

# BLANCH ESTATE SUBDIVISION

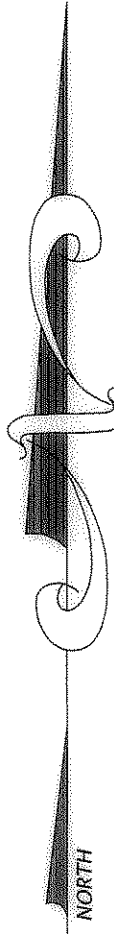
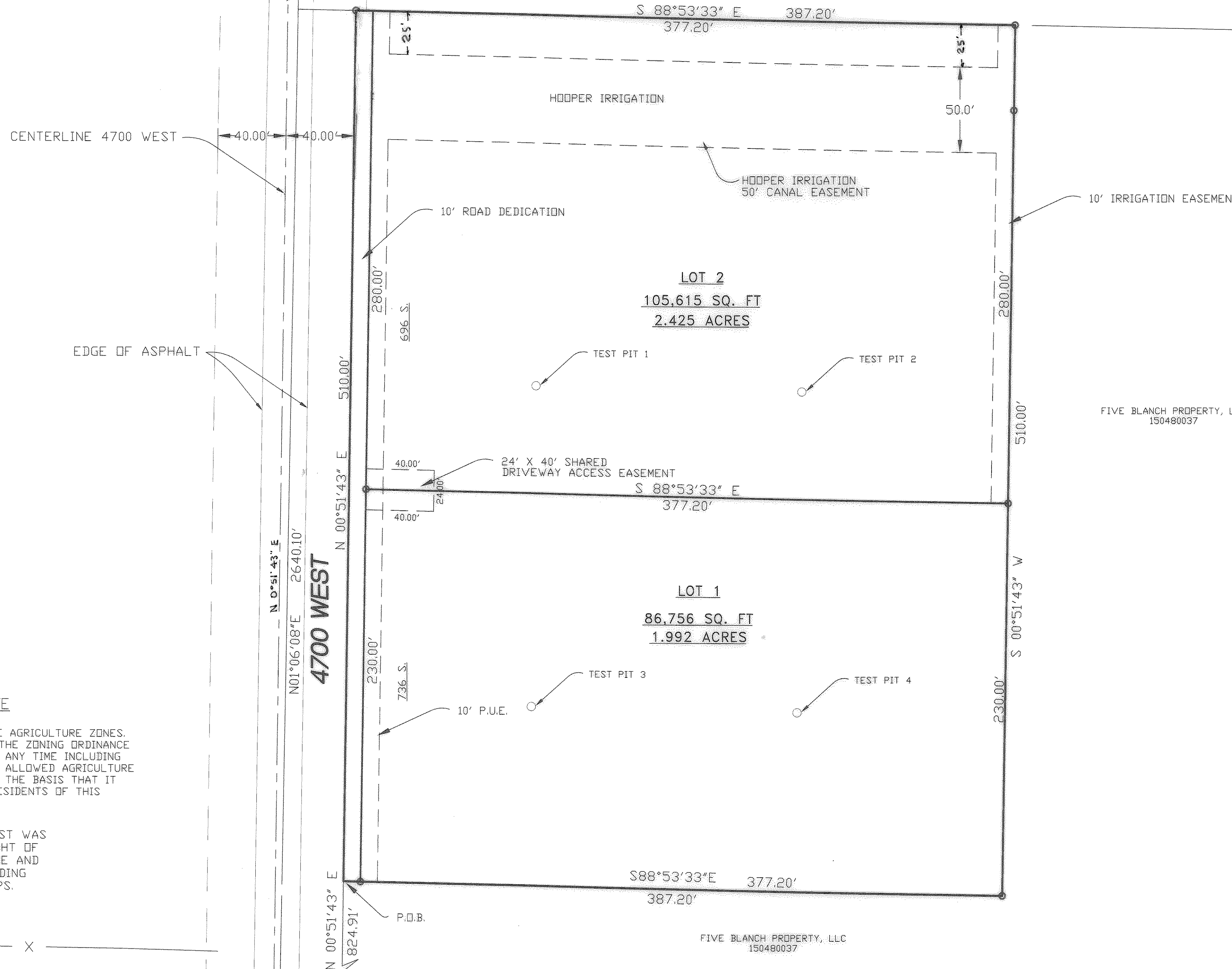
## PART OF THE S.E. 1/4 SEC. 17, T6N., R.2W., SLB&M.

### WEBER COUNTY, UTAH

#### AUGUST 2009

CENTER SECTION 17, T6N., R2W., SLB&M ESTABLISHED FROM INTERSECTION OF SECTION QUARTER CORNERS, (NOT IN PLACE) (CASHLEY'S SUBD. WAS SURVEYED USING THE RECORD CENTER SEC. WHICH IS 30' NORTH)

DOUGLAS K. PARSLOW  
& WF LESLIE H  
150470027



SCALE: 1" = 40'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594

#### AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

THE RIGHT OF WAY OF 4700 WEST WAS ESTABLISHED FROM 2 FOUND RIGHT OF WAY MARKERS ON THE WEST SIDE AND SOUTH OF PROPERTY AND EXTENDING NORTH AS SHOWN ON U.D.D.T. MAPS.

#### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO (2) LOT SUBDIVISION FOR FUTURE HOMESITES. EACH LOT MEETS ALL ZONING STANDARDS WITH A MINIMUM OF 150' FRONTAGE AND A MINIMUM OF 40,000 S.F.

SOUTH 1/4 COR. SEC. 17  
T6N., R2W., SLB&M  
WEBER CO. BRASS CAP  
POOR CONDITION  
1965

#### 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.

#### 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\_\_\_\_

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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
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 \_\_\_\_\_, 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 THEREIN AND NOW IN FORCE AND EFFECT.

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\_\_\_\_.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION  
ATTENT:

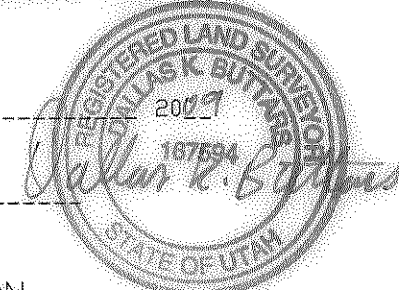
#### SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF BLANCH ESTATE SUBDIVISION IN NORTH OGDEN CITY, 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 CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 7<sup>TH</sup> DAY OF Oct

P.L.S. #167594

SIGNATURE



#### 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 HEREON AND NAME SAID TRACT BLANCH ESTATE SUBDIVISION 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 FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER

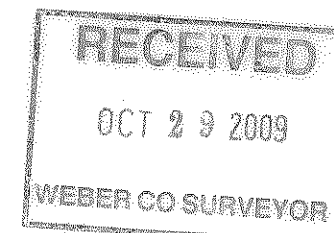
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

#### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2, WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF 4700 WEST STREET SOUTH 89°05'07" EAST 36.43 FEET AND NORTH 0°51'43" EAST 824.91 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17 AND RUNNING THENCE NORTH 0°51'43" EAST 510.00 FEET ALONG SAID EAST LINE OF STREET, THENCE SOUTH 88°53'33" EAST 387.20 FEET, THENCE SOUTH 0°51'43" WEST 510.00 FEET, THENCE NORTH 88°53'33" WEST 387.20 FEET TO THE POINT OF BEGINNING. 4.533 ACRES

004373



#### PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC. RATE, MPH	WASTEWATER SITE AND SOILS EVALUATION #13486, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	18"	53.53	0-16" SILT LOAM, GRANULAR STRUCTURE, 0% GRAVEL 16-40" SILT LOAM, MASSIVE STRUCTURE, MOTTLED 40-72" SANDY LOAM, MASSIVE STRUCTURE, HEAVILY MOTTLED
NO. 2	18"	53.53	0-16" SILT LOAM, GRANULAR STRUCTURE, 0% GRAVEL 16-40" SILT LOAM, MASSIVE STRUCTURE, MOTTLED 40-72" SANDY LOAM, MASSIVE STRUCTURE, HEAVILY MOTTLED
NO. 3	18"	53.53	0-16" SILT LOAM, GRANULAR STRUCTURE, 0% GRAVEL 16-40" SILT LOAM, MASSIVE STRUCTURE, MOTTLED 40-72" SANDY LOAM, MASSIVE STRUCTURE, HEAVILY MOTTLED
NO. 4	18"	53.53	0-16" SILT LOAM, GRANULAR STRUCTURE, 0% GRAVEL 16-40" SILT LOAM, MASSIVE STRUCTURE, MOTTLED 40-72" SANDY LOAM, MASSIVE STRUCTURE, HEAVILY MOTTLED

LANDMARK SURVEYING, INC.  
A COMPLETE LAND SURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075 FAX 801-731-8506

CLIENT: BRAD BLANCH

LOCATION: PART OF SEC. 17,  
T6N., R2W., SLB&M.

SURVEYED:

REVISIONS:	DRAWN BY: D.B./K.T.
10-05-09 DB	CHECKED BY: D.B.
	DATE: 07-28-08
	FILE: 2722-2 LOT

#### WEBER COUNTY RECORDER

ENTRY # \_\_\_\_\_ FEE \_\_\_\_\_  
FILED FOR RECORD & RECORDED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
PAGE \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY