

NORTH FIELDS AT LITTLE MOUNTAIN

A PART OF THE N.E. QUARTER OF SECTION 22, T.6N., R.3W., S.L.B&M.

WEBER COUNTY, UTAH

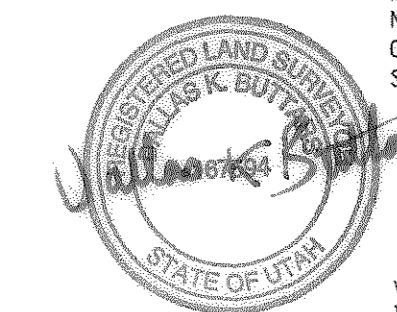
SEPTEMBER 2013

SURVEYORS CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 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 HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF NORTH FIELDS AT LITTLE MOUNTAIN 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 CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 16th DAY OF Sept 2013



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 NORTH FIELDS AT LITTLE MOUNTAIN 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 THROUGHWAYS 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 PERMANENT PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 2013

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 2013, 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.

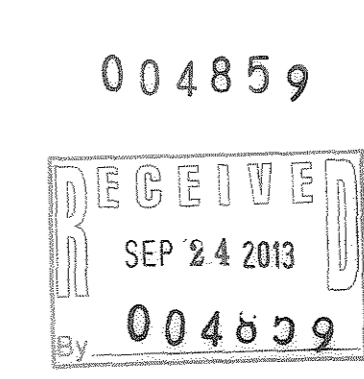
COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

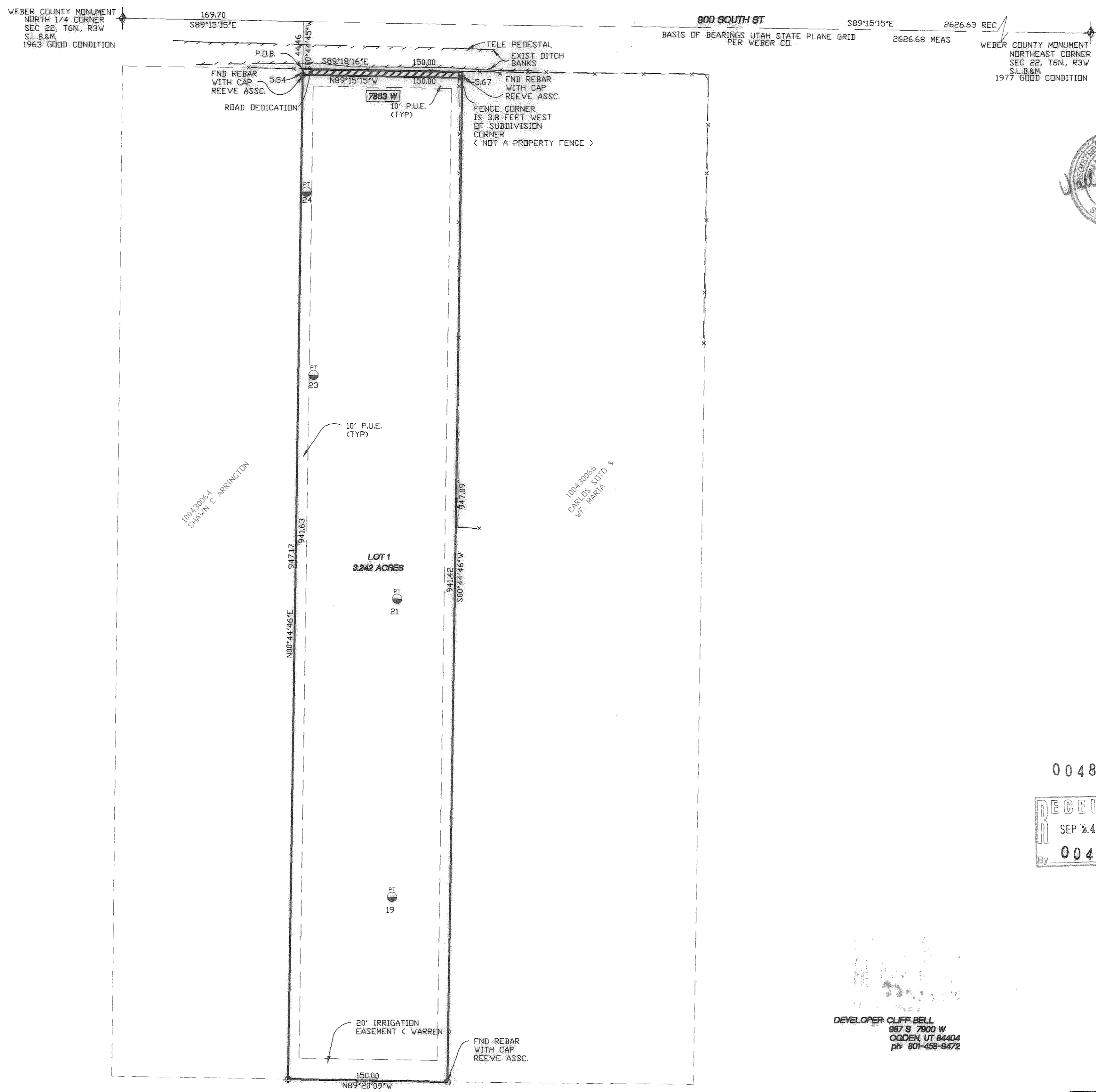
A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EXISTING SOUTH LINE OF 900 SOUTH STREET, SAID POINT BEING SOUTH 89°15'15" EAST 169.70 FEET AND SOUTH 00°44'45" WEST 44.46 FEET FROM THE NORTH QUARTER CORNER MONUMENT OF SAID SECTION 22; RUNNING THENCE ALONG THE SOUTH LINE OF 900 SOUTH STREET, SOUTH 89°18'16" EAST 150.00 FEET; THENCE SOUTH 00°44'46" WEST 94.709 FEET; THENCE NORTH 89°20'09" WEST 150.00 FEET; THENCE NORTH 00°44'46" EAST 94.717 FEET TO THE POINT OF BEGINNING. CONTAINS 3.242 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION FOR CONSTRUCTION OF A HOME. THE BOUNDARY OF THE PARCEL HAD BEEN DETERMINED PRIOR TO PURCHASE BY A PROPOSED SUBDIVISION (INCOMPLETE) THAT HAD BEEN PREPARED BY REEVE ENGINEERING AS A CONSEQUENCE THE LOTS WERE SOLD BY METES AND BOUNDS DESCRIPTION WITH THE SUBDIVISION APPROVAL PROCESS BEING UNDERTAKEN BY THE BUYERS OF THE PARCELS. THE SOUTH LINE OF 900 SOUTH AND THE ROAD DEDICATION WAS DETERMINED PER CLASSIC ACRES SUBDIVISION PLAT. THE OTHER LINES OF THE PARCEL WERE PER DEED.



DEVELOPER: CLIFF BELL
807 S 7800 W
CODEN, UT 84404
ph 801-458-9472



SCALE: 1" = 60'

- = 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757
- = TEST PIT LOCATION
- ◆ = SURVEY MONUMENT
- = SPOT ELEVATIONS

PERC TABLE

PERC TEST HOLE NO.	DEPTH, IN.	PERC RATE, MFI	SOILS EVALUATION #2238, WEBER-MORGAN HEALTH DEPARTMENT
19	0-11"	80mfi	sandy loam, granular structure
	11-33"		silt loam, massive structure
	33-53"		sandy loam, massive structure, mottled
21	0-18"		sandy loam, granular structure
	18-35"		silt loam, massive structure
	35-51"		sandy loam, massive structure, mottled
23	0-16"		sandy loam
	16-35"		silt loam, massive structure, mottled
	35-53"		sandy loam, massive structure, mottled
24	0-16"		sandy loam
	16-35"		silt loam, massive structure, mottled
	35-53"		sandy loam, massive structure, mottled
			observed ground water table 53'

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.

~~WEBER-MORGAN HEALTH DEPARTMENT~~

I HEREBY CERTIFY THAT THE SOILS, POPULATION 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 _____ 2013

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 _____ 2013.

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 _____ 2013

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 _____ 2013

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 EFFECT.

SIGNED THIS _____ DAY OF _____ 2013

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 _____ 2013.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

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: CLIFF BELL
LOCATION: PART OF NE 1/4 SEC 22 T.6N., R.3W., S.L.B&M.
SURVEYED: JANUARY 2012

REVISIONS:	DRAWN BY: DLG
05-10-12	CHECKED BY:
09-10-13	DATE: 01-12-12
	FILE: 3260

WEBER COUNTY RECORDERS

ENTRY # _____

FILED FOR RECORD _____ RECORDED _____

THIS _____ DAY OF _____ 2013

AT _____ IN _____ OF _____

WEBER COUNTY RECORDER

DEPUTY

RECORD OF SURVEY