FOX FARM SUBDIVISION

20-054-0005

DEREK PONTIUS

Exist. Structure

PART OF THE NW 1/4 OF SECTION 1 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH — Date of Survey: MARCH 2017 RECORD OF SURVEY

6491 East

 L_{S} $Scale \sim 1'' = 60'$

Scale ~ 1" = 60' 0 60' 120'

Legend
----x---x- Existing fence
----- EASEMENTS

STREET CENTERLINE

FND SECTION CORNER

SET #5x24" REBAR AND CAP STAMPED LANDMARK

FOUND WEBER COUNTY BRASS CAP MONUMENT

S 89° II' 22" E BASIS OF BEARING

NORTHWEST CORNER SEC. I T6N, RIE, SLB&M

DATED 1967, GOOD CONDITION

FND STREET MONUMENT
FND CURB NAIL
FND REBAR AND CAP

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

2. 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.

this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]

NOTE:

The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision is a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

		PERC TABLE		
HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPARMENT		
1 (#13896)	0-23"	Sandy clay loam, granular structure		
	23-64"	Silty clay loam, massive structure, mottling		
	64-92"	Gravelly loamy sand, single grain structure, 50% gravel		
2 (#14346)	0-14"	Fine sandy loam, granular structure		
	14-56"	Fine sandy clay loam, granular structure		
	56-120"	Gravelly loamy sand, 70% gravel		
	·			

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 ________, 20_____

Director, Weber-Morgan Health Department

OGDEN VALLEY PLANNING COMMISSION APPROVAL

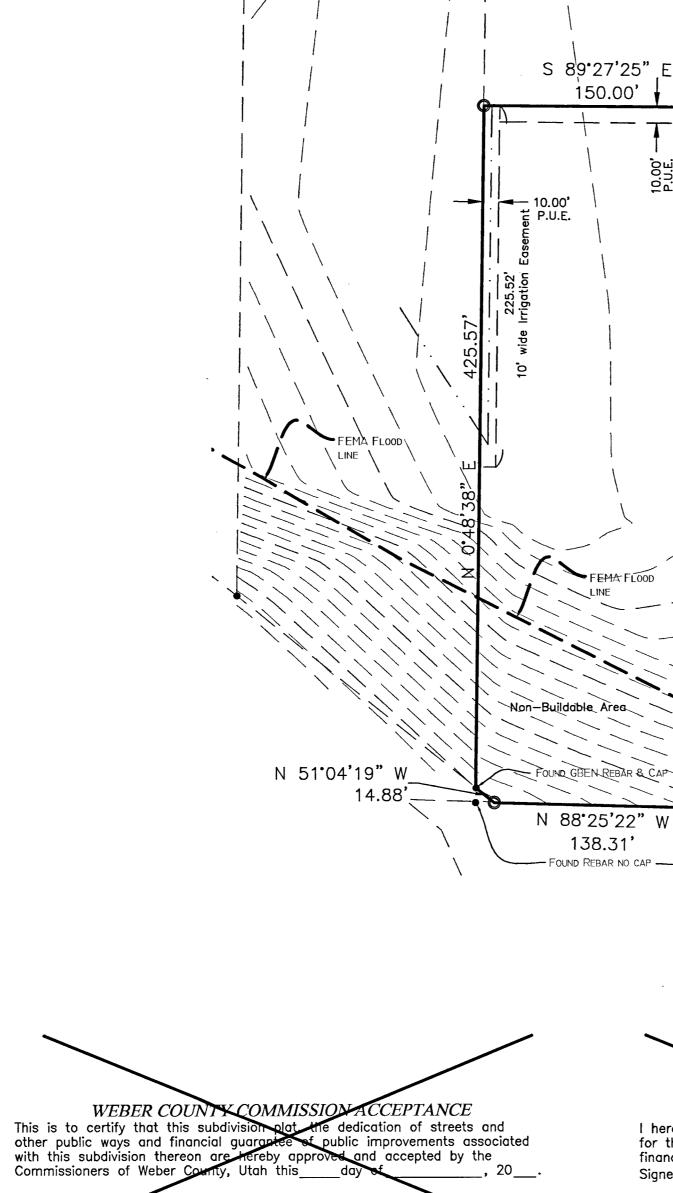
This is to certify that this subdivision plat was duly approved by the Ogden Valley Planning Commission on the ______day of ______, 20____.

Chairman, Weber County Planning Commission

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 effect. Signed this ______ day of

my opinion they conform with the County o and now in force and effect. Signed this______



Title: Weber County Clerk

Chairman, Weber County Commission

FOUND GBEN REBAR & CAP-

20-054-0004

FOUND LANDMARK REBAR & CAP-

N 88°13'29" W

201 NORTH OF CORNER ON LINE

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 the plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of ______, 20___.

CECEIVE OCT 0 5 2317 BY: 5833

OWNER'S DEDICATION

FOUND WEBER COUNTY BRASS CAP MONUMENT

DATED 1967, GOOD CONDITION

2650.81' MEAS. 2650.87' REC.

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract FOX FARM SUBDIVISION:

We hereby grant and dedicate a perpetual right and easement over upon and under the lands designated hereon as public utility, storm water detention pend(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings of structures being erected within such easements.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

SCOTT B. BEST

KIMBERLY B. BEST

COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

WITNESS my hard and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian, being more particularly described as:

Reginning at a point which is 922 00 feet South 89911'22" Fast along the Section line from the

Beginning at a point which is 922.00 feet South 89°11'22" East along the Section line from the Northwest corner of said Section 1, said point also being the Northeast corner of Staples Subdivision, a subdivision in Weber County, Utah; and running thence South 89°11'22" East along said Section line 121.24 feet; thence South 0°36'37" West 9.97 feet; thence South 67°25'25" East 43.10 feet; thence South 86°46'25" East 181.29 feet; thence South 12°01'32" West 873.85 feet; thence North 88°13'29" West 172.53 feet; thence North 88°25'22" West 138.31 feet; thence North 51°04'19" West 14.88 feet; thence North 0°48'38" East 425.57 feet; thence South 89°27'25" East 150.00 feet; thence North 0°48'38" East 450.03 feet to the point of beginning.

Contains 291,052 s.f. or 6.682 acres

STATE OF UTAH

NARRATIVE

The purpose of this survey is to create a one (1) Lot Subdivision as shown. Documents used to aide in this survey:

1. Weber County Tax Plat 20-001

- Deeds of record as found in the Weber County Recorder's Office for parcels: 20-001-0030, 20-001-0032, 20-001-0033, 22-052-0017, 22-052-0020.
- 3. Record of Survey #'s 612, 1465, 5491 as found in the Weber County Surveyor's Office
- Subdivision plats of record for Staples Subdivision, Mary's Acre Subdivision and Eden Ranchetts.

Staples Subdivision bearings and dimensions have been rotated to match current County Data for the Section line information.

The basis of bearing of bearing is State Plane Grid Bearings as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384—2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17—23—17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



RECORD OF SURVEY

Landmark Surveying, 9uc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	Weber County Recorder Entry to. Fee paid	
EVELOPER: SCOTT BEST dress: 6491 E. 1900 N. Eden UT, 84310	1 of 1	Filed for record and recordedday of 2016.
W 1/4 of Section 1, Township 6 North, ange 1 East, Salt Lake Base and Meridian.	Subdivision	in book of official records, on page County Recorder: Leann H Kilts
visions	DRAWN BY: TK	
	CHECKED BY: TK	By Deputy:
	DATE:	
	FILE: 3615	