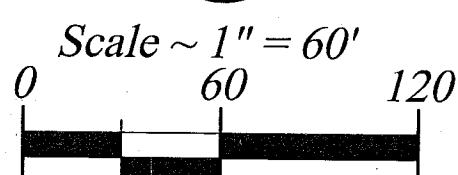
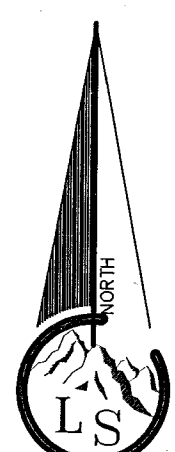


# HIGUERA SUBDIVISION

PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2021

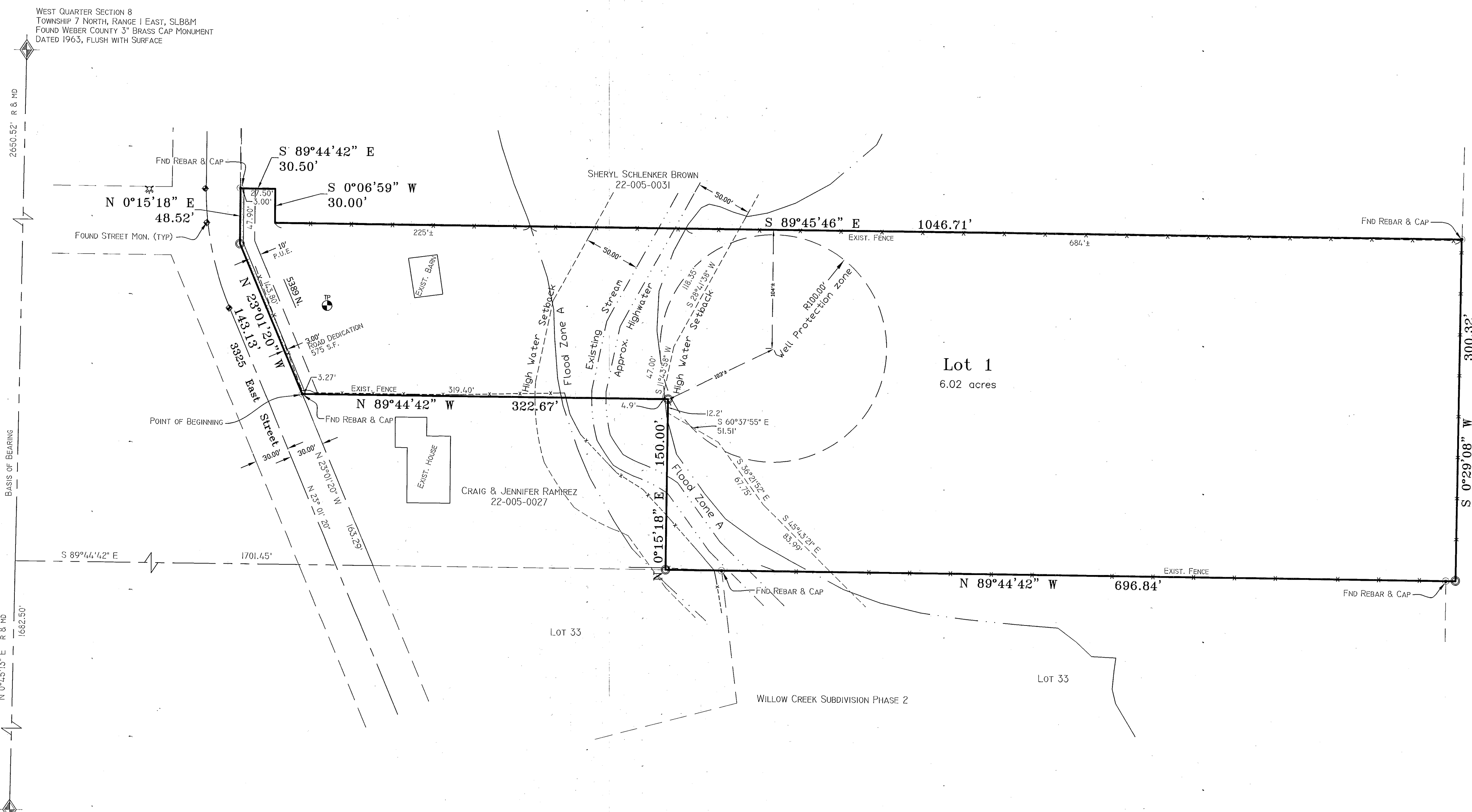
## RECORD OF SURVEY



### Legend

- x-x- EXISTING FENCE
- - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- - - EXISTING CREEK BANK
- - - FLOOD ZONE LINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- ▨ ROAD/STREET DEDICATION

- 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. [Amd. Ord. Sec. 106-1-8(c)(5)]
  2. Flood Plain information is determined from Flood Insurance Rate Map, Map No. 49057C0226F, Panel 0226F, Effective Date: June 2, 2015. No Base flood Elevations are identified on map. Floodplain area is designated as non-buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of title 12, Flood Damage Prevention Ordinance. [WCO 106-1-8(c)(6)]
  3. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.



**BOUNDARY DESCRIPTION**

A part of the southwest Quarter of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point which is 1682.50 feet North 0°15'13" East along the Section Line, 1701.45 feet South 89°44'42" East and 163.29 feet North 23°01'20" West from the Southwest corner of said Section 8, said point also being on the East right-of-way of 3350 East Street; and running thence along said right-of-way the following two (2) courses: (1) North 23°01'20" West 143.13 feet and (2) North 0°15'18" East 48.52 feet; thence South 89°44'42" East 30.50 feet; thence South 0°06'59" West 30.00 feet; thence South 89°45'46" East 1046.71 feet to a rebar and cap marking the Southeast corner of that parcel defined by Warranty Deed Entry #2099170 dated April 26, 2005 of Weber County Records, said point being on the East line of said Quarter Section and in line with a fence extended to the South; thence along said East line, fence line extended and fence line South 0°29'08" West 300.32 feet to the North line extended of Willow Creek Subdivision Phase 2; thence along said North line North 89°44'42" West 696.84 feet to the Southeast corner of that parcel defined by Warranty Deed Entry #2584022 dated July 2, 2012 of Weber County Records; thence along said parcel the following two (2) courses: (1) North 0°15'18" East 150.00 feet and (2) North 89°44'42" West 322.67 feet to the point of beginning.

Contains 263,483 s.f. of 6.05 Acres

**PERC TABLE**

HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #14088
1	0-24"	Loam, Blocky Structure, 40% Gravel to Cobble
	24-104"	Gravelly Coarse Loamy Sand with Coarse Sand Lens, Single Grain, to Weak Massive Structure, 75% Gravel and Cobble

**NARRATIVE**

The purpose of this survey is to create a one (1) lot subdivision as shown.

Documents used to aid in this survey:

1. Weber County Tax Plat 22-005 (current and prior years).
2. Deeds of record as found in the Weber County Records Office for parcels 022-005-0027, 22-005-0031, 22-005-0036.
3. Plots of Record: 21-003 Liberty Bell Ranchettes Subdivision Phase 1, 21-099 Willow Creek Subdivision Phase 1, 21-100 Willow Creek Subdivision Phase 2, 22-093 Liberty Bell Ranchettes Subdivision Phase 2, 67-010 Saddleback Range.
4. Record of Survey's: #3406, #4076, #4723, #5118.

Record descriptions were rotated and adjusted to fit existing evidences. Original Deed description for subject parcel has over a ten foot closure error which has been resolved in this survey. West property lines have been established by deed and found street monuments for 5400 North Street and 3350 East Street, North, East and South lines are established by deed, neighboring survey plats and found fence line and rebar and cap evidences.

Basis of bearing is state plane grid from monument as shown.

**SURVEYOR'S CERTIFICATE**

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

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**DEVELOPER: Ray Huguera**  
Address: 4752 E. 3900 N. Eden UT 84310

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SW 1/4 of Section 8, Township 7 North,  
Range 1 East, Salt Lake Base and Meridian.

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Subdivision

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Revisions

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CHECKED BY: TK  
DATE: 11/19/2020  
PROF: 4105

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**RECEIVED**  
APR 23 2021  
BY: C.834