

DENOS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UINTAH CITY, UTAH SEPTEMBER 2016

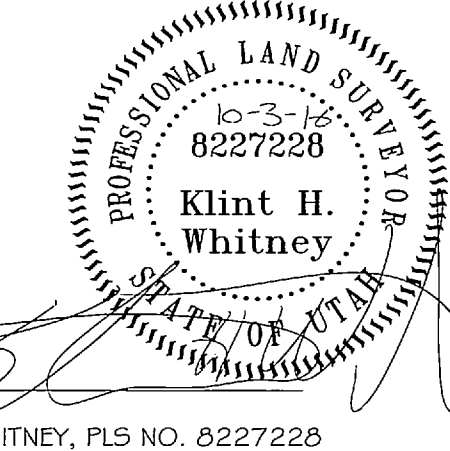
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2175 EAST STREET BEING LOCATED SOUTH 89°44'21" EAST 1875.99 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 0°00'00" EAST 675.09 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 2175 EAST STREET SOUTH 3°17'38" WEST 210.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 6550 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 85°02'20" WEST 151.70 FEET; THENCE NORTH 1°45'00" EAST 210.97 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 85°08'09" EAST 157.38 FEET TO THE POINT OF BEGINNING. CONTAINING 32,567 SQ.FT. OR 0.75 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS DENOS SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY IN ACCORDANCE WITH SECTION 17-27A-604(4)(B)(iii); AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 3RD DAY OF OCTOBER, 2016.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

DENOS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO UTAH CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, IRRIGATION LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY UTAH CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2016.

BY: JORDAN R. DENOS

BY: ERIN DENOS

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 2016, before me _____, A Notary Public, personally appeared JORDAN R. DENOS AND ERIN DENOS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

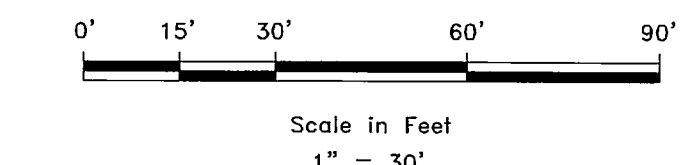
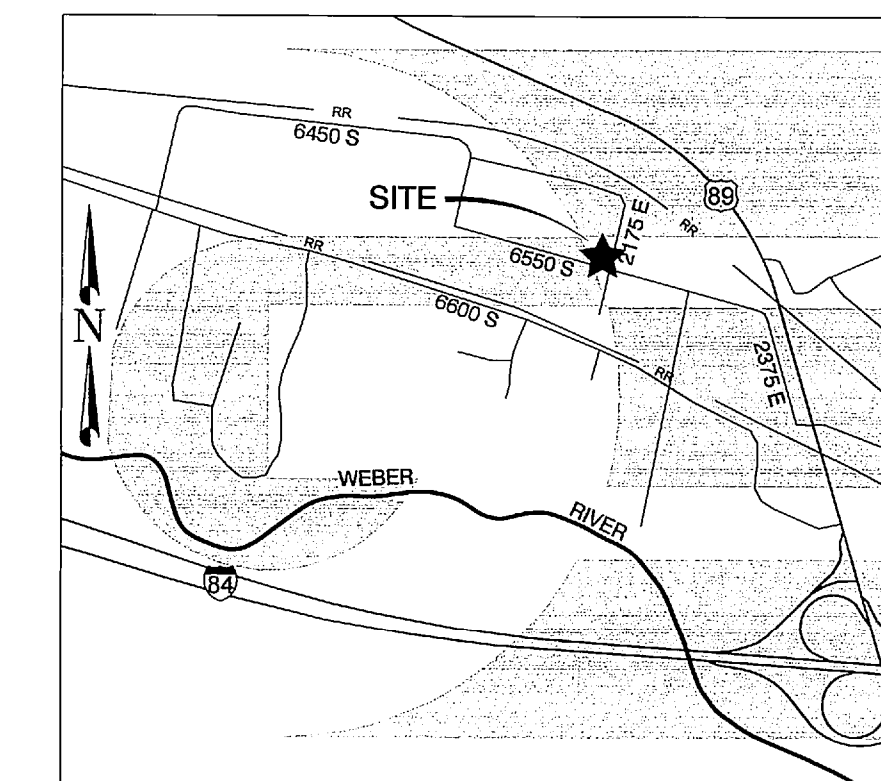
STAMP

NOTARY PUBLIC

RECEIVED
OCT 05 2016
BY: 580

VICINITY MAP

NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NOTES

- ZONE (RE-20) CURRENT YARD SETBACKS: FRONT 30', REAR 30' SIDE 10' WITH TOTAL OF SIDE YARDS NOT LESS THAN 24'; SIDE YARD FACING STREET 20'.
- SUBJECT PROPERTY DOES NOT FALL WITHIN A DESIGNATED FEMA FLOOD ZONE PER MAP NUMBER 49057C0443F WITH A REVISION DATE OF JUNE 2, 2015.
- TEST PIT LOCATION: UTM ZONE 12, NAD 83, 0422524 E 4555220 N 0-32 INCHES, LOAM GRANULAR TO MASSIVE 32-52 INCHES, GRAVELLY LOAMY SAND, SINGLE GRAIN, 2% GRAVEL, COURSE TO FINE 52-120 INCHES, SANDY LOAM, SINGLE GRAIN, 0% GRAVEL, FINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JORDAN DENOS. THE CONTROL USED TO ESTABLISH THE BOUNDARY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE NORTH LINE OF SAID NORTHWEST QUARTER WHICH BEARS, SOUTH 89°44'21" EAST, WEBER COUNTY, UTAH NORTH, NAD 83, STATE PLANE GRID BEARING. THE NORTH RIGHT-OF-WAY LINE OF 6550 SOUTH STREET WAS ESTABLISH BY HONORING THE RIGHT-OF-WAY AS ESTABLISHED BY GREAT BASIN ENGINEERING AS IDENTIFIED IN RECORD OF SURVEY NUMBER 4242 ON FILE WITH THE WEBER COUNTY SURVEYOR. THE WEST RIGHT-OF-WAY LINE OF 2175 EAST WAS DETERMINED BY OFFSETTING THE PHYSICAL LOCATION OF THE CENTERLINE OF SAID 2175 EAST STREET BY 33 FEET.

WEBER - MORGAN HEALTH DEPARTMENT

I do 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.

This ___ day of _____, 2016

Director Weber-Morgan Health Department

UINTAH CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE UTAH CITY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF _____, 2016.

CHAIRMAN, UTAH CITY PLANNING COMMISSION

UINTAH CITY COUNCIL 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 UTAH CITY, UTAH.

SIGNED THIS ___ DAY OF _____, 2016.

ATTEST: NAME/TITLE

UINTAH CITY COUNCIL

UINTAH CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH UTAH CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ___ DAY OF _____, 2016.

COUNTY ENGINEER

UINTAH CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE UTAH CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ___ DAY OF _____, 2016.

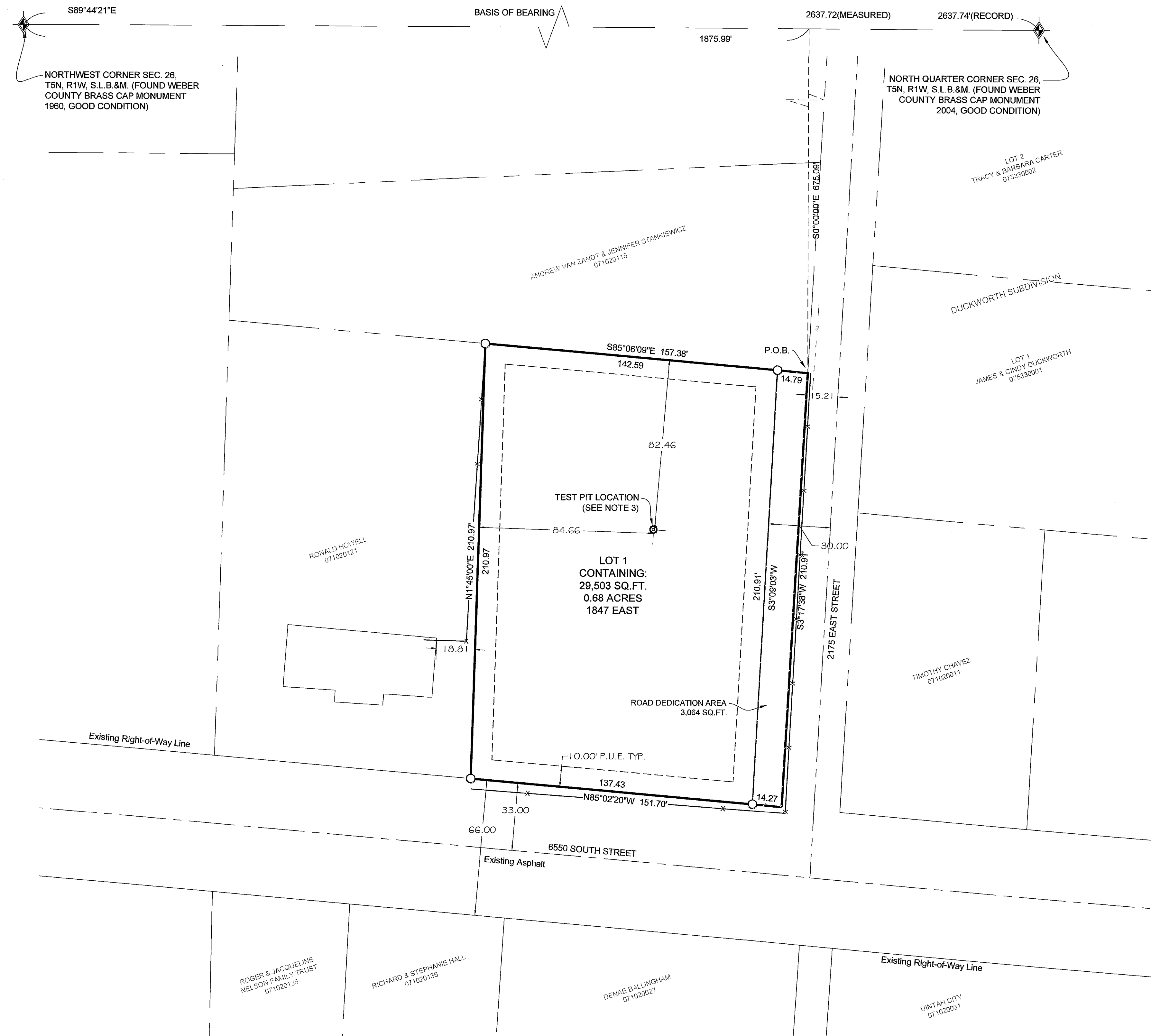
UINTAH CITY ATTORNEY

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 RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF _____, 2016.

COUNTY SURVEYOR



R:2801 - MISC SURVEY 11645 - JORDAN DENOS SURVEYOR DENOS SUBDIVISION ROS.DWG