

BAMBROUGH SUBDIVISION

A PART OF THE N.W. 1/4 OF SEC. 21, T. 7 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH

RECORD OF SURVEY

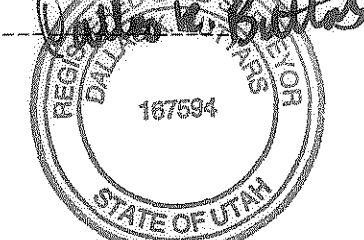
SURVEYORS CERTIFICATE

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 IN 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 BAMBROUGH 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 CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 10th DAY OF October 2013

P.L.S. # 167594 _____ SIGNATURE *Dallas K. Buttars*



OWNERS 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 BAMBROUGH 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, AND HEREBY GRANT TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

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 AND I HAVE IDENTIFIED THEM BY 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 Northwest quarter of section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian; Beginning at a point being South 0°50'50" West 2667.23 feet and North 89°42'28" West 1122.00 feet from the North quarter corner of said section 21 and running thence North 89°54'20" West 250.00 feet, thence North 0°50'51" East 884.78 feet, thence North 88°54'20" West 300.00 feet, thence North 0°50'50" East 119.00 feet, thence South 88°54'20" East 352.00 feet, thence North 0°50'50" East 332.45 feet to the quarter section line of the Northwest quarter of said section 21, thence South 89°38'22" East 198.01 feet along said quarter section line, thence South 0°50'50" West 1338.77 feet along the West line of Archie Hunt and Treasure Acres subdivision to the point of beginning, contains 8.097 acres


NARRATIVE

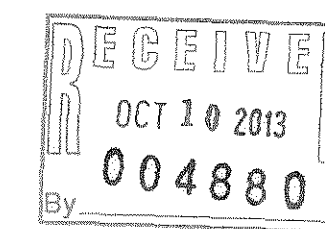
THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION, THE NORTH BOUNDARY WAS HELD TO THE NORTHWEST QUARTER OF SECTION 21 QUARTER QUARTER LINE FROM USING EXISTING SECTION CORNER INFORMATION FROM WEBER COUNTY SURVEYORS OFFICE AND MONUMENTS ON THE GROUND. THE EAST BOUNDARY IS HELD TO THE EXISTING TREASURE ACRES AMENDED SUBDIVISION AND ARCHIE HUNT SUBDIVISION WEST BOUNDARY LINE. THE CENTER OF 3600 NORTH STREET WAS ESTABLISHED BY EXTENDING THE TREASURE ACRES CENTERLINE TO THE WEST, THE WEST BOUNDARY WAS ESTABLISHED FROM DEED DISTANCE. THE BASIS OF BEARING ARE STATE PLANE GRID BEARINGS FROM WEBER COUNTY SURVEYORS OFFICE.

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.

RECORD OF SURVEY

 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		WEBER COUNTY RECORDER	
CLIENT: KADE BAMBROUGH 430 W. 5200 S. OGDEN, UT. 84405		ENTRY # _____ FEE _____	
LOCATION: SECTION N.W. 1/4 21, T. 7 N., R. 2 W., S.L.B.&M.		FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20____	
SURVEYED: 2013		AT _____ IN BOOK _____ OF _____	
REVISIONS: _____ DRAWN BY: DB		PAGE _____	
CHECKED BY: _____		_____ WEBER COUNTY RECORDER	
DATE: 2013		BY _____ DEPUTY	
FILE: 3323		_____	



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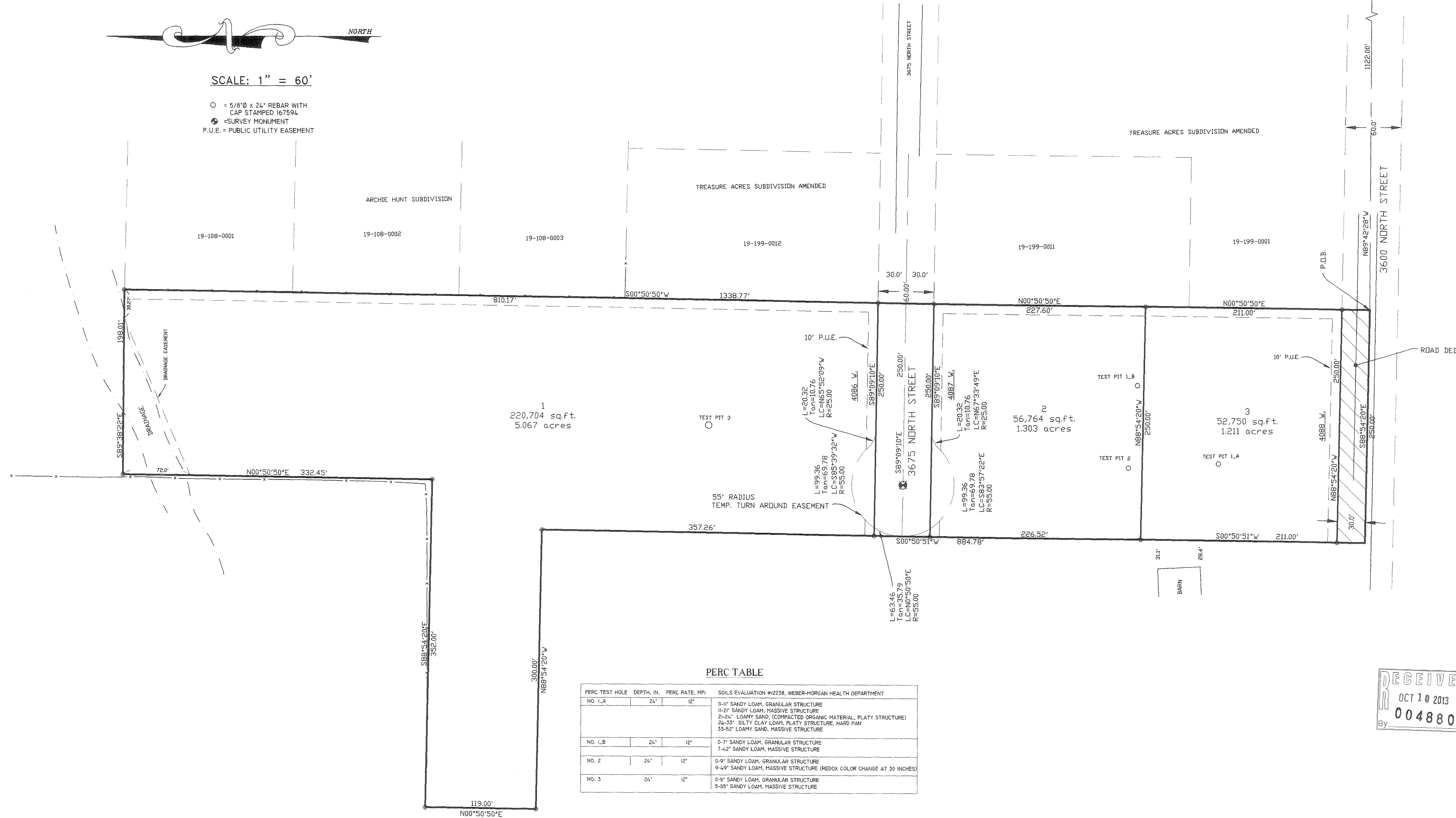
PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPH	SOILS EVALUATION #1238, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1.A	24"	12"	0-11" SANDY LOAM, GRANULAR STRUCTURE 11-21" SANDY LOAM, MASSIVE STRUCTURE 21-24" LOAMY SAND, COMPACTED ORGANIC MATERIAL, PLATY STRUCTURE 24-33" SILTY CLAY LOAM, PLATY STRUCTURE, HARD PAN 33-51" LOAMY SAND, MASSIVE STRUCTURE
NO. 1.B	24"	12"	0-7" SANDY LOAM, GRANULAR STRUCTURE 7-12" SANDY LOAM, MASSIVE STRUCTURE
NO. 2	24"	12"	0-2" SANDY LOAM, GRANULAR STRUCTURE 2-4" SANDY LOAM, MASSIVE STRUCTURE (BROOK COLOR CHANGE AT 30 INCHES)
NO. 3	24"	12"	0-5" SANDY LOAM, GRANULAR STRUCTURE 5-55" SANDY LOAM, MASSIVE STRUCTURE

NE COR SEC. 21, T. 7N., R. 2W., S.L.B.M. WEBER CO. BRASS CAP 1963 GOOD COND.

NORTH 1/4 COR. SEC. 21, T. 7N., R. 2W., S.L.B.M. WEBER CO. BRASS CAP 1981 GOOD COND.

SCALE: 1" = 60'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594
 ⊕ = SURVEY MONUMENT
 P.U.E. = PUBLIC UTILITY EASEMENT



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____.

 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 THE WEBER COUNTY SURVEYORS 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 BELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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

 ATTEST:

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 THEREON AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____ 20____

 SIGNATURE