

# Walter House Subdivision

Weber County, Utah  
A Part of the Southeast Quarter of Section 7,  
Township 6 North, Range 2 West, Salt Lake Base & Meridian  
March 2021

### NARRATIVE

The purpose of this survey was to establish and set the property corners of the one lot Subdivision as shown and described hereon. This survey was ordered by Doug Hansen. The control used to establish the property corners was the Waterfront Property Management Subdivision to the north and the Fenster Farm Subdivision to the south along with the existing Weber County Surveyor Monumentation surrounding Section 7, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the west line of the Southeast Quarter of said Section which bears South 00°18'53" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

### AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

### WEBER COUNTY ENGINEER

I Hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Engineer

### 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Planning Commission

### NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all corners as shown hereon.
- Culinary Water to be provided by \_\_\_\_\_ Water Co.
- Sewer System to be individual Septic Systems approved by the Weber - Morgan Health Dept.

Northwest of the Southeast Quarter of Sec. 7, T. 6 N., R. 2 W., SLB&M Found Weber County 3" Brass Cap Monument in buried 6" dated 1963 in good condition.

### REMAINING PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF WATERFRONT PROPERTY MANAGEMENT SUBDIVISION FILED AS ENTRY NO. 2734879 IN THE FILES OF THE WEBER COUNTY RECORDER LOCATED 240.84 FEET SOUTH 00°18'53" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

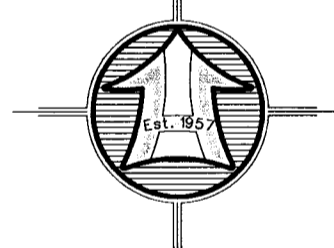
RUNNING THENCE NORTH 00°18'53" EAST 178.95 FEET; THENCE SOUTH 89°20'18" EAST 625.94 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 03°24'06" WEST 621.70 FEET (622.37 FEET BY RECORD) ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER BEING THE NORTH BOUNDARY LINE OF FENSTER FARM SUBDIVISION PHASE 2 FILED AS ENTRY NO. 3034872 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG AN EXISTING FENCE LINE AND SAID NORTH BOUNDARY LINE OF SAID FENSTER FARM SUBDIVISION PHASE 2 THE FOLLOWING TWO COURSES; (1) NORTH 89°24'27" WEST 58.32 FEET; AND (2) NORTH 89°42'59" WEST 124.46 FEET TO THE NORTHEAST CORNER OF FENSTER FARM SUBDIVISION PHASE 1 FILED AS ENTRY NO. 2676340 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID FENSTER FARM SUBDIVISION NORTH 89°24'27" WEST 48.27 FEET; THENCE NORTH 00°18'53" EAST 271.13 FEET; THENCE NORTH 88°04'00" WEST 115.59 FEET TO THE SOUTHWEST CORNER OF SAID WATERFRONT PROPERTY MANAGEMENT SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°22'55" EAST 40.11 FEET; (2) NORTH 07°47'07" EAST 131.86 FEET; AND (3) NORTH 89°41'46" WEST 263.05 FEET TO THE POINT OF BEGINNING. CONTAINING 5.44 ACRES.

### 24.0' Wide Access Easement Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 427.28 FEET SOUTH 00°18'53" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND 195.75 FEET SOUTH 89°41'07" EAST AND 17.06 FEET NORTH 01°16'39" EAST AND 165.42 FEET SOUTH 88°04'00" EAST AND 8.65 FEET SOUTH 00°18'53" WEST FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

RUNNING THENCE SOUTH 00°18'53" WEST 24.03 FEET; THENCE SOUTH 87°39'00" WEST 37.33 FEET; THENCE SOUTH 74°48'28" WEST 85.20 FEET; THENCE NORTH 75°25'22" WEST 117.94 FEET; THENCE NORTH 89°41'07" WEST 94.70 FEET; THENCE NORTH 00°18'53" EAST 7.50 FEET TO AN EXISTING 16.50 FOOT WIDE ACCESS EASEMENT; THENCE SOUTH 89°41'07" EAST 162.62 FEET ALONG SAID ACCESS EASEMENT; THENCE SOUTH 75°25'22" EAST 47.59 FEET; THENCE NORTH 74°48'28" EAST 81.52 FEET; THENCE NORTH 87°39'00" EAST 41.15 FEET TO THE POINT OF BEGINNING.



Scale: 1" = 50'  
Scale in Feet  
(Data in Parentheses is Record)

### LEGEND

- Subject Property Line
- - - Interior Lot Lines
- - - Adjoining Property Line
- - - Previous Property Line
- - - Centerline
- - - Public Utility Easement (PUE)
- - - Ditch
- - - Field Separation Line
- - - Fence Line (Wire)
- - - Existing 5.0' Contour
- - - Existing 1.0' Contour
- - - Street Monument to be set
- - - Found rebar set by others
- - - Set 5/8"x24" Rebar With Cap
- - - Section Corner

South Quarter Corner of Sec. 7, T. 6 N., R. 2 W., SLB&M Found Weber County 3" Brass Cap Monument dated 1981 in fair condition.

### 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Commission

Attest

### 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Attorney

### WEBER-MORGAN 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-Site Wastewater Disposal Systems.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

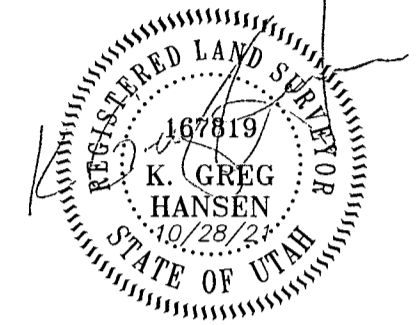
\_\_\_\_\_  
Weber-Morgan Health Department

### SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby Subdivided said tract into a lot, known hereafter as Walter House Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground; further hereby certify that the requirements of all applicable state ordinances of Weber County Concerning Zoning Requirements measurements have been complied with.

Signed this 28th day of October, 2021.

K. Greg Hansen P.L.S.  
Utah Land Surveyor License No. 167819



### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF FENSTER FARM SUBDIVISION PHASE 1 LOCATED 684.28 FEET SOUTH 00°18'53" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

RUNNING THENCE NORTH 00°18'55" EAST 257.00 FEET TO THE SOUTHWEST CORNER OF THE WATERFRONT PROPERTY MANAGEMENT SUBDIVISION FILED AS ENTRY NO. 2734879 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID WATERFRONT PROPERTY MANAGEMENT SUBDIVISION THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°41'07" EAST 195.75 FEET; (2) NORTH 01°16'39" EAST 17.06 FEET; AND (3) SOUTH 88°04'00" EAST 165.42 FEET; THENCE SOUTH 00°18'53" WEST 271.13 FEET TO THE NORTH BOUNDARY LINE OF SAID FENSTER FARM SUBDIVISION PHASE 1; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 89°24'31" WEST 361.39 FEET TO THE POINT OF BEGINNING. CONTAINING 2.195 ACRES. SUBJECT TO A 8.25 FOOT WIDE ACCESS EASEMENT AS DESCRIBED ON THE ABOVE DESCRIBED WATERFRONT PROPERTY MANAGEMENT SUBDIVISION.

### OWNER'S DEDICATION AND CERTIFICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot and streets as shown hereon and name said tract Walter House Subdivision, and do hereby: Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also hereby: Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Douglas L. Hansen

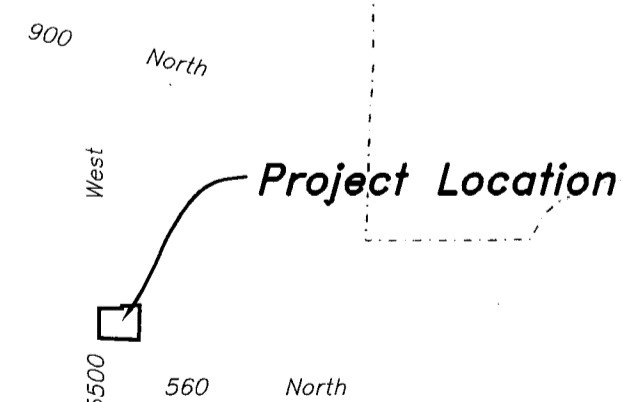
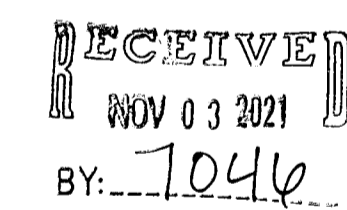
\_\_\_\_\_  
Carolyn D. Hansen

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

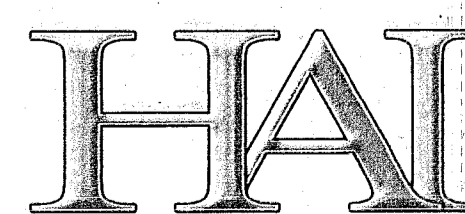
On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Douglas L. Hansen and Carolyn D. Hansen, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

\_\_\_\_\_  
Notary Public



Vicinity Map

Developer:  
Doug Hansen  
164 S 3600 W  
Ogden, Utah 84404  
(801) 710-1062



**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
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