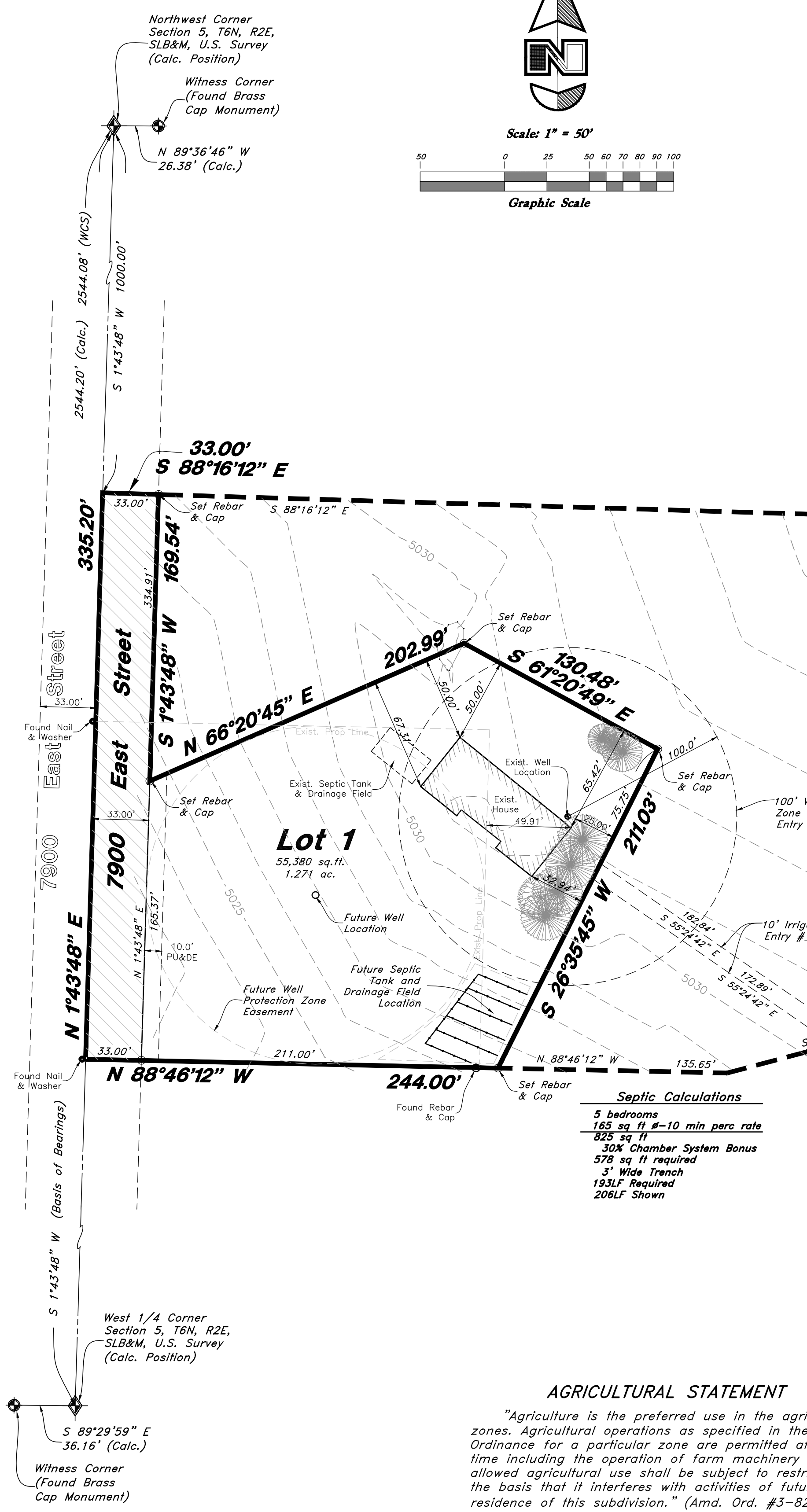
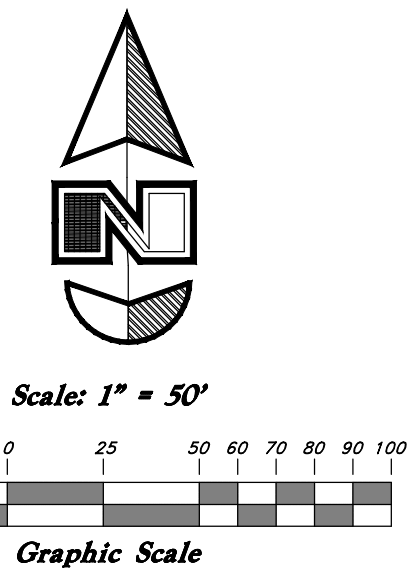
State of Utah }
County of Weber }^{SS}

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



Middlefork Ranch LLC

Parcel A
220,532 sq. ft.
5.063 ac.
(Not Approved for Development)

Lot 1
55,380 sq. ft.
1.271 ac.

Septic Calculations
5 bedrooms
165 sq ft @ 10 min perc rate
825 sq ft
30% Chamber System Bonus
578 sq ft required
3' Wide Trench
193LF Required
206LF Shown

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

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 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

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 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 RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY