

MACK HUBBARD SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 PLAIN CITY, WEBER COUNTY, UTAH
 OCTOBER 2017

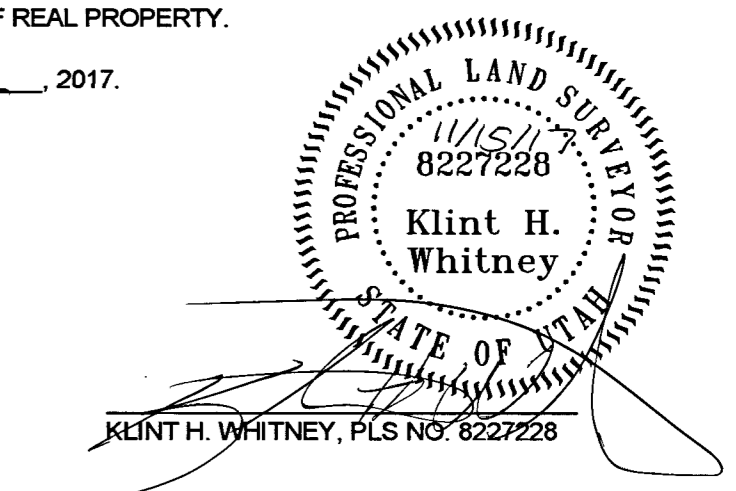
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1500 NORTH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 4400 WEST STREET BEING LOCATED NORTH 89°14'47" WEST 599.19 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND NORTH 0°00'00" EAST 40.00 FEET FROM THE EAST QUARTER OF SAID SECTION; RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 1°11'24" EAST 290.42 FEET TO THE SOUTHERLY BOUNDARY OF LOT 8, FREMONT ESTATES PHASE 1; THENCE ALONG SAID BOUNDARY SOUTH 89°14'43" EAST 150.00 FEET; THENCE SOUTH 1°11'24" WEST 290.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1500 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°14'47" WEST 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 43,563 SQ. FT. OR 1.00 AC, 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 MACK HUBBARD 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; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 15TH DAY OF NOVEMBER, 2017.



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:

MACK HUBBARD SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, 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, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2017.

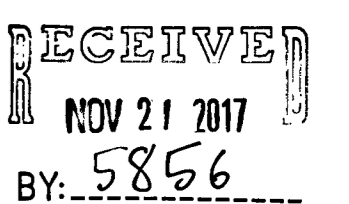
BY: JENNIFER HUBBARD

ACKNOWLEDGEMENT

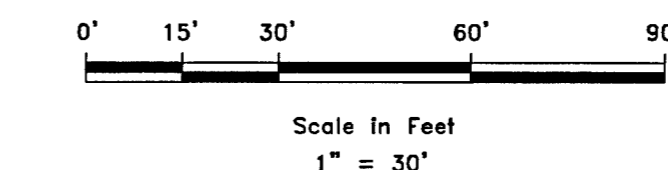
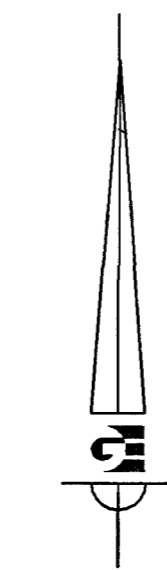
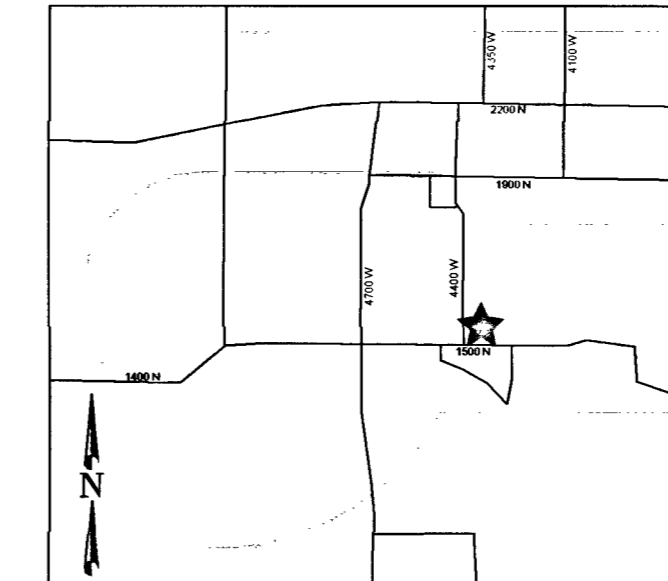
STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2017, before me _____, A Notary Public, personally appeared JENNIFER HUBBARD, Proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC



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
- - - CENTERLINE
- - - EASEMENT
- x EXISTING FENCE LINE

NOTES

- ZONE RE-20 CURRENT REQUIREMENTS: 20,000 SQ. FT., 100' LOT WIDTH, 30' FRONT SETBACK, 30' SIDE SETBACK FACING STREET, 30' REAR SETBACK (MAIN BUILDING)
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0187E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- AREAS WITHIN PLAIN CITY LIMITS EXPERIENCE A SEASONALLY HIGH OR FLUCTUATING WATER TABLE, IN ADDITION THERE ARE AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY PLAIN CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER ISSUES OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL ISSUES ARE THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- EXISTING SHED MUST BE REMOVED OR RELOCATED IN THE EVENT THE PUBLIC UTILITY EASEMENT NEED TO BE UTILIZED.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON, PARCEL NO. 150150059. THE SURVEY WAS ORDERED BY JENNIFER HUBBARD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 5, T. 6N, R. 2W S.L.B.&M. AND THE EXISTING FREMONT ESTATES SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'46" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 1500 NORTH STREET AND 4400 WEST STREET WAS ESTABLISHED BY HONORING THE RIGHT-OF-WAY DEDICATION THE ADJOINING FREMONT ESTATES AND PIONEER VILLAGE SUBDIVISIONS.

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

SIGNED THIS _____ DAY OF _____, 2017.

CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2017.

CITY RECORDER

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2017.

PLAIN CITY ENGINEER

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF HUBBARD SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2017.

PLAIN CITY ATTORNEY

R:\2001 - MISS SURVEY\1740 - JENNIFER HUBBARD\SURVEY\DWG\JENNIFER HUBBARD.DWG