

# HOLLEY FARM CLUSTER SUBDIVISION

A PART OF THE NORTHEAST 1/4 OF SEC. 7 AND  
PART OF THE NORTHWEST 1/4 OF SEC. 8 T.6N., R.2E., S.L.B.&M.

WEBER COUNTY, UTAH  
DECEMBER 2015

## BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 7, AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 0°27'07" WEST ALONG THE SECTION LINE 212.70 FEET AND NORTH 89°32'53" WEST 226.94 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7; AND RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF MIDDLE FORK SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°26'53" EAST 226.99 FEET, (2) SOUTH 88°22'53" EAST 9.40 FEET, (3) SOUTH 88°28'46" EAST 216.92 FEET; THENCE SOUTH 0°18'06" WEST 140.86 FEET; THENCE SOUTH 89°41'54" EAST 251.71 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 0°28'06" EAST ALONG SAID FENCE LINE 1014.88 FEET; THENCE SOUTH 89°31'54" WEST 668.46 FEET; THENCE NORTH 0°08'36" WEST 1175.49 FEET TO THE POINT OF BEGINNING. CONTAINS 762,230.355 SQ.FT. OR 17.50 ACRES

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT "HOLLEY FARM CLUSTER SUBDIVISION" AND WE HEREBY DEDICATE AND RESERVE UNTO OURSELVES, OUR HEIRS, GRANTEES AND/OR ASSIGNS A 50 FOOT INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT AS DESCRIBED HEREON, AND AN EASEMENT AND RIGHT-OF-WAY BEING 17 FEET IN WIDTH AND PART OF AN OVERALL 30 FOOT EASEMENT ON, OVER, UNDER, AND/OR ACROSS LOTS 1 & 2 AS SHOWN HEREON TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, SUCCESSORS, AND/OR ASSIGNS AS PUBLIC UTILITY EASEMENT, INGRESS AND EGRESS ACCESS TO THE INDIVIDUAL LOTS(S), AGRICULTURAL PARCEL(S), OR OTHER PROPERTY OR USES GRANTED FOR THE OWNERSHIP OR USE OF SAID OWNER(S), HEIRS, GRANTEES, AND/OR ASSIGNS. SAID EASEMENT AND RIGHT-OF-WAY BEING SUBJECT TO ALL OTHER ENCUMBRANCES OF RECORD AND OTHER USES NOT OF RECORD THAT HAVE RIPPED INTO LOCAL RIGHTS (EASEMENT(S), AND/OR RIGHTS)-OF-WAY BY THOSE OTHER THAN THE OWNER(S), HEIRS, GRANTEES, AND/OR ASSIGNS. WE HEREBY DEDICATE AND RESERVE UNTO THE OWNER, HEIRS, GRANTEES, AND/OR ASSIGNS AN EASEMENT AND RIGHT-OF-WAY BEING 30 FEET IN WIDTH ON, OVER, UNDER, AND/OR ACROSS LOT 3 AS SHOWN HEREON TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, SUCCESSORS, AND/OR ASSIGNS AS PUBLIC UTILITY EASEMENT, INGRESS AND EGRESS ACCESS TO THE INDIVIDUAL LOTS(S), AGRICULTURAL PARCEL(S), OR OTHER PROPERTY OR USES GRANTED FOR THE OWNERSHIP OR USE OF SAID OWNER(S), HEIRS, GRANTEES, AND/OR ASSIGNS. WE HEREBY GRANT AND RESERVE AN EASEMENT ON AND OVER THE AGRICULTURAL PRESERVATION PARCEL AND GUARANTEE TO THE GOVERNING ENTITY THAT THE SAID PARCEL REMAIN OPEN AND UNDEVELOPED EXCEPT FOR PURPOSES PER WEBER COUNTY ORDINANCE SEC. 106-3-5 (OPEN SPACE PLAN APPROVAL, OWNERSHIP, MAINTENANCE, PRESERVATION, AND GUARANTEE OF IMPROVEMENT STANDARDS) OR AS MAY BE APPROVED BY THE GOVERNING ENTITY AND HEREBY 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
RICHARD HOLLEY, TRUSTEE      MARYANN HOLLEY, TRUSTEE

## 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, IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED AS TRUSTEE'S OF THE MARY ANN JACKSON HOLLEY FAMILY TRUST.

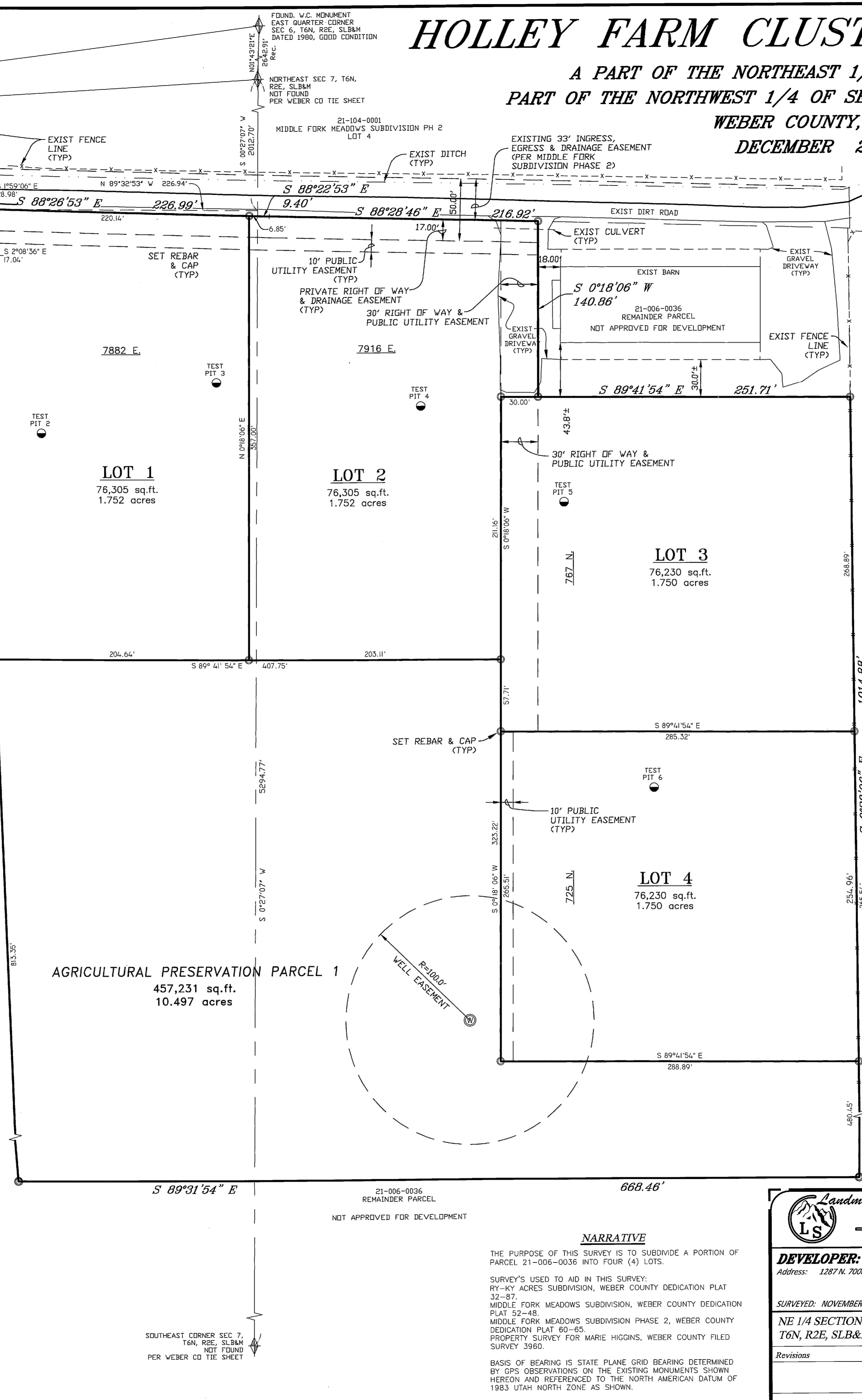
NOTARY PUBLIC      COMMISSION EXPIRES \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plot was prepared from field notes of this survey and from documents and records as noted hereon. I do also hereby certify that this plot of Holley Farm Cluster 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 Records Office, Weber County Surveyors Office and of a survey made on the ground.

## RECORD OF SURVEY

<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: <b>RICHARD HOLLEY</b> Address: 1287 N. 7000 E. HUNTSVILLE, UTAH 84317			
SURVEYED: NOVEMBER 2013 NE 1/4 SECTION 7 AND NW 1/4 SECTION 8, T6N, R2E, S.L.B.&M, WEBER COUNTY, UTAH			
Revisions	DRAWN BY: TDK	DATE: 8/25/2015	FILE: 3365V5
CHECKED BY: EDR	Weber County Recorder		
By Deputy:	Entry no. _____		
Fee paid _____	Filed for record and recorded _____		
_____ day of _____ 2015.	at _____		
_____ of official records,	in book _____		
_____ on page _____	County Recorder: Leann H Kiltz		
By Deputy:	_____		



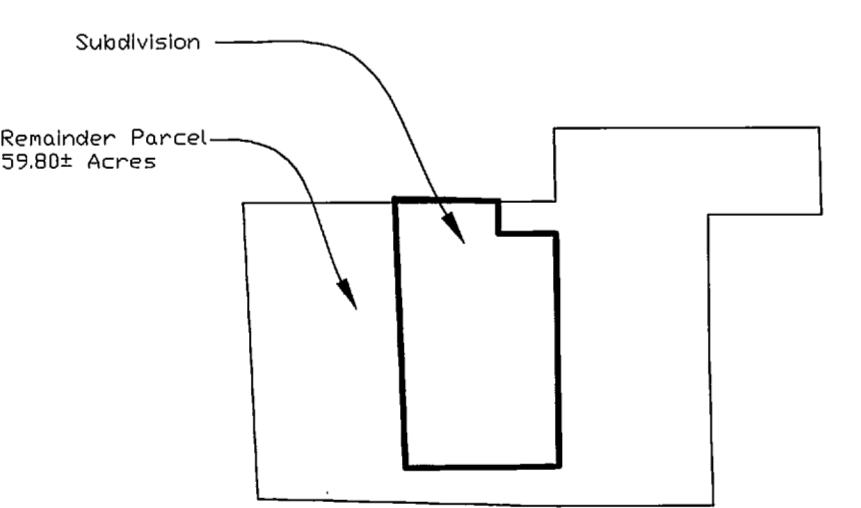
## 50' INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 0°27'07" WEST ALONG THE SECTION LINE 212.70 FEET AND NORTH 89°32'53" WEST 226.94 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7; AND RUNNING THENCE SOUTH 2°08'36" EAST 17.04 FEET; THENCE NORTH 88°26'53" WEST 655.78 FEET TO THE EAST RIGHT OF WAY OF 7900 EAST STREET; THENCE NORTH 1°28'53" WEST ALONG SAID RIGHT OF WAY 60.07 FEET; THENCE SOUTH 88°26'53" EAST 650.86 FEET TO THE WESTERLY BOUNDARY OF LOT 4 OF MIDDLE FORK SUBDIVISION PHASE 2; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 0°25'24" EAST 4.08 FEET, (2) SOUTH 1°59'06" EAST 28.98 FEET, (3) SOUTH 88°26'53" EAST 4.55 FEET TO THE POINT OF BEGINNING.

## PERC TABLE

PERC TEST HOLE	DEPTH IN.	SOILS EVALUATION # - WEBER-MORGAN HEALTH DEPARTMENT
1	0-7"	SILTY LOAM, GRANULAR STRUCTURE
	7-27"	SILTY CLAY LOAM, BLOCCY STRUCTURE
	27-45"	SILTY CLAY LOAM, BLOCCY STRUCTURE
2	0-5"	SILTY LOAM, GRANULAR STRUCTURE
	5-12"	SILTY CLAY LOAM, BLOCCY STRUCTURE
	12-54"	COARSE SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 54 INCHES ON DAY OF ONSITE EVALUATION
3	0-5"	SILTY LOAM, GRANULAR STRUCTURE
	5-27"	SILTY CLAY LOAM, BLOCCY STRUCTURE
	27-34"	SILTY CLAY LOAM, GRANULAR STRUCTURE, OXIDIZED GROUND WATER OBSERVED AT 34 INCHES ON DAY OF ONSITE EVALUATION
	34-48"	SILTY CLAY LOAM, GRANULAR STRUCTURE, OXIDIZED GROUND WATER OBSERVED AT 48 INCHES ON DAY OF ONSITE EVALUATION
4	0-20"	SILTY CLAY LOAM, GRANULAR STRUCTURE
	20-26"	SILTY CLAY LOAM, BLOCCY STRUCTURE
	26-28"	SILTY CLAY LOAM, GRANULAR STRUCTURE, REDUCED
	28-62"	SILTY CLAY LOAM, GRANULAR STRUCTURE, OXIDIZED GROUND WATER OBSERVED AT 62 INCHES ON DAY OF ONSITE EVALUATION
5	0-6"	LOAM, GRANULAR STRUCTURE
	6-30"	LOAM, MASSIVE STRUCTURE
	30-60"	SILTY LOAM, GRANULAR STRUCTURE GROUND WATER OBSERVED AT 60 INCHES ON DAY OF ONSITE EVALUATION
6	0-20"	SILTY LOAM, LARGE GRANULAR STRUCTURE
	20-92"	SILTY LOAM, FINE GRANULAR STRUCTURE, S1-92" OXIDIZED

NOTE:  
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. [Amnd. Ord. Sec. 106-1-8(b)(5)]



- Legend**
- x---x--- EXISTING FENCE
  - EASEMENTS
  - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ◆ FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK

**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\_\_\_\_.

**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. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**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 \_\_\_\_\_, 20\_\_\_\_.

**WEBER COUNTY SURVEYOR**  
I hereby certify that the Weber County Surveyor's Office has reviewed this plot for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plot by the Weber County Surveyor's Office does not relieve the licensed Land Surveyor of the responsibility of executing this plot from the responsibilities and liabilities associated therewith. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that the subdivision plat, the dedication of easements 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 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.