

# MARRIOTT FAMILY FARM SUBDIVISION

LOCATED IN THE:  
NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN,  
LIBERTY, WEBER COUNTY, UTAH - FEBRUARY 2018

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT MARRIOTT FAMILY FARM SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENT. IN WITNESS WHEREOF, I/WE HAVE HERETO SET OUR/MY HAND(S) THIS 20th DAY OF March, 2018, AD.

BY: *[Signature]* DATE: 3/20/18

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF Weber ) SS.  
ON THE 20th DAY OF March, 2018 A.D., PERSONALLY APPEARED BEFORE ME Julie P. Hutchless, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Owner OF HWJR, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS,) AND SAID Julie P. Hutchless ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: November 9, 2019

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, BEING A FOUND WEBER COUNTY BRASS CAP MONUMENT DATED "1997", THENCE SOUTH 85°51'11" WEST 125.73 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO A FOUND REBAR AND CAP STAMPED "REEVE" AND THE POINT OF BEGINNING; THENCE SOUTH 58°11'01" EAST 95.45 FEET TO A POINT ON THE WEST LINE OF HIGHWAY 162 (3100 EAST STREET); THENCE SOUTH 00°27'56" WEST 254.77 FEET ALONG THE WEST LINE OF SAID HIGHWAY 162; THENCE SOUTH 85°51'11" WEST 767.77 FEET; THENCE NORTH 04°08'49" WEST 310.00 FEET TO A POINT ON AN EXISTING WIRE FENCE AND THE NORTH LINE OF SAID SECTION 18; THENCE NORTH 85°51'11" EAST 711.00 FEET ALONG THE NORTH LINE OF SAID SECTION 18 AND WIRE FENCE LINE TO THE POINT OF BEGINNING.

CONTAINS: 239,593 S.F. / 5.50 AC +/-

## NARRATIVE

EPIC ENGINEERING WAS HIRED TO CREATE A ONE (1) LOT SUBDIVISION FOR HWJR, LLC. THE BOUNDARY, AS DEPICTED ON THIS SURVEY, WAS ESTABLISHED FROM MULTIPLE RECORD DOCUMENTS TO INCLUDE, BUT NOT LIMITED TO: DEEDS, RECORDS OF SURVEY, SUBDIVISION PLATS, UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT OF WAY DRAWINGS (SR-162 / SP 1645) AND EASEMENTS.

THE RIGHT OF WAY FOR 5100 NORTH STREET (SWAN DRIVE) WAS LOCATED USING SAID UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT OF WAY DRAWINGS (SR-162 / SP 1645) AND THE HADLOCK SUBDIVISION PLAT, ENTRY NUMBER 2108899, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.

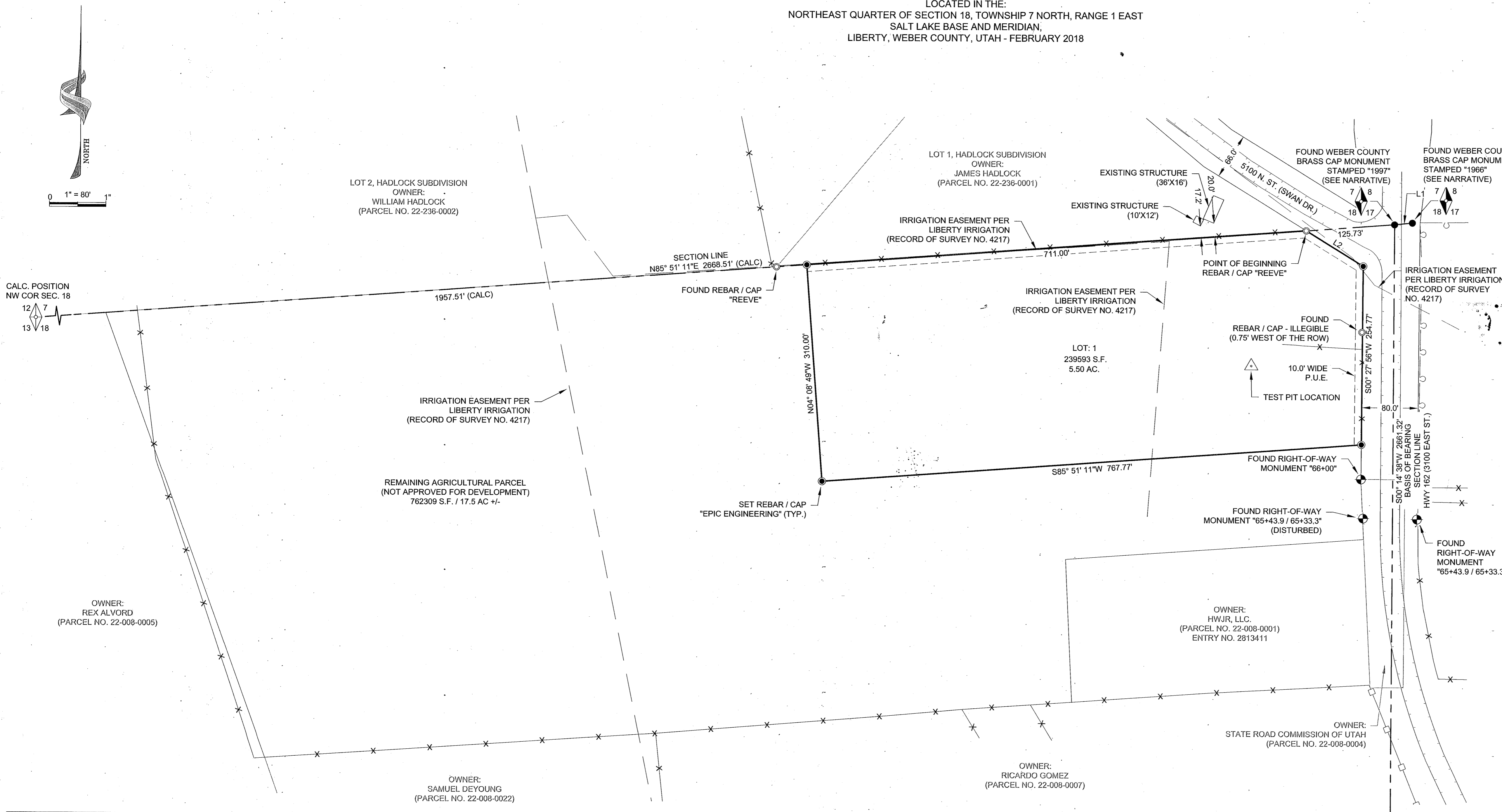
IN ADDITION, FOUND SECTION CORNER AND PROPERTY CORNER MONUMENTS WERE LOCATED, AS NOTED ON THIS PLAT. ANY MISSING PROPERTY CORNERS WERE SET WITH A REBAR AND "EPIC ENGINEERING" STAMPED CAP.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS, THE NORTHEAST CORNER OF SECTION 18, A FOUND WEBER COUNTY 3" BRASS CAP STAMPED "1997", SET IN A RING AND LID MONUMENT (GOOD CONDITION) AND THE EAST QUARTER CORNER OF SECTION 18, A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT STAMPED "1998", SET IN CONCRETE, FLUSH WITH THE GROUND (GOOD CONDITION), TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A MEASURED BEARING AND DISTANCE OF SOUTH 00°14'38" WEST 2681.32 FEET. AN ADDITIONAL MONUMENT (BELIEVED TO HAVE BEEN THE NORTHEAST CORNER OF SECTION 18 FOR A PERIOD OF TIME), ACCEPTED AS A POSSIBLE WITNESS CORNER TO THE NORTHEAST CORNER OF SAID SECTION 18, PER THE WEBER COUNTY SURVEYOR'S TIE SHEET AND PREVIOUS RECORDS OF SURVEY, SAID WITNESS CORNER IS A WEBER COUNTY 3" BRASS CAP MONUMENT STAMPED "1966", SET IN CONCRETE FLUSH WITH THE GROUND (ROUGH CONDITION - CAP MARRED), LOCATED NORTH 84°24'28" EAST 25.38 FEET FROM THE STAMPED "1997" SECTION CORNER.

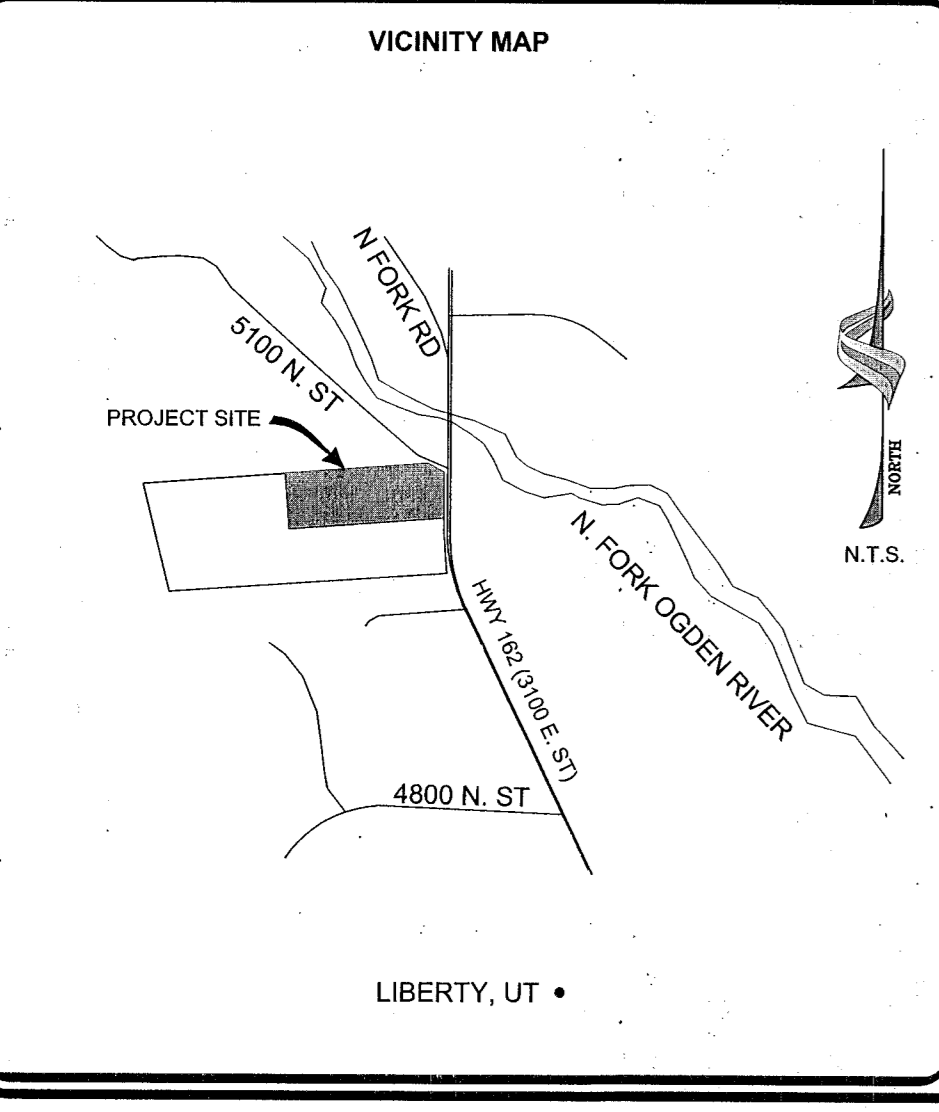
## SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319686 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UCA 17-27A-604(4)(B)(i). I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE MARRIOTT FAMILY FARM SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

RECEIVED  
MAR 20 2018  
BY: 5952  
PHILLIP R. CHRISTENSEN  
P.L.S. 319686  
DATE: MARCH 14, 2018



**NOTES**  
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.



**LEGEND**

- SECTION CORNER (FOUND)
- SECTION CORNER (CALC)
- SECTION LINE
- BOUNDARY LINE
- PARCEL LINE
- WOOD FENCE
- VINYL FENCE
- WIRE FENCE
- EDGE OF ASPHALT
- FOUND ROW MARKER
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- PUBLIC UTILITY EASEMENT P.U.E.

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 \_\_\_\_\_, 2018, A.D.  
COUNTY SURVEYOR

**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 \_\_\_\_\_, 2018, A.D.  
COUNTY ATTORNEY

**WEBER - MORGAN 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-SIT WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.  
DIRECTOR WEBER - MORGAN COUNTY HEALTH DEPT.

**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.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST:  
WEBER COUNTY CLERK

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.  
PLANNING DIRECTOR

**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 \_\_\_\_\_, 2018, A.D.  
COUNTY ENGINEER

**Address Table**

Lot #	Address
1	5073 NORTH HIGHWAY 162

**Parcel Line Table**

Line #	Length	Direction
L1	25.38	S84°24'28"W
L2	95.45	S58°11'01"E

**DEVELOPER**  
HWJR, LLC.  
1871 N. RULON WHITE BLVD.  
OGDEN, UT. 84404

**MARRIOTT FAMILY FARM SUBDIVISION**  
NE 1/4 OF SEC. 18, T.7N., R.1E., SLB&M,  
EDEN, WEBER COUNTY, UTAH

**epic ENGINEERING**  
3541 South 4500 West  
West Valley City, Utah 84120  
(801) 955-5655  
50 East 100 South  
Hobart City, Utah 84032  
(435) 954-9500

**WEBER COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID: \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018  
AT \_\_\_\_\_ (M.) IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPUTY RECORDER \_\_\_\_\_ DATE: \_\_\_\_\_

N:\PROJECTS\HWJR SUBDIVISION\DWG\SHEET\HWJR - ONE LOT SUB.DWG