

NEGRETE RANCH SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
HARRISVILLE CITY, WEBER COUNTY, UTAH
SURVEYED FEBRUARY 2018

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 2550 NORTH STREET, SAID POINT BEING ON THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF COUNTRY FARM SUBDIVISION NO. 1, BEING LOCATED NORTH 89°28'37" WEST 839.42 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 0°00'00" EAST 989.57 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID BOUNDARY LINE AND ITS EXTENSION SOUTH 1°24'48" WEST 548.35 FEET TO THE BOUNDARY LINE OF DREAMS END SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION NORTH 88°37'44" WEST 160.50 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE AND ITS EXTENSION NORTH 1°27'24" EAST 545.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 2550 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°06'48" EAST 160.00 FEET TO THE POINT OF BEGINNING. CONTAINING 87,467 SF OR 2.01 AC, MORE OR LESS.

FOUND NORTH QUARTER CORNER SEC. 31, T7N, R1W, S18&M WEBER COUNTY SURVEY 3" BRASS CAP IN MONUMENT BOX 0.5' BELOW SURFACE -2004 (GOOD COND.)

N89°28'37"W 2652.11' (BASIS OF BEARING)

839.42'

FOUND NORTHEAST CORNER SEC. 31, T7N, R1W, S18&M WEBER COUNTY SURVEY 3" BRASS CAP IN CONCRETE AT GROUND LEVEL -2004 (GOOD COND.)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL NO. 170630047 INTO TWO LOTS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RICARDO NEGRETE. THE COUNTRY FARM SUBDIVISION NO. 1 AND THE DREAMS END SUBDIVISION, ALONG WITH CURRENT VESTING DEED RECORDED AS #2713013 WERE USED TO ESTABLISH THE BOUNDARY. THE SOUTHERLY RIGHT-OF-WAY LINE OF 2550 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE DREAMS END SUBDIVISION. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°28'37" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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 PROFESSIONAL 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 NEGRETE RANCH SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE 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 26TH DAY OF MARCH, 2018.



NOTES

- ZONE (R-3) 1984 YARD SETBACKS: FRONT-25' // SIDE-8' WITH TOTAL OF TWO SIDE YARDS NOT LESS THAN 18' // REAR-30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0211E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- "R" (RESTRICTED LOT) - BASED UPON HIGH GROUND WATER CONDITIONS, THE LOWEST HABITABLE FLOOR LEVEL ON THIS LOT IS RESTRICTED TO AN ELEVATION WHICH IS ONE (1) FOOT BELOW THE CURB AND GUTTER FRONTING THE LOT. THE CURB ELEVATION REFERENCE POINT SHALL BE THE LOWEST TOP BACK OF CURB ELEVATION ON THE LOT FRONTAGE. UNLESS GEOTECH REPORT HAS BEEN DONE IN WHICH CASE "SR" DESIGNATION WOULD BE GIVEN. SEE CITY CODE 8.70.010

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:

NEGRETE RANCH SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO HARRISVILLE 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY HARRISVILLE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2018.

BY: RICARDO NEGRETE, JOINT TENANT

BY: ELOISA NEGRETE, JOINT TENANT

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF WEBER)

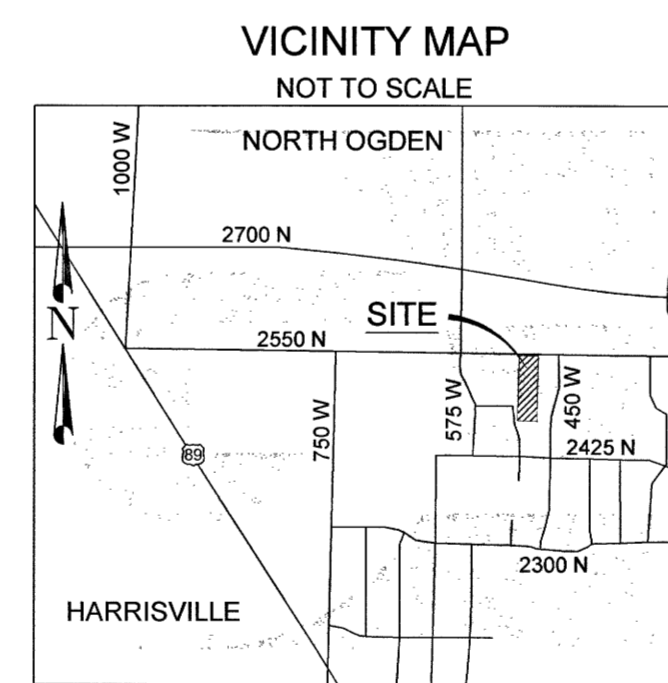
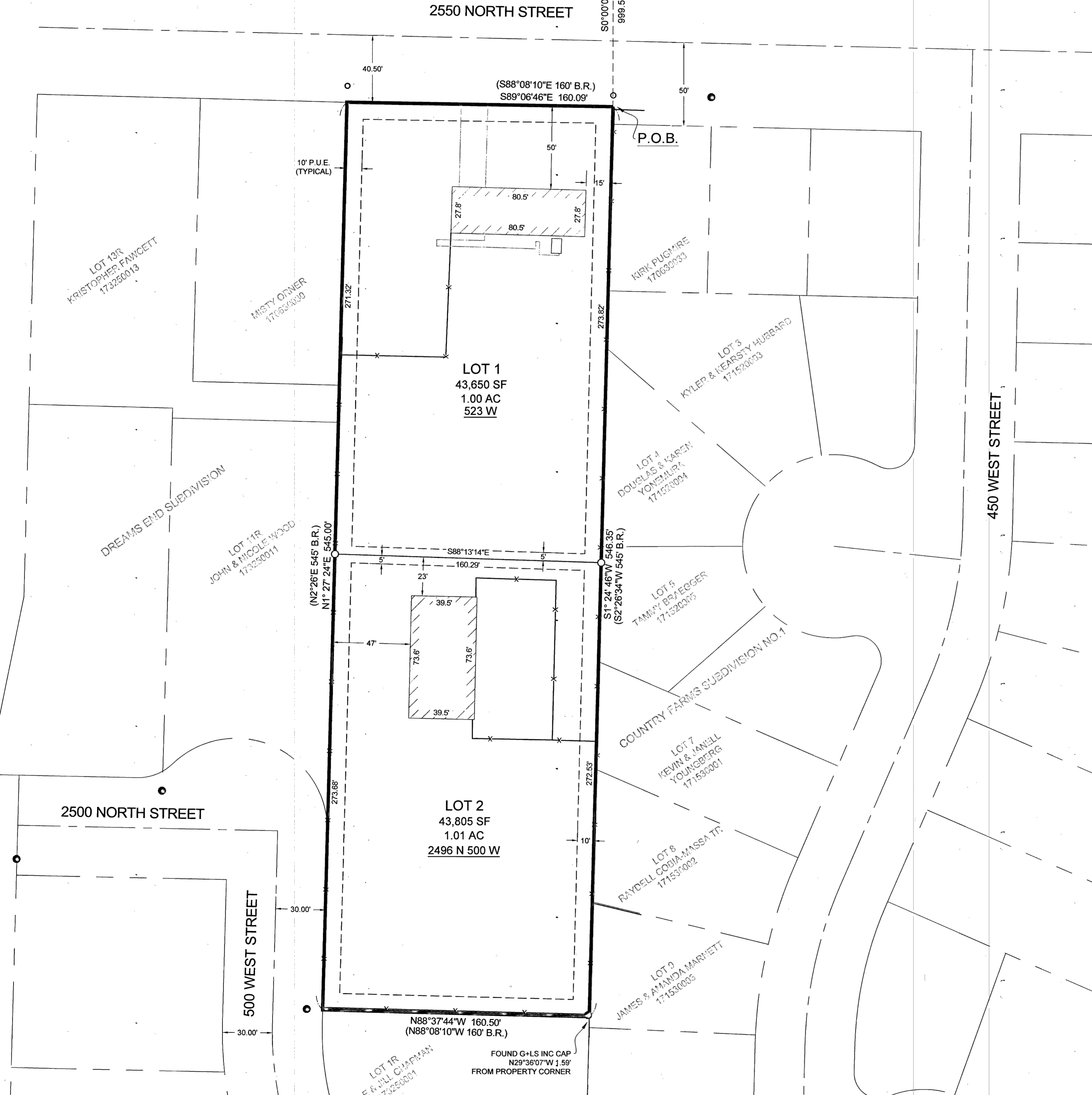
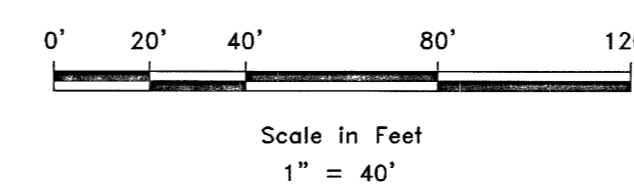
On this _____ day of _____, 2018, before me _____, A Notary Public, personally appeared RICARDO NEGRETE AND ELOISA NEGRETE, JOINT TENANCY, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- MARKED GARDNER ENGINEERING
- SET CURB NAIL
- FOUND CURB NAIL (UNLESS OTHERWISE NOTED)
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- ▨ EXISTING BUILDING



HARRISVILLE CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 2018.
CITY ATTORNEY

HARRISVILLE CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS _____ DAY OF _____, 2018.
CITY ENGINEER

HARRISVILLE 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 CITY COUNCIL OF HARRISVILLE CITY, UTAH.
SIGNED THIS _____ DAY OF _____, 2018.
MAYOR, HARRISVILLE CITY
ATTEST:

HARRISVILLE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2018.
CHAIRMAN, HARRISVILLE CITY PLANNING COMMISSION

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 _____, 2018.
COUNTY SURVEYOR

DEVELOPER: RICARDO NEGRETE 5223 W 2550 N HARRISVILLE, UT 84414	S1	1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL LAND SURVEYING 5150 SOUTH 8750 EAST OGDEN, UT OFFICE 801-475-0202 FAX 801-475-0055			RECEIVED MAR 26 2018 BY: 5955