

Debra Robinson Subdivision - Phase 3

PART OF THE NORTHEAST QUARTER OF SECTION 8, T.6N., R.2W., S.L.B.&M., U.S. SURVEY

WEBER COUNTY, UTAH

APRIL 2015

LEGEND

- = SECTION CORNER
 - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = EXISTING FIRE HYDRANT
 - = FOUND REBAR AND CAP LABELED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY
 - = EASEMENTS
 - = SECTION TIE LINE
 - = REMAINDER PARCEL
 - = EXISTING PAVEMENT
 - = P.U.E. = PUBLIC UTILITY EASEMENT
 - = CENTERLINE
- Scale: 1" = 60'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 8, T.6N., R.2W., S.L.B.&M., US SURVEY, SHOWN HEREON AS N00°41'20"E; UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE, 4 ACRE LOT FROM THIS PARCEL ALONG THE EXISTING FRONTAGE OF 4400 WEST STREET. THE BOUNDARIES WERE DETERMINED BY MATCHING SURROUNDING SUBDIVISIONS, DEEDS, AND OCCUPATIONAL EVIDENCE AND BASED ON MONUMENTATION AS SHOWN HEREON. THE RIGHT OF WAY WAS ESTABLISHED BY MATCHING RIGHT OF WAY LINES ON PREVIOUSLY RECORDED SUBDIVISIONS ALONG 4400 WEST STREET. ALL BOUNDARY CORNERS AND REAR AND FRONT LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

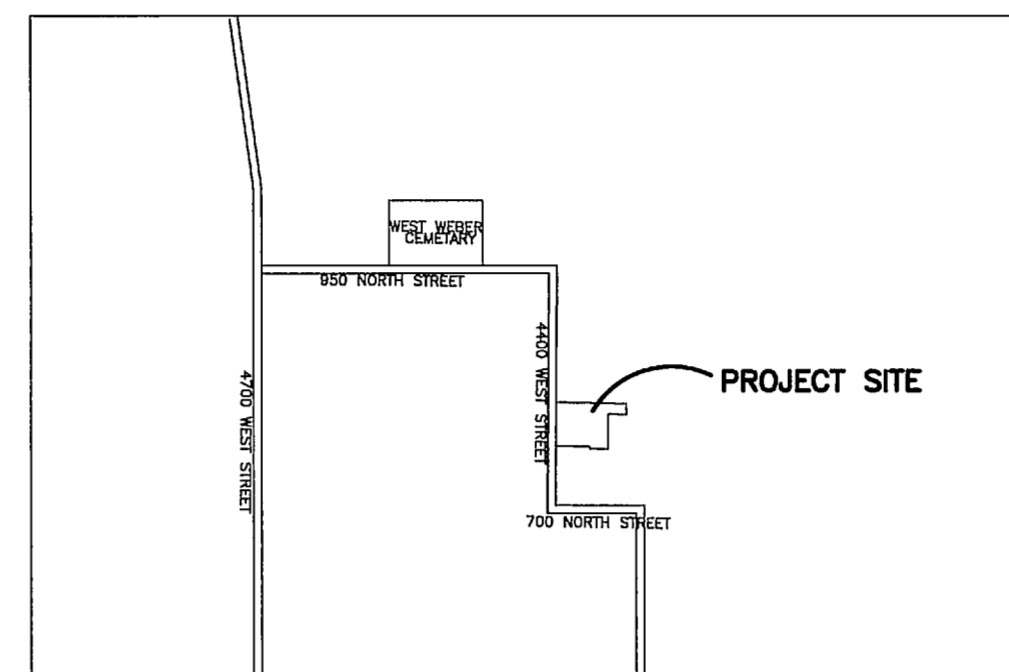
PART OF THE NORTHEAST QUARTER OF SECTION 8, T.6N., R.2W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE AND THE NORTHEAST CORNER OF JESSICA JENSEN MINOR SUBDIVISION, SAID POINT BEING 613.70 FEET N00°44'18"E FROM THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) N89°22'56"W 150.00 FEET; (2) S00°44'18"W 290.35 FEET TO THE NORTHEAST CORNER OF DEBRA ROBINSON SUBDIVISION; THENCE ALONG SAID SUBDIVISION N89°22'56"W 150.00 FEET TO A POINT ON THE EASTERLY LINE OF THE DEBRA ROBINSON SUBDIVISION PHASE 2; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO(2) COURSES: (1) N00°44'18"E 17.49 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; (2) N89°15'42"W 283.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 4400 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°44'18"E 364.75 FEET; THENCE S89°15'42"E 583.00 FEET TO A POINT ON THE SECTION LINE; THENCE ALONG SAID SECTION LINE S00°44'21"W 91.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 174,250 SQUARE FEET OR 4.00 ACRES

DEVELOPER: DEBRA ROBINSON
904 NORTH 4400 WEST
OGDEN UT, 84404

NORTHEAST CORNER OF SECTION 8, T.6N., R.2W., S.L.B.&M., US SURVEY NOT FOUND



VICINITY MAP
SCALE: NONE

Surveyor's Certificate

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF DEBRA ROBINSON SUBDIVISION PHASE 3 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 30th DAY OF April, 2015.

9031945 UTAH LICENSE NUMBER
TREVOR J. HATCH



Owners Dedication And Certification

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 DEBRA ROBINSON SUBDIVISION PHASE 3, AND DO HEREBY 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 AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 ERRECTED WITHIN SUCH EASEMENTS.

ALLAN W. ROBINSON DEBRA R. ROBINSON

Acknowledgment

STATE OF UTAH)
COUNTY OF _____) ss.
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

NOTES:

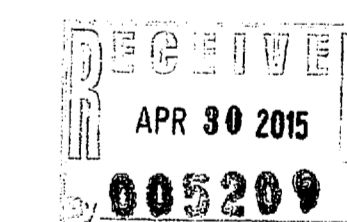
- THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DUE TO THE POSSIBILITY OF FLOODING, IT IS RECOMMENDED THAT GRADING AROUND NEWLY CONSTRUCTED BUILDINGS IS AT LEAST 1 FOOT ABOVE THE NATURAL GROUND ELEVATION AND DRAINS AWAY FROM ANY NEWLY CONSTRUCTED STRUCTURES
- 15" DIAMETER RCP WILL BE REQUIRED FOR DRIVEWAY CULVERTS. THIS CULVERT WILL NEED TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY IF IT IS DETERMINED TO BE NECESSARY DURING THE BUILDING PERMIT APPLICATION REVIEW PROCESS
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD TO THE ADJACENT PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

AGRICULTURAL NOTE

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

EAST QUARTER CORNER OF SECTION 8, T.6N., R.2W., S.L.B.&M., FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. RAISED IN 1992

SOUTHEAST CORNER OF SECTION 8, T.6N., R.2W., S.L.B.&M., FOUND REBAR IN ROAD SURFACE



Project Info.

Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 09-19-14
Name: DEBRA ROBINSON SUBDIVISION PHASE 3
Number: 5372-02
Revision: 4-8-15
Scale: 1"=60'
Checked:



Weber County 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.
SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER MORGAN HEALTH DEPARTMENT

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____.

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 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____.

CHAIRMAN, WEBER COUNTY COMMISSION

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 Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy.