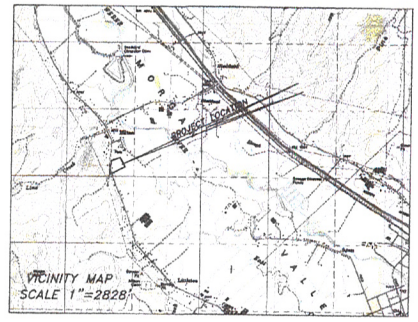
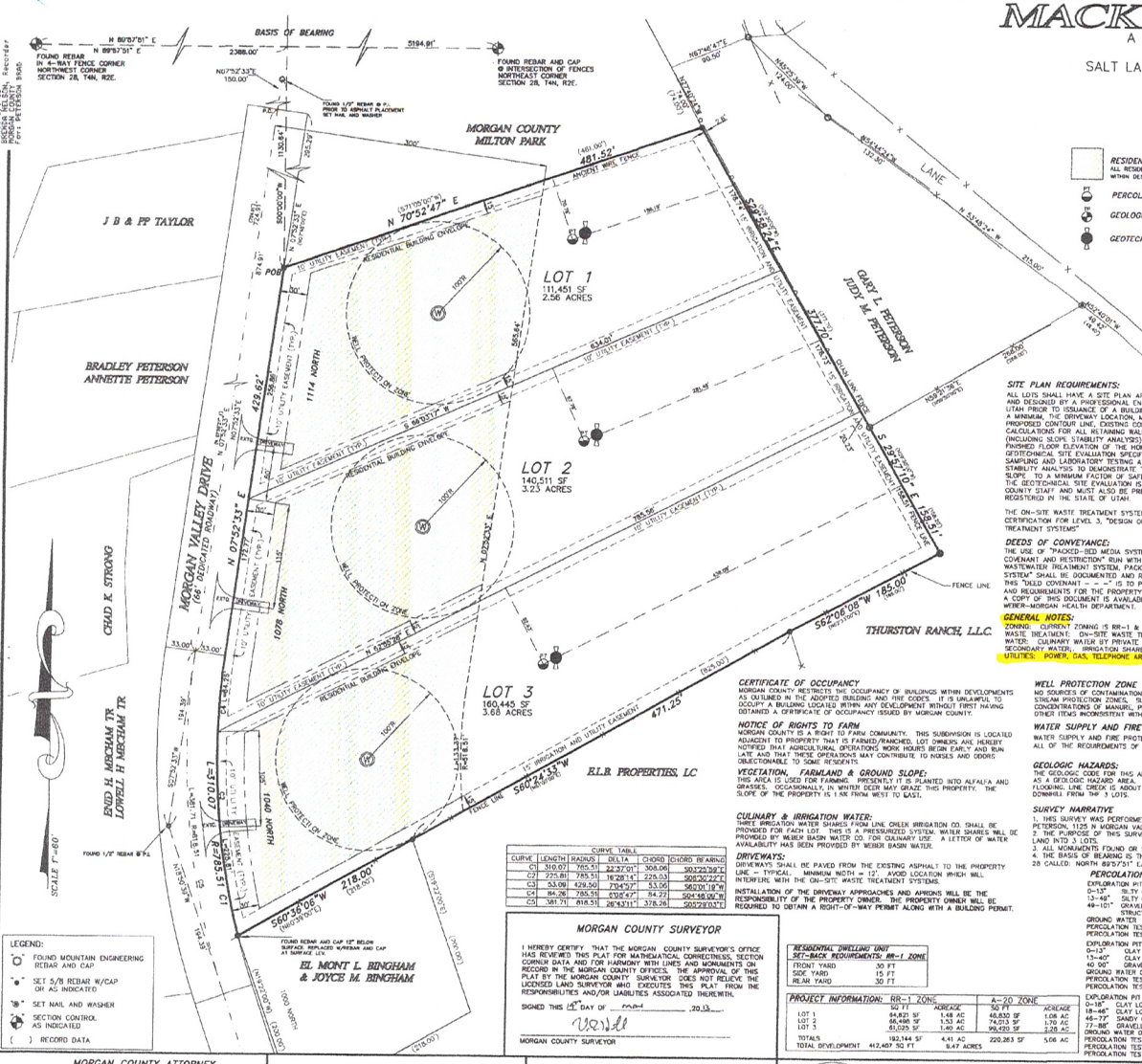
MACK'S PLACE SUBDIVISION

A PART OF THE NW 1/4 AND THE NE 1/4 OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH





RESIDENTIAL BUILDING ENVELOPE
ALL RESIDENCES MUST BE CONTAINED WITHIN DESIGNATED ENVELOPE

PERCOLATION TEST PIT

GEOLOGICAL TEST PIT

GEOTECHNICAL TEST PIT

LEGEND:
- FOUND MOUNTAIN ENGINEERING REBAR AND CAP
- SET 5/8 REBAR W/CAP OR AS INDICATED
- SET NAIL AND WASHER
- SECTION CONTROL AS INDICATED
- ( ) RECORD DATA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	310.07'	785.51'	22°37'01"	308.06'	S03°25'59"E
C2	225.81'	785.51'	16°28'14"	225.03'	S06°50'22"E
C3	53.09'	429.50'	7°04'57"	53.06'	S60°01'18"W
C4	84.26'	785.51'	6°08'47"	84.22'	S04°48'06"W
C5	381.71'	816.51'	26°46'31"	378.26'	S03°28'03"E

SITE PLAN REQUIREMENTS:

ALL LOTS SHALL HAVE A SITE PLAN APPROVED BY THE MORGAN COUNTY STAFF AND DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH PRIOR TO ISSUANCE OF A BUILDING PERMIT. SAID SITE SHALL INCLUDE, AT A MINIMUM, THE DRIVEWAY LOCATION, MAXIMUM SLOPE OF THE DRIVEWAY, PROPOSED CONTOUR LINE, EXISTING CONTOUR LINES ENGINEERING DESIGN AND CALCULATIONS FOR ALL RETAINING WALLS TALLER THAN FOUR FEET, ENGINEERING (INCLUDING SLOPE STABILITY ANALYSIS) FOR ALL CUT AND FILL SLOPES, AND THE FINISHED FLOOR ELEVATION OF THE HOME. THE SITE PLAN SHALL BE BASED ON GEOTECHNICAL SITE EVALUATION SPECIFIC TO EACH LOT THAT INCLUDES SOIL SAMPLING AND LABORATORY TESTING AT THE FOOTING LOCATIONS AND A SLOPE STABILITY ANALYSIS TO DEMONSTRATE THAT EACH HOME IS STABLE ON THE SLOPE TO A MINIMUM FACTOR OF SAFETY OF 1.50 UNDER STATIC CONDITIONS. THE GEOTECHNICAL SITE EVALUATION IS SUBJECT TO APPROVAL BY THE MORGAN COUNTY STAFF AND MUST ALSO BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH.

THE ON-SITE WASTE TREATMENT SYSTEMS SHALL BE DESIGNED BY ONE HOLDING CERTIFICATION FOR LEVEL 3, "DESIGN OF ON-SITE ALTERNATIVE WASTE TREATMENT SYSTEMS"

DEEDS OF CONVEYANCE:

THE USE OF "PACKED-BED MEDIA SYSTEMS" REQUIRES THAT A "DEED COVENANT AND RESTRICTION" RUN WITH THE LAND. ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM. PACKED-BED MEDIA SYSTEM OR MOUND SYSTEM" SHALL BE DOCUMENTED AND RECORDED WITH A DEED OF CONVEYANCE. THIS "DEED COVENANT – – –" IS TO PLACE ON PUBLIC RECORD CONDITIONS AND REQUIREMENTS FOR THE PROPERTY OWNER'S INFORMATION AND OBLIGATION. A COPY OF THIS DOCUMENT IS AVAILABLE AT THE OFFICE OF THE WEBER-MORGAN HEALTH DEPARTMENT.

GENERAL NOTES:

ZONING: CURRENT ZONING IS RR-1 & A-20
WASTE BREATMENT: ON-SITE WASTE TREATMENTS SYSTEMS ARE REQUIRED.
WATER: CULINARY WATER BY PRIVATE WELL
SECONDARY WATER: IRRIGATION SHARES FROM LINC CREEK IRRIGATION CO.
UTILITIES: POWER, GAS, TELEPHONE ARE AVAILABLE ON MORGAN VALLEY DR.

CERTIFICATE OF OCCUPANCY

MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY MORGAN COUNTY.

NOTICE OF RIGHTS TO FARM

MORGAN COUNTY IS A RIGHT TO FARM COMMUNITY. THIS SUBDIVISION IS LOCATED ADJACENT TO PROPERTY THAT IS FARMED/RANCHED. LOT OWNERS ARE HEREBY NOTIFIED THAT AGRICULTURAL OPERATIONS WORK HOURS BEGIN EARLY AND RUN LATE AND THAT THESE OPERATIONS MAY CONTRIBUTE TO NOISES AND ODORS OBJECTIONABLE TO SOME RESIDENTS.

VEGETATION, FARMLAND & GROUND SLOPE:

THIS AREA IS USED FOR FARMING. PRESENTLY IT IS PLANTED INTO ALFALFA AND GRASSES. OCCASIONALLY, IN WINTER DEER MAY GRAZE THIS PROPERTY. THE SLOPE OF THE PROPERTY IS 1.5% FROM WEST TO EAST.

CULINARY & IRRIGATION WATER:

THREE IRRIGATION WATER SHARES FROM LINC CREEK IRRIGATION CO. SHALL BE PROVIDED FOR EACH LOT. THIS IS A PRESSURIZED SYSTEM. WATER SHARES WILL BE PROVIDED BY WEBER BASIN WATER CO. FOR CULINARY USE. A LETTER OF WATER AVAILABILITY HAS BEEN PROVIDED BY WEBER BASIN WATER.

DRIVEWAYS:

DRIVEWAYS SHALL BE PAVED FROM THE EXISTING ASPHALT TO THE PROPERTY LINE – TYPICAL. MINIMUM WIDTH = 12'. AVOID LOCATION WHICH WILL INTERFERE WITH THE ON-SITE WASTE TREATMENT SYSTEMS.

INSTALLATION OF THE DRIVEWAY APPROACHES AND APRONS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN A RIGHT-OF-WAY PERMIT ALONG WITH A BUILDING PERMIT.

WELL PROTECTION ZONE

NO SOURCES OF CONTAMINATION SHALL BE LOCATED WITHIN THE WELL AND STREAM PROTECTION ZONES. SUCH AS THE WASTE TREATMENT SYSTEM, CONCENTRATIONS OF MANURE, PETROLEUM DEPOSITS, CHEMICALS, OR ANY OTHER ITEMS INCONSISTENT WITH THE PROTECTION OF WATER QUALITY.

WATER SUPPLY AND FIRE PROTECTION REQUIREMENTS

WATER SUPPLY AND FIRE PROTECTION FACILITIES SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF MCC 8-12-46(c).

GEOLOGIC HAZARDS:

THE GEOLOGIC CODE FOR THIS AREA IS Gstp, WHICH IS NOT DEFINED AS A GEOLOGIC HAZARD AREA. THE AREA IS NOT SUBJECT TO FLOODING. LINC CREEK IS ABOUT 1500 FEET TO THE NORTH, BUT IS DOWNHILL FROM THE 3 LOTS.

SURVEY NARRATIVE

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRAD PETERSON, 1125 N MORGAN VALLEY DR., MORGAN, UTAH.
2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A TRACT OF LAND INTO 3 LOTS.
3. ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON.
4. THE BASIS OF BEARING IS THE NORTH LINE OF THE NE 1/4 OF SECTION 28 CALLED: NORTH 89°57'01" EAST.

PERCOLATION TESTS

EXPLORATION PIT #1
0–13" SILTY CLAY, GRANULAR STRUCTURE
13–40" SILTY CLAY, MASSIVE STRUCTURE
49–101" GRAVELLY LOAMY SAND, SINGLE-GRAIN STRUCTURE, 50% GRAVEL
GROUND WATER OBSERVED @ 80"
PERCOLATION TEST @ 18" = 53.3 MPI
PERCOLATION TEST @ 60" = 11.07 MPI

EXPLORATION PIT #2
0–13" CLAY LOAM, GRANULAR STRUCTURE
13–40" CLAY LOAM, MASSIVE (BLOCKY)
40–90" SANDY CLAY LOAM, MASSIVE STRUCTURE
GROUND WATER OBSERVED = 80"
PERCOLATION TEST @ 18" = 120 MPI
PERCOLATION TEST @ 58" = 53.33 MPI

EXPLORATION PIT #3
0–18" CLAY LOAM, GRANULAR STRUCTURE
18–46" CLAY LOAM, MASSIVE STRUCTURE
46–77" SANDY CLAY LOAM, MASSIVE STRUCTURE
77–88" GRAVELLY LOAMY SAND, 40% GRAVEL
GROUND WATER OBSERVED @ ~ 77"
PERCOLATION TEST @ 18" = 9.41 MPI
PERCOLATION TEST @ 58" = 120.00 MPI
PERCOLATION TEST @ 64" = 34.29 MPI

RESIDENTIAL DWELLING UNIT SET-BACK REQUIREMENTS: RR-1 ZONE

FRONT YARD	30 FT
SIDE YARD	15 FT
REAR YARD	30 FT

PROJECT INFORMATION: RR-1 ZONE

	SQ FT	ACREAGE
LOT 1	64,821 SF	1.48 AC
LOT 2	68,496 SF	1.53 AC
LOT 3	81,025 SF	1.40 AC
TOTALS	192,144 SF	4.41 AC
TOTAL DEVELOPMENT	412,407 SQ FT	9.47 ACRES

A-20 ZONE

	SQ FT	ACREAGE
	46,830 SF	1.06 AC
	74,013 SF	1.70 AC
	99,420 SF	2.28 AC
	220,263 SF	5.06 AC

BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, AS MONUMENTED BY A REBAR PLACED IN A 4-WAY FENCE CORNER;
THENCE NORTH 89°57'01" EAST 2388.00 FEET;
THENCE SOUTH 00°30'00" WEST 1130.64 FEET TO A REBAR AND CAP PLACED ON THE EASTERLY LINE OF MORGAN VALLEY DRIVE, THE TRUE POINT OF BEGINNING;

THENCE NORTH 70°52'47" EAST 481.52 FEET ALONG AN ANCIENT FENCE LINE TO A REBAR AND CAP;
THENCE SOUTH 29°38'24" EAST 377.70 FEET;
THENCE SOUTH 29°37'10" EAST 1068.01 FEET;
THENCE SOUTH 62°06'08" WEST 185.00 FEET;
THENCE SOUTH 60°24'33" WEST 471.25 FEET;
THENCE SOUTH 60°36'06" WEST 218.00 FEET TO THE EASTERLY LINE OF MORGAN VALLEY DRIVE;
THENCE 310.07 FEET ALONG SAID MORGAN VALLEY DRIVE, A CURVE TO THE RIGHT HAVING A RADIUS OF 785.51 FEET AND A CHORD BEARING NORTH 03°25'59" WEST 308.06 FEET;
THENCE NORTH 07°52'33" EAST 429.62 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 412,407 SQUARE FEET OR 9.47 ACRES.

THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 28 CALLED NORTH 89°57'01" EAST AS MONUMENTED.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED INTO THREE LOTS TO BE HEREAFTER KNOWN AS:

MACK'S PLACE SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND FOR DRAINAGE PURPOSES AS MAY BE AUTHORIZED BY MORGAN COUNTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF May, 2013.

THE MACK C. PETERSON AND BETTY S. PETERSON JOINT TRUST AGREEMENT DATED APRIL 13, 1988

BRADLEY M. PETERSON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF Utah }
COUNTY OF Morgan } SS

ON THIS 13th DAY OF May 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BRADLEY M. PETERSON, TRUSTEE, THE MACK C. PETERSON AND BETTY S. PETERSON JOINT TRUST AGREEMENT, DATED APRIL 13, 1988
WHO SIGNED THE ABOVE OWNERS DEDICATION, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

RESIDING IN Morgan COUNTY, UTAH
MY COMMISSION EXPIRES

OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT(S) OF LAND CONTAINED WITHIN THE SUBDIVISION BOUNDARY DESCRIBED HEREON, ACKNOWLEDGE THAT FAILURE OF THE LOCAL JURISDICTION OR PLANNING COMMISSION TO OBSERVE OR RECOGNIZE HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS SHALL NOT RELIEVE THE DEVELOPER OR OWNER FROM RESPONSIBILITY FOR THE CONDITION OR DAMAGES RESULTING THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISDICTION OR PLANNING COMMISSION, ITS OFFICERS OR AGENTS, BEING RESPONSIBLE FOR THE CONDITIONS AND DAMAGES RESULTING THEREFROM.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF May, 2013

THE MACK C. PETERSON AND BETTY S. PETERSON JOINT TRUST AGREEMENT, DATED APRIL 13, 1988

BRADLEY M. PETERSON, TRUSTEE

MORGAN COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 14 DAY OF May, 2013

MORGAN COUNTY SURVEYOR

MORGAN COUNTY ATTORNEY

APPROVED AS TO FORM
SIGNED THIS 14 DAY OF May, 2013

MORGAN COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

THE WASTE DISPOSAL SYSTEM AND THE CULINARY WATER SYSTEM ARE HEREBY APPROVED.
SIGNED THIS 9 DAY OF May, 2013

DEPARTMENT HEALTH OFFICER

MORGAN COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE COUNTY ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 14 DAY OF May, 2013

MORGAN COUNTY ENGINEER

MORGAN COUNTY ZONING ADMINISTRATOR

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN COUNTY ZONING ADMINISTRATOR.

SIGNED THIS 14 DAY OF May, 2013

ZONING ADMINISTRATOR

No. 166385 VON R. HILL IN and SEAL STATE OF UTAH

CERTIFICATE OF SURVEYOR

I, WILLIAM L. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 167461, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO 3 LOTS, KNOW HEREAFTER AS:

MACK'S PLACE SUBDIVISION

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 9 DAY OF May, 2013.

WILLIAM L. HOLYOAK, PE & PLS
UTAH LAND SURVEYOR REGISTRATION NO. 167461

REGISTERED LAND SURVEYOR 167461 WILLIAM L. HOLYOAK STATE OF UTAH

MORGAN COUNTY RECORDER

ENTRY NO. 129352 FEE PAID $32.00
FILED FOR RECORD AND RECORDED
May 29 2013 AT 1:04 pm
IN BOOK 344 OF THE OFFICIAL RECORDS,
PAGE 344

RECORDED FOR: Brad Peterson

Brenda D Nelson
MORGAN COUNTY RECORDER
BY: DEPUTY.

REVISIONS		
DATE	BY	COMMENTS
8/12	MH	REVISED SOUTH BOUNDARY
8/12	MH	REVISED PER PLANNER
2/13	MH	REVISED PER COUNTY REVIEW
4/13	MH	REVISED PER COUNTY SURVEYOR
4/13	MH	REVISED PER DRAWING CORRECTIONS

MOUNTAIN ENGINEERING
2250 W OLD HIGHWAY ROAD
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

DESIGNED BY: J.M.H.
DRAWN BY: J.M.H.
DATED: MAY, 2013

JOB NO. ME 11-66

MACK'S PLACE SUBDIVISION
FINAL PLAT
A PART OF THE NW 1/4 AND THE NE 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH

DRAWING NO. ME 11-66
SHEET 1 OF 1
F:\LE\peterson_brad_final

BRAD PETERSON, 1125 N MORGAN VALLEY DRIVE, MORGAN 84050 TEL: 801-829-3322

Exhibit 2
Docket No. 14-035-52