

KC RANCHETTES

PART OF THE NORTHEAST QUARTER OF SECTION 7
T6N, R2W, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH

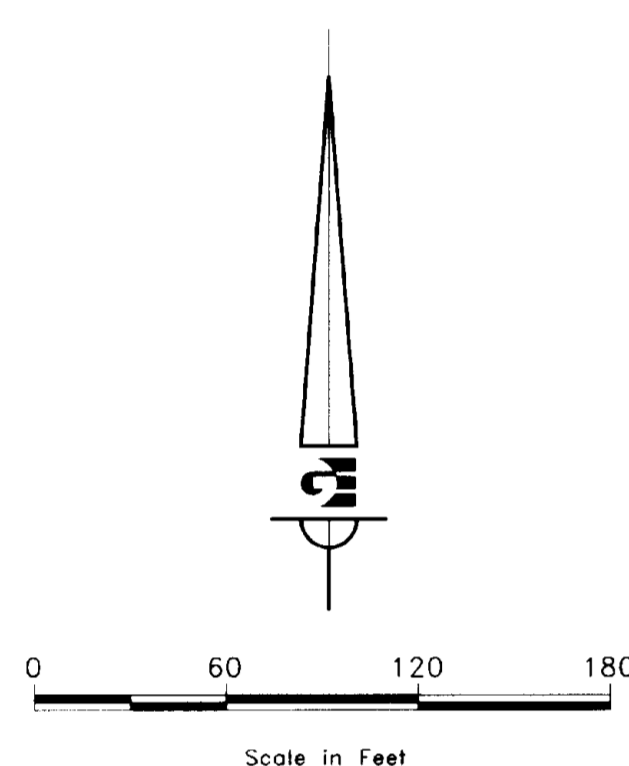
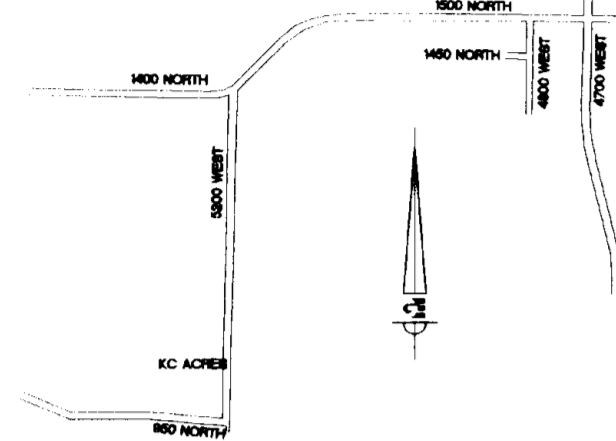
003886

SURVEYOR'S CERTIFICATE

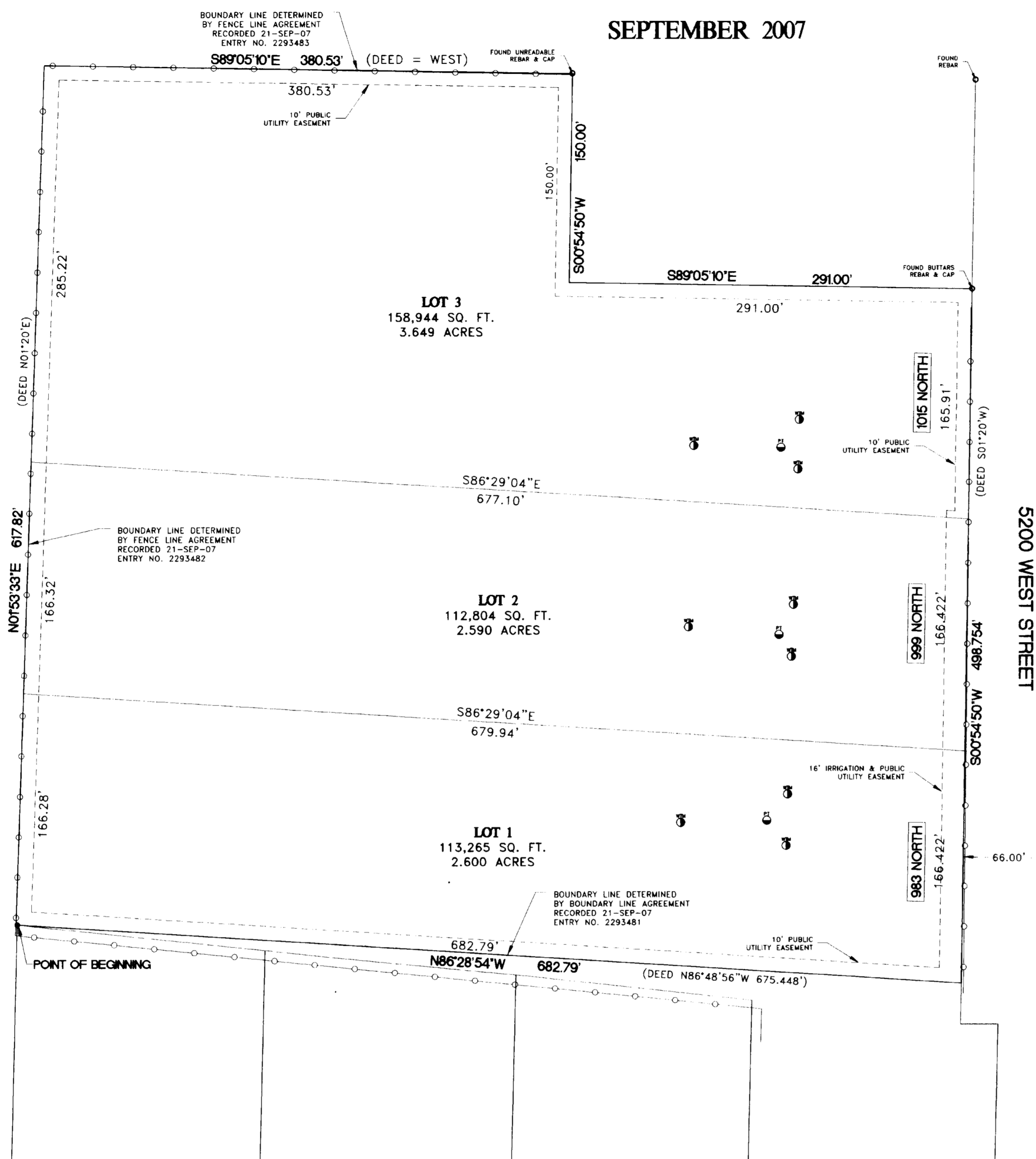
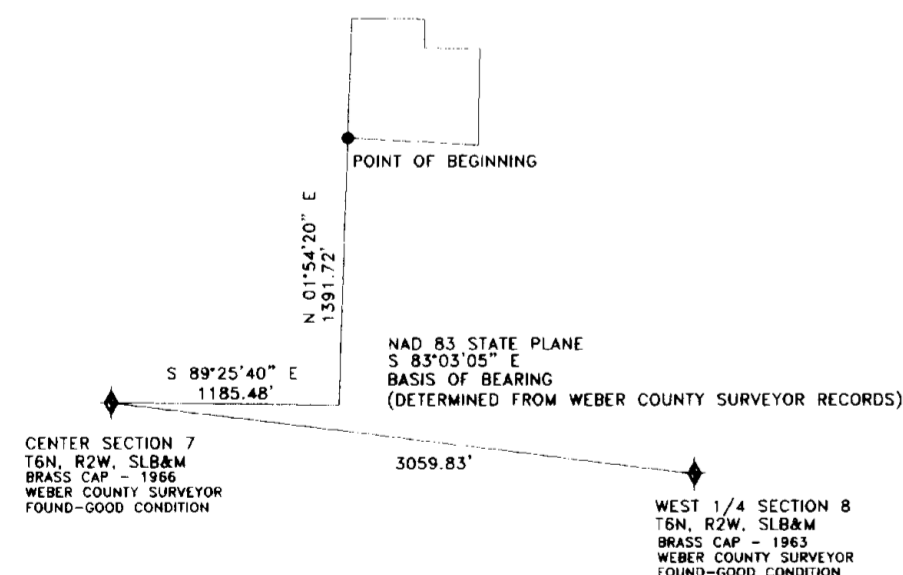
I, CLAYTON E. MCFALL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6519520 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. MONUMENTS WILL BE PLACED AS REPRESENTED ON THE PLAT. EACH OF THE LOTS LOCATED ON SAID TRACT OF THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

SEPTEMBER 2007

VICINITY MAP



SECTION TIE



PERC TEST HOLE #	DEPTH INCHES	FINAL STABILIZED PERC RATE	TEST STATUS	RECOMMENDED WASTEWATER DISPOSAL SYSTEM	SOILS EVALUATION BY WEBER-MORGAN HEALTH DEPT
LOT 1 #1	18"	60 MPI	PASS	CONVENTIONAL SYSTEM	TOP SOIL: BELT LOAM CHALKY STRUCTURE 10'-20" BELTY CLAY LOAM LAMINE STRUCTURE 20'-30" CLAYT SHIC BRICKLE CRAN STRUCTURE CONFINED GROUND WATER TABLE @ 2'-0"
LOT 2 #2	18"	60 MPI	PASS	CONVENTIONAL SYSTEM	TOP SOIL: BELT LOAM CHALKY STRUCTURE 10'-20" BELTY CLAY LOAM LAMINE STRUCTURE 20'-30" LOAMY SAND BRICKLE CRAN STRUCTURE CONFINED GROUND WATER TABLE @ 2'-0"
LOT 3 #3	18"	60 MPI	PASS	CONVENTIONAL SYSTEM	TOP SOIL: BELT LOAM CHALKY STRUCTURE 10'-20" BELTY CLAY LOAM LAMINE STRUCTURE 20'-30" LOAMY SAND BRICKLE CRAN STRUCTURE CONFINED GROUND WATER TABLE @ 2'-0"

PERCOLATION TESTS PERFORMED BY ROGER WILDE 11-21-2006
SITE AND SOILS EVALUATION BY WEBER-MORGAN HEALTH DEPT. #13297 DATED NOVEMBER 15, 2006
WATER TABLE MONITORING: WATER TABLE REMAINED BELOW 36 INCHES FROM EXISTING GRADE.

NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF JEFF HALES FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY TO CREATE THREE RESIDENTIAL LOTS.

NORTH LINE OF OVERALL PARCEL WAS DETERMINED BY REBARS FOUND AT ERWIN ESTATES SUBDIVISION WHICH FIT THE OCCUPATION LINES.

THE RIGHT-OF-WAY OF 5200 WEST WAS DETERMINED BY THE LOCATION OF THE ASPHALT WHICH COINCIDES WITH THE REBARS FOUND AT ERWIN ESTATES SUBDIVISION.

THE SOUTH LINE OF THE PROPERTY WAS BASED ON A TOPOGRAPHIC SURVEY OF THE EXISTING DITCH AND ADJOINING DEEDS.

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 RESIDENTS OF THIS SUBDIVISION.

LEGEND

- WATER TABLE MONITOR LOCATION
- PERCOLATION TEST LOCATION
- EXISTING FENCE LINE
- EXISTING DITCH CENTER LINE

NOTES

#5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL PROPERTY AND LOT CORNERS.

10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

DEVELOPER

JEFF HALES
5262 WEST 2150 SOUTH
PLAIN CITY, UTAH 84404
(801) 540-9947

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THIS 24TH DAY OF SEPTEMBER, 2007

PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS ~~MEMBER~~ TRUSTEE OF THE RAMSEY FAMILY TRUST, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID ~~MEMBER~~ TRUST AND HE ACKNOWLEDGED THAT SAID ~~MEMBER~~ TRUST EXECUTED THE SAME.

MICHAEL L. HENDRY
NOTARY PUBLIC - STATE OF UTAH
5732 South 1475 East Suite 100
OGDEN, UT 84403
COMM. EXP. 03-28-2010

STAMP

NOTARY PUBLIC

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:

KC RANCHETTES

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 24TH DAY OF Sept., 2007

REC
SEP 20
WEBER

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 _____, 2007

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 _____, 2007

SIGNATURE

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2007

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 _____, 2007

SIGNATURE

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.

THIS _____ DAY OF _____, 2007

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 2007

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: _____

ATTEST: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THIS 24TH DAY OF SEPTEMBER, 2007

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MICHAEL L. HENDRY
NOTARY PUBLIC - STATE OF UTAH
5732 South 1475 East Suite 100
OGDEN, UT 84403
COMM. EXP. 03-28-2010

STAMP

NOTARY PUBLIC

Prepared By:



5875 S. ADAMS AVE.
PARKWAY, SUITE 200
OGDEN, UT 84405
(801) 476-0202

COUNTY RECORDER

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