

RAUZI 2 SUBDIVISION

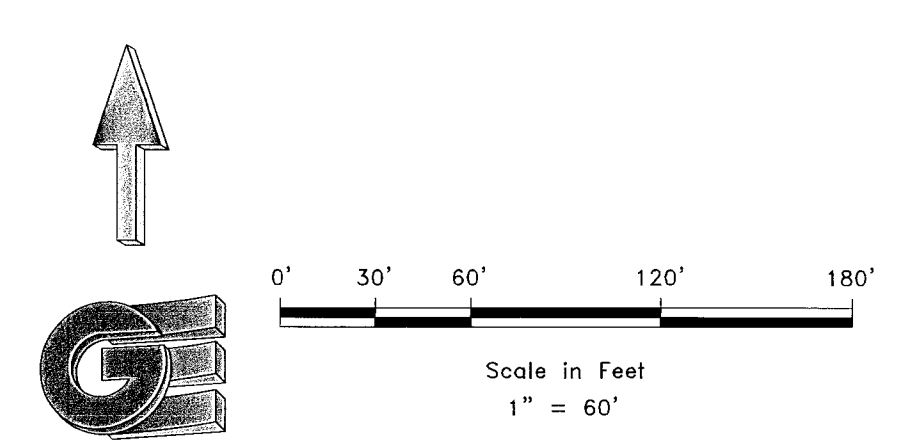
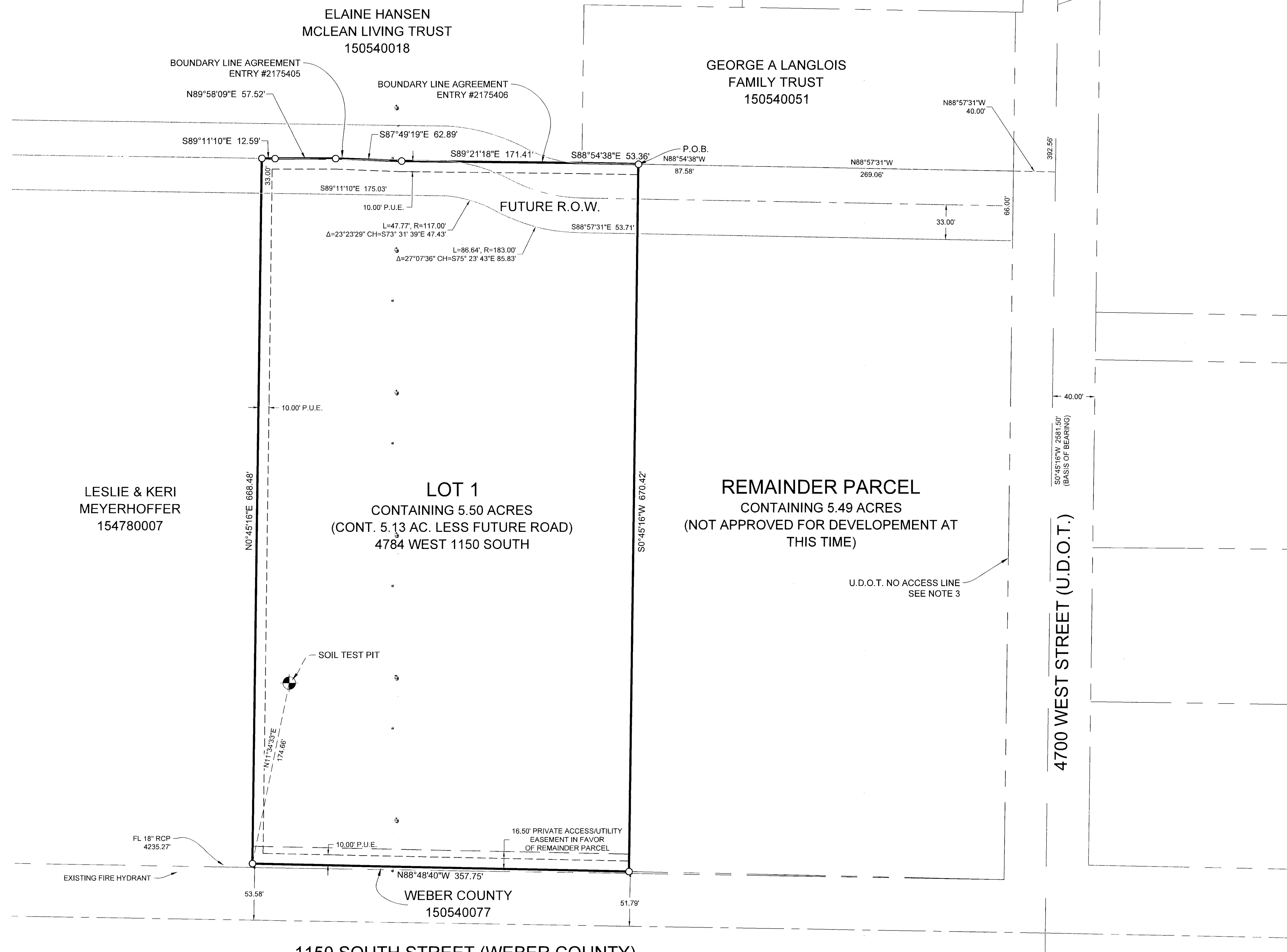
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MAY 2022

VICINITY MAP



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 00°45'16" WEST 392.56 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND NORTH 88°57'31" WEST 40.00 FEET AND NORTH 88°57'31" WEST 269.06 FEET AND NORTH 88°54'38" WEST 87.58 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 00°45'16" WEST 670.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1150 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°48'40" WEST 357.75 FEET TO THE EAST LINE OF THE RAUZI SUBDIVISION; THENCE ALONG SAID EAST LINE NORTH 00°45'16" EAST 668.48 FEET TO AN AGREED UPON BOUNDARY LINE RECORDED AS ENTRY # 2175406 AND # 2175405; THENCE ALONG SAID AGREED UPON BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°11'10" EAST 12.59 FEET; (2) NORTH 89°58'09" EAST 57.52 FEET; (3) SOUTH 87°49'19" EAST 62.89 FEET; (4) SOUTH 89°21'18" EAST 171.41 FEET; (5) SOUTH 88°54'38" EAST 53.36 FEET TO THE POINT OF BEGINNING. CONTAINING 5.50 ACRES.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - - - EASEMENT
- X — EXISTING FENCE LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING IRRIGATION LINE
- - - - - EXISTING STORM DRAIN
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING OVERHEAD POWER
- - - - - EXISTING GAS LINE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE

SOIL NOTES

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 408232 E 4566704 N
0-26" FINE SANDY LOAM, GRANULAR/BLOCKY STRUCTURE
26-42" FINE SANDY LOAM, MASSIVE STRUCTURE
42-62" FINE SANDY LOAM, MASSIVE STRUCTURE, COMMON RED MOTTLES
GROUNDWATER ENCOUNTERED AT 62"

NOTES

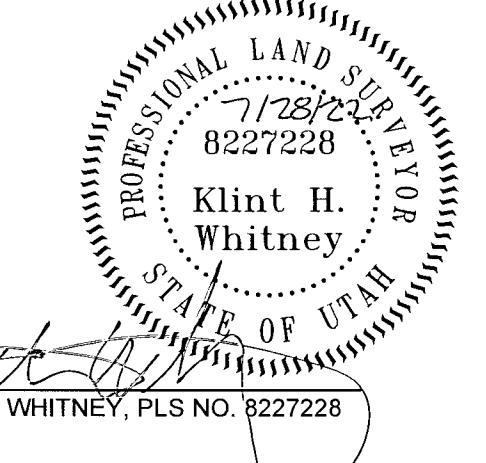
1. ZONE (A-1) CURRENT YARD SETBACKS: MINIMUM AREA 40,000 SQ.FT., LOT WIDTH 150 FEET, FRONT YARD SETBACK 30 FEET, MAIN BUILDING SIDE YARD 10 FEET WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24 FEET, SIDE YARD FACING STREET ON CORNER 20 FEET, REAR YARD 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E AND 49057C0401E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. ACCESS TO REMAINDER PARCEL IS RESTRICTED TO 1150 SOUTH STREET UNTIL THAT TIME THAT U.D.O.T. GRANTS ACCESS TO 4700 WEST THROUGH THEIR OFFICIAL APPLICATION PROCESS.
4. SUBDIVISION SUBJECT TO RIGHT-OF-WAY / EASEMENT FOR MOUNTAIN STATE TELEPHONE AND TELEGRAPH CO. RECORDED JANUARY 3, 1919, BOOK N OF LIENS AND LEASES, PAGE 245, OF THE OFFICIAL RECORDS. +
5. 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.

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.

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 RAUZI 2 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 28TH DAY OF JULY, 2022.



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:

RAUZI 2 SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE GRANT AND CONVEY TO THE KENNETH & KAY RAUZI FAMILY LIVING TRUST THEIR SUCCESSORS AND ASSIGNS THE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF THE REMAINDER PARCEL.

SIGNED THIS ___ DAY OF _____, 2022.

KENNETH & KAY RAUZI FAMILY LIVING TRUST

TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 2019, personally appeared before me _____, 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 TRUSTEE OF THE KENNETH & KAY RAUZI FAMILY LIVING TRUST, and that said document was signed by him/her in behalf of said trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said trust executed the same.

STAMP _____ NOTARY PUBLIC _____

RECEIVED
MAY 15 2022
BY: 7330

<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ COUNTY SURVEYOR</p> <p>RECORD OF SURVEY # _____</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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 EFFECT.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____ NAME/TITLE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KAY FARNSWORTH. 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 EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°45'16" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 1150 SOUTH STREET WAS ESTABLISHED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2719279. QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 638433 TOGETHER WITH DEEDS OF ADJOINING PROPERTIES. BOUNDARY LINE AGREEMENT(S) RECORDED AS ENTRY NUMBER 2175406 AND 2175405, AND THE DEDICATED PLAT OF RAUZI SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.

<p>DEVELOPER:</p> <p>KAY FARNSWORTH 4888 WEST 1150 SOUTH OGDEN, UTAH 385-251-5747</p>	<p>S1 1</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____</p> <p>COUNTY RECORDER</p> <p>BY: _____</p>
<p>GARDNER ENGINEERING</p> <p>CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p> <p>5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>		

RUBEN - MISC SURVEY 2152 - KAY FARNSWORTH SURVEYING/OWEN/KAY FARNSWORTH/WDG