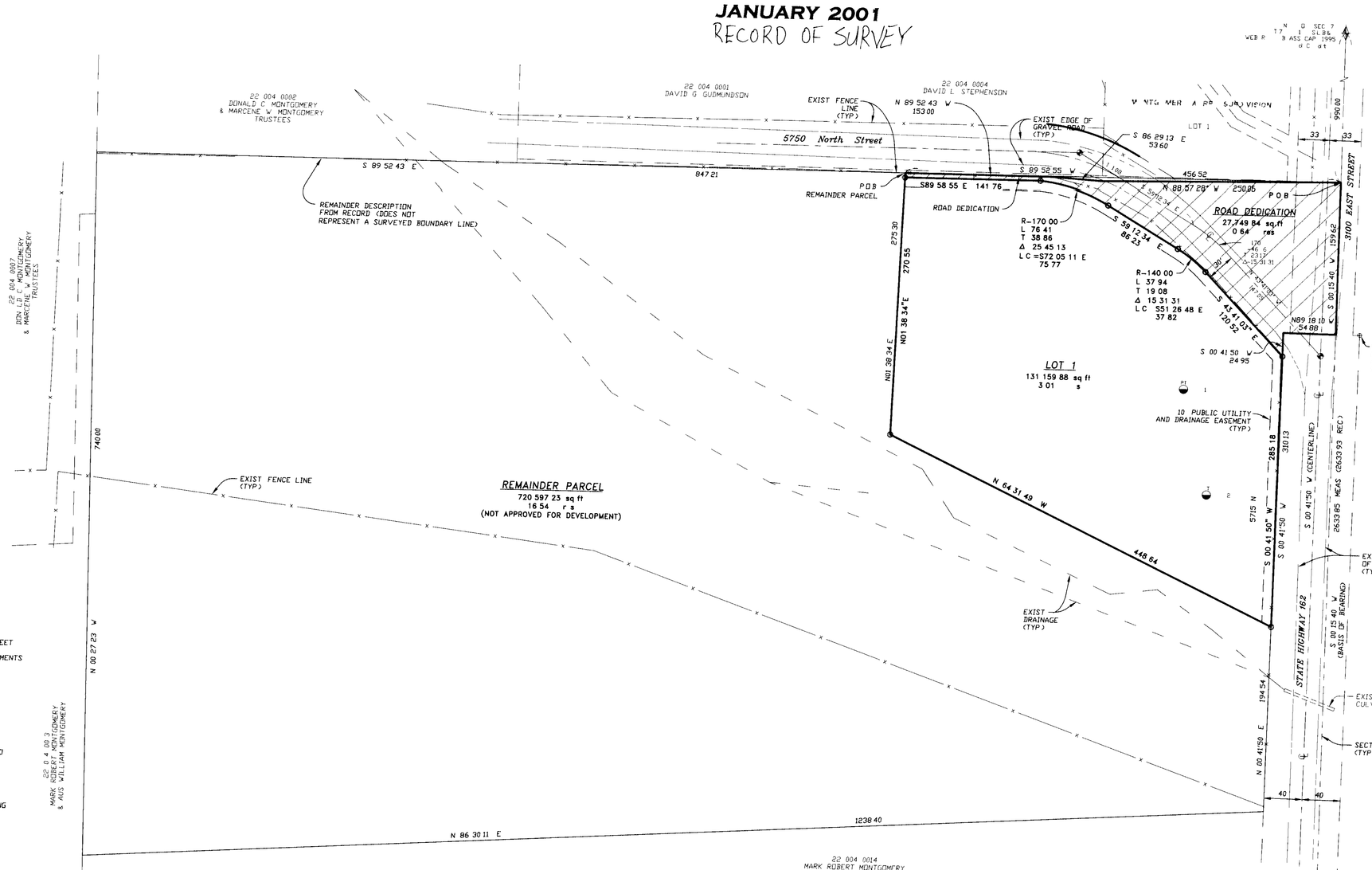
RAINBOW VIEW TRIACRES SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 7, T 7N., R. 1 E., S.L.B. & M

WEBER COUNTY, UTAH

JANUARY 2001

RECORD OF SURVEY



SCALE 1" = 60'

- ○ 5/8 ø x 24 LENGTH REBAR WITH CAP STAMPED 167594
- ● D 1 SOIL PERCOLATION TEST PIT AND SOIL ANALYSIS
- ⊕ LOCATION OF CENTERLINE STREET MONUMENTS TO BE SET UPON COMPLETION OF ROAD IMPROVEMENTS

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE BUILDING LOT FROM A PARENT PARCEL. THE CENTERLINE OF 3100 EAST WAS ESTABLISHED FROM A SPLIT OF FENCES ON THE EAST SIDE OF 3100 EAST AND FENCES NORTH OF PROPERTY. THE BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING ALONG THE SECTION LINE BETWEEN THE NE CORNER AND THE E 1/4 CORNER OF SECTION 7 T 7N R1E

PERC TABLE

PERC TEST HOLE	DEPTH IN	PERC RATE MPI	SOILS EVALUATION #1901 WEBER MORGAN HEALTH DEPT
NO 1	60	0 5	0 15 SILT LOAM GRAY GRAVEL 5/ PLATY DRY
	48	0 5	15 39 LOAM BROWN GRAVEL & COBBLE 5 10/ SUB BLOCKY DRY
	36	60	39 75 SANDY SKELETAL BROWN LARGE COBBLES DRY
NO 2	60	0 3	0 10 SILT LOAM GRAY GRAVEL 1 5/ PLATY DRY
	48	40	10 24 SILT LOAM GRAY GRAVEL 1 5/ GRANULAR DRY
			24 34 LOAM LIGHT BROWN GRAVEL & COBBLE 1 5/ DRY
			34 58 HEAVY SANDY LOAM GRAVEL & COBBLE 5/ DRY
			58 72 SANDY SKELETAL BROWN LARGE COBBLE DRY

A 1 ZONE NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINACE 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 RESIDENTS OF THIS SUBDIVISION (AMD ORD #3-82 JANUARY 26 1982)

RECEIVED
JAN 21 2003
Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, DALLAS K BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF RAINBOW VIEW TRIACRES SUBDIVISION IN WEBER COUNTY UTAH HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND AND I FURTHER CERTIFY THAT ALL LOTS MEET THE WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY

SIGNED THIS 19 DAY OF January, 2001.

R L S # 167594

SIGNATURE

Professional Land Surveyor
DALLAS K. BUTTARS
167594
STATE OF UTAH

OWNER S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT RAINBOW VIEW TRIACRES SUBDIVISION AND DO HEREBY DEDICATE GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS DAY OF 20

ACKNOWLEDGMENT

STATE OF UTAH)ss
COUNTY OF WEBER)

ON THIS DAY OF 20 , PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC THE SIGNERS OF THE ABOVE OWNERS DEDICATION IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 7 TOWNSHIP 7 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN U S SURVEY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT SOUTH 00 15 40 WEST 990 00 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE SOUTH 00 15 40 WEST 159 62 FEET, THENCE NORTH 89 18 10 WEST 54 88 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 162 THENCE SOUTH 00 41 50 WEST 310 13 FEET ALONG SAID WEST RIGHT OF WAY THENCE NORTH 64 31 49 WEST 448 64 FEET THENCE NORTH 1 38 34 EAST 275 30 FEET, THENCE SOUTH 89 52 43 EAST 153 00 FEET THENCE SOUTH 86 29 13 EAST 53 60 FEET THENCE NORTH 88 57 28 EAST 250 06 FEET TO THE POINT OF BEGINNING
CONTAINS 3 65 ACRES

REMAINDER PARCEL BOUNDARY DESCRIPTION

PREPARED FROM RECORD NOT A SURVEYED BOUNDARY

A PART OF THE NORTHEAST QUARTER OF SECTION 7 TOWNSHIP 7 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN U S SURVEY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT SOUTH 00 15 40 WEST 990 00 FEET ALONG THE SECTION LINE AND S89 52 55 W 456 52 FROM THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE S1 38 34 W 275 30 FEET THENCE S64 31 49 E 448 64 FEET TO THE WEST R O W LINE OF STATE HIGHWAY 162 THENCE S00 41 50 W 194 54 FEET ALONG THE WEST R O W LINE OF SAID HIGHWAY THENCE S86 30 11 W 1238 40 FEET, THENCE N00 27 23 W 740 00 FEET THENCE S89 52 43 E 847 21 FEET TO THE POINT OF BEGINNING
CONTAINS 16 54 ACRES

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

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

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF THE SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE

SIGNED THIS DAY OF 20

SIGNATURE

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 AFFECT

SIGNED THIS DAY OF 20

SIGNATURE

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__

ATTEST
TITLE CHAIRMAN WEBER COUNTY COM ISSION

WEBER MORGAN HEALTH DEPARTMENT

I 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

SIGNED THIS DAY OF 20

DIRECTOR WEBER MORGAN HEALTH DEPARTMENT

LANDMARK SURVEYING AND ENGINEERING, INC
A COMPLETE LAND DEVELOPMENT SERVICE
4646 S 3500 W # A 3 ROY UTAH 84067
PHONE 801 731 4075

CLIENT JIM SMITH

LOCATION PART OF THE N E 1/4 OF SEC 7 T 7N R1W S L B&M

SURVEYED SEPT 2000

REVISIONS		
08 03 00 L A		
1 09 01		
1 19 01 DB		

DRAWN BY L A
CHECKED BY D B
DATE 07 14 00
FILE 2200FIN DWG

WEBER COUNTY RECORDER

ENTRY # FEE

FILED FOR RECORD & RECORDED

THIS DAY OF 20

AT IN BOOK OF

PAGE

WEBER COUNTY RECORDER

BY DEPUTY