

PEAK VIEW SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
 APRIL 2023

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON WEST RIGHT-OF-WAY LINE OF 1900 EAST STREET BEING LOCATED NORTH 0°21'02" EAST 1124.65 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WEST 28.56 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°36'52" WEST 230.00 FEET; THENCE NORTH 0°23'07" WEST 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7600 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°36'53" EAST 230.48 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY SOUTH 0°12'02" EAST 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.536 SQUARE FEET OR 0.79 ACRES MORE OR LESS.

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 PEAK VIEW 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 _____ DAY OF _____, 2023.



KLINT H. WHITNEY, PLS NO. 8227228

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:

PEAK VIEW SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS 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 AND DRAINAGE EASEMENT (PUE), 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 SOUTH WEBER CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2023.

BY: LINCOLN DYGERT

BY: DEBBIE DYGERT

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF DAVIS)

On this ____ day of _____, 2023, before me _____, A Notary Public, personally appeared LINCOLN DYGERT, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF DAVIS)

On this ____ day of _____, 2023, before me _____, A Notary Public, personally appeared DEBBIE DYGERT, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

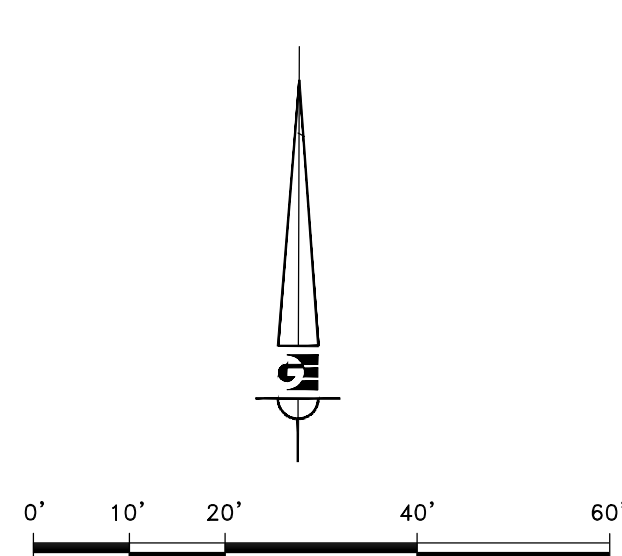
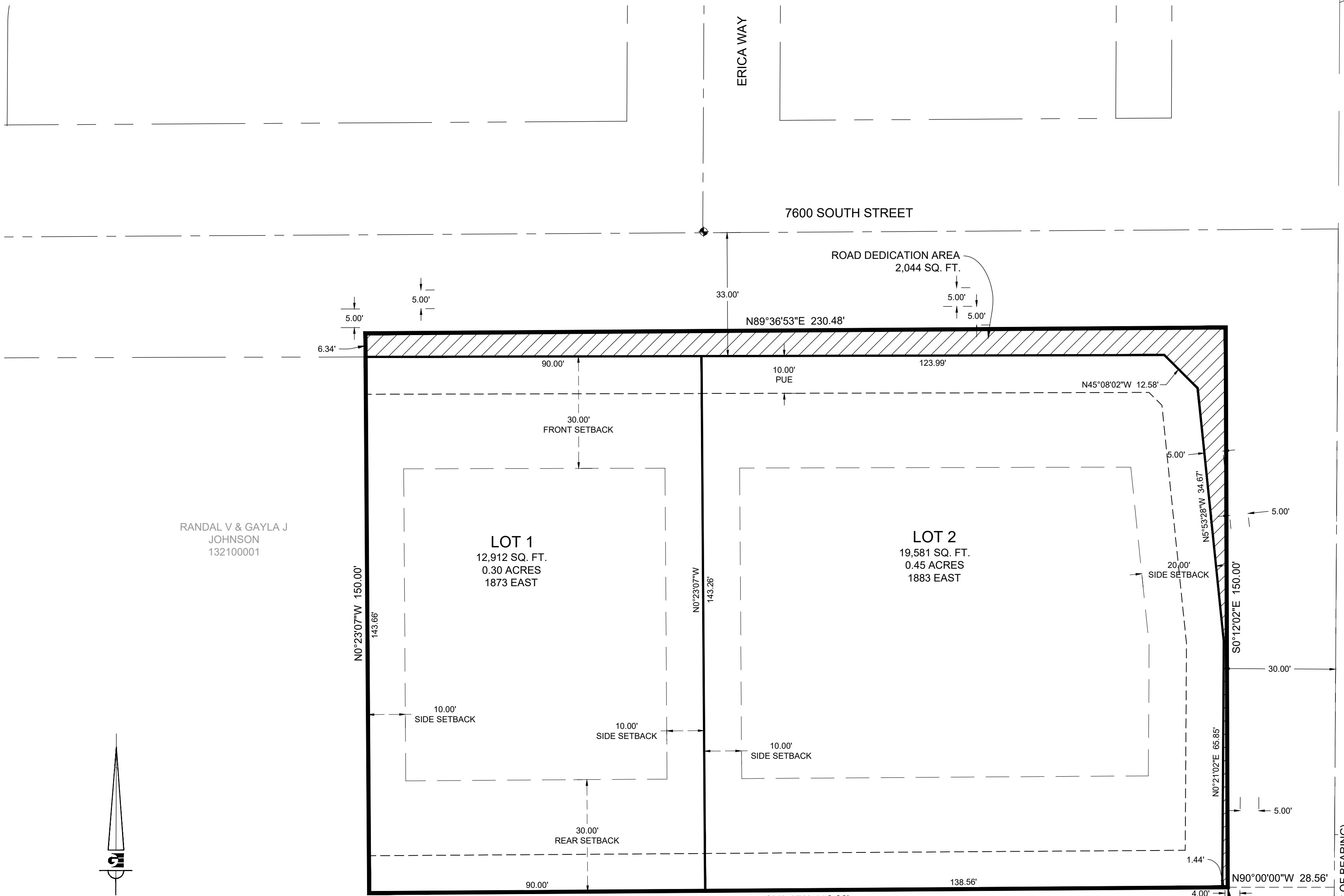
STAMP _____ NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LINCOLN DYGERT, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°21'02" EAST DAVIS COUNTY BEARING.

DAVIS COUNTY RECORDER

BOOK NUMBER _____
 PAGE NUMBER _____
 ENTRY NUMBER _____
 TIME RECORDED _____
 DATE RECORDED _____
 FEE PAID _____
 DAVIS COUNTY RECORDER
 BY: _____
 DEPUTY RECORDER



LEGEND

	DAVIS COUNTY MONUMENT AS NOTED
	SET 24" REBAR & CAP
	STREET CENTER LINE MONUMENT
	SUBDIVISION BOUNDARY
	LOT LINE
	ADJACENT PARCEL
	SECTION LINE
	EASEMENT
	EXISTING FENCE LINE
	ROAD DEDICATION TO SOUTH WEBER CITY
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE

NOTES

1. ZONE (RL) CURRENT YARD SETBACKS: FRONT: 30 FEET; SIDE: 10 FEET AND 20 FEET ON CORNER LOTS; REAR: 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. 49011C0093F WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2022.

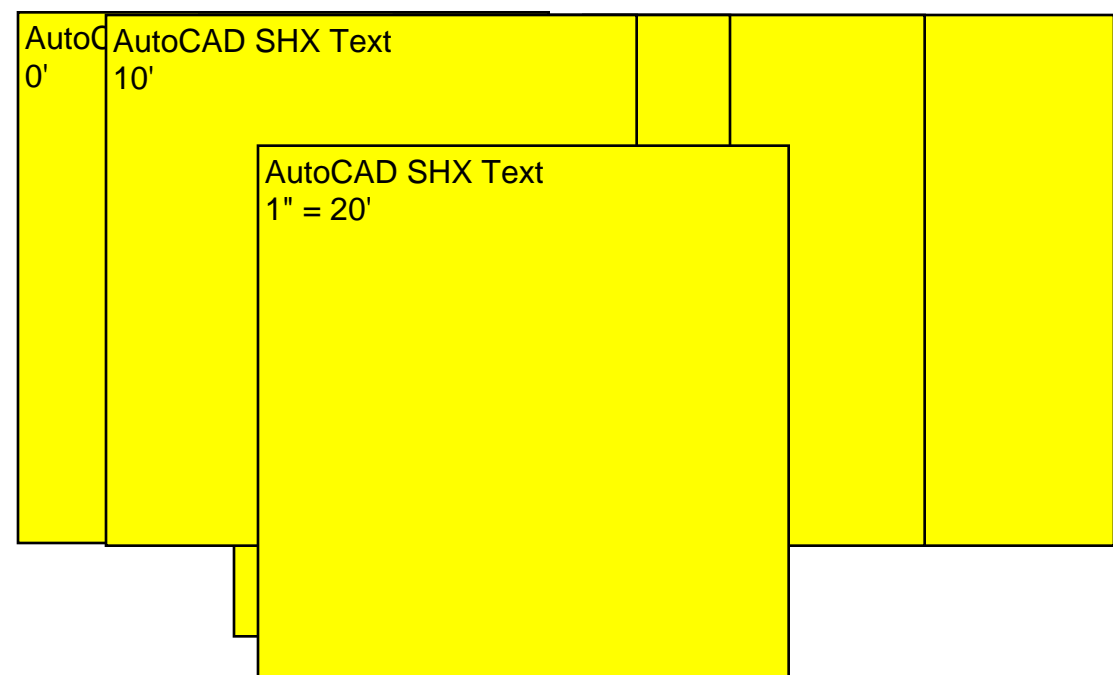
SOUTH WEBER CITY PLANNING COMMISSION
 APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION.
 SIGNED THIS ____ DAY OF _____, 2023.

SOUTH WEBER CITY APPROVAL
 APPROVED BY THE SOUTH WEBER CITY COUNCIL.
 SIGNED THIS ____ DAY OF _____, 2023.

SOUTH WEBER CITY ENGINEER
 APPROVED BY THE SOUTH WEBER CITY ENGINEER.
 SIGNED THIS ____ DAY OF _____, 2023.

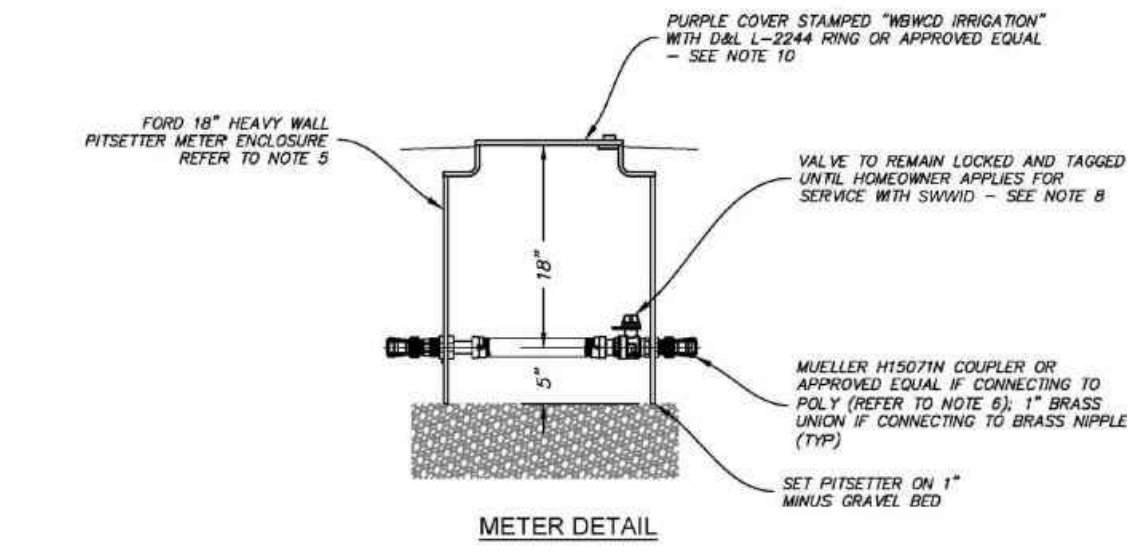
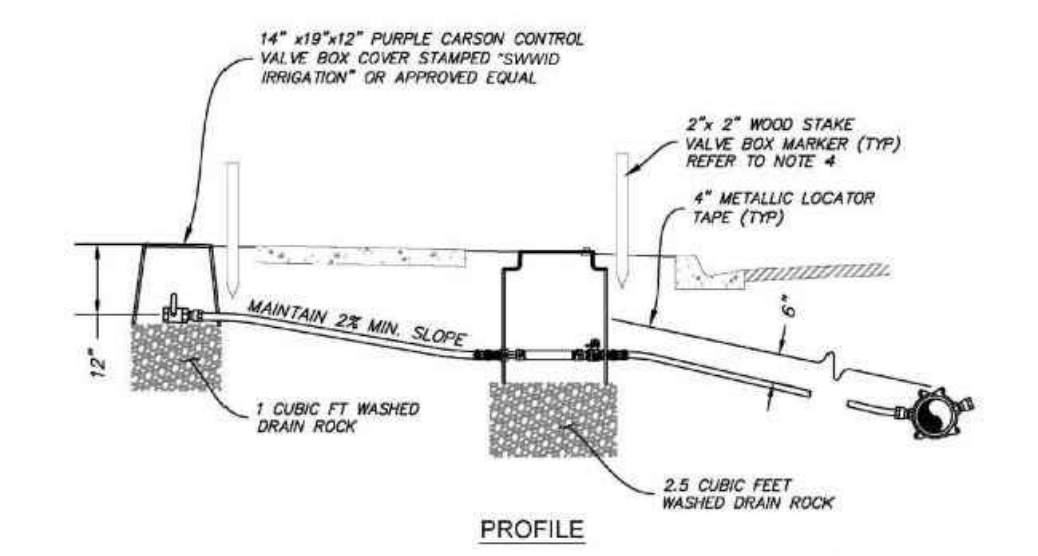
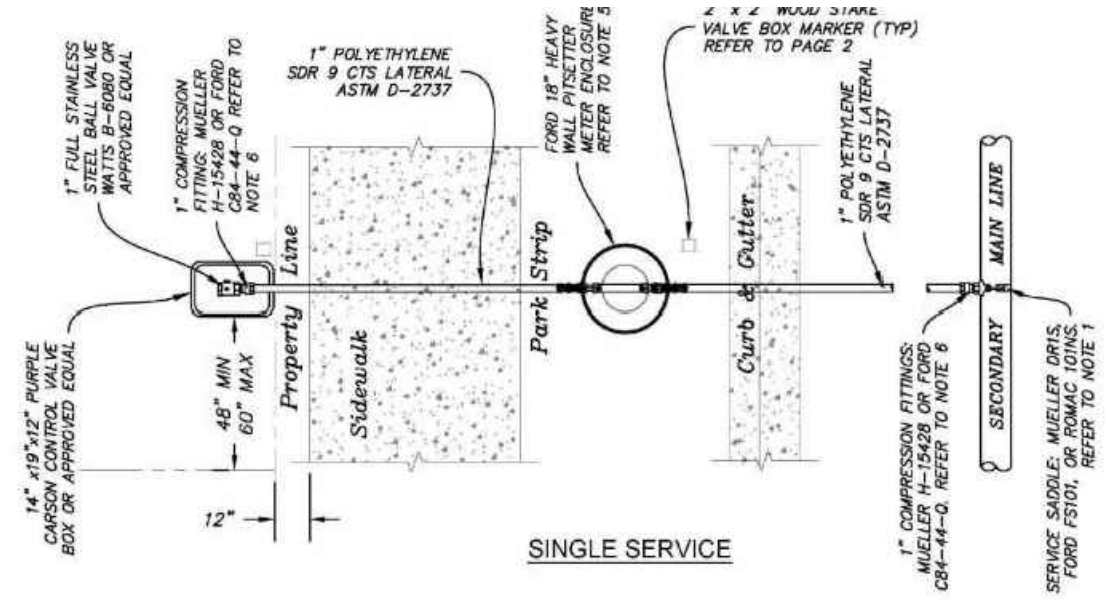
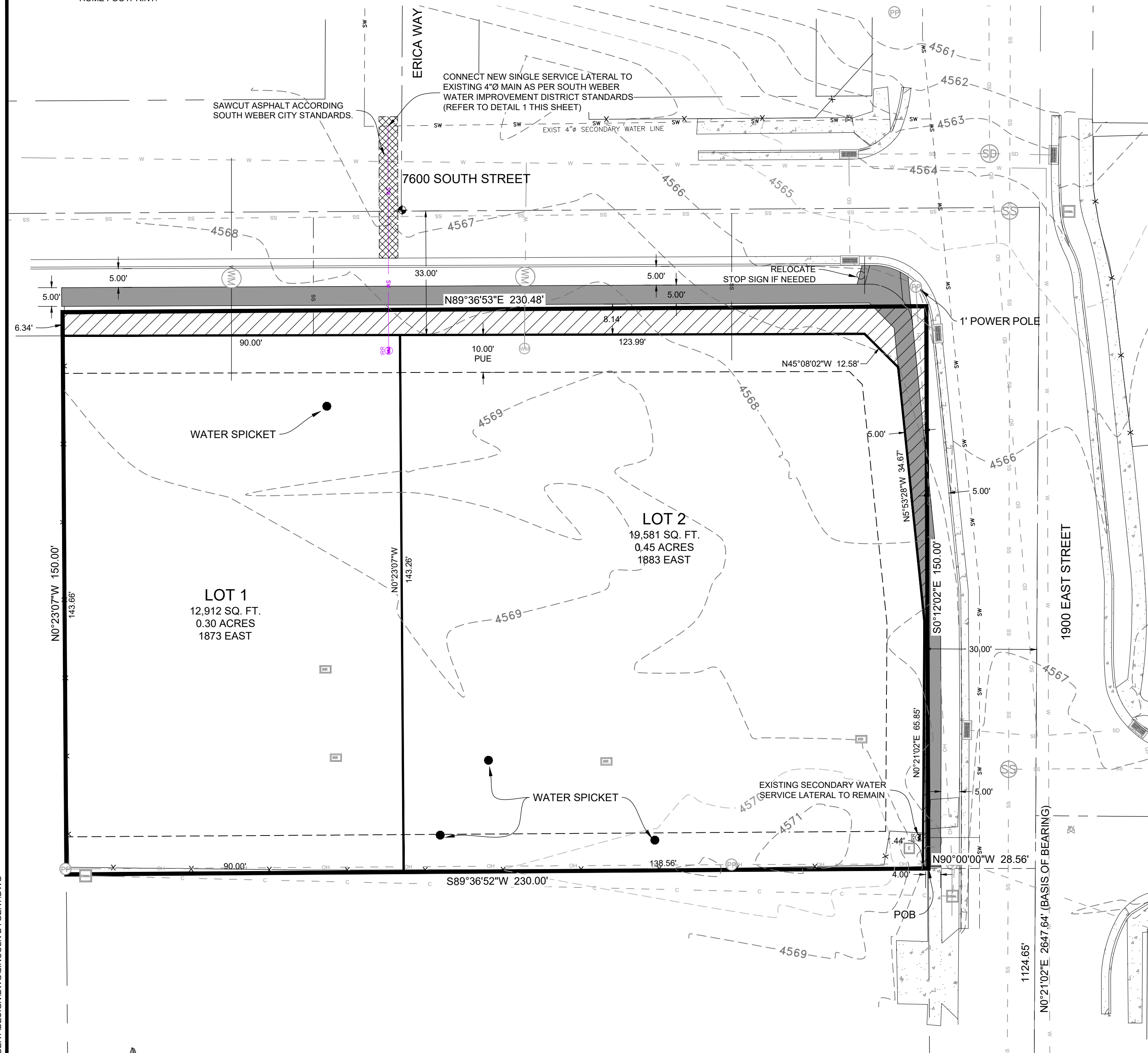
SOUTH WEBER CITY ATTORNEY
 APPROVED BY THE SOUTH WEBER CITY ATTORNEY.
 SIGNED THIS ____ DAY OF _____, 2023.

CHAIRMAN _____ MAYOR _____
 CITY ENGINEER _____ CITY ATTORNEY _____



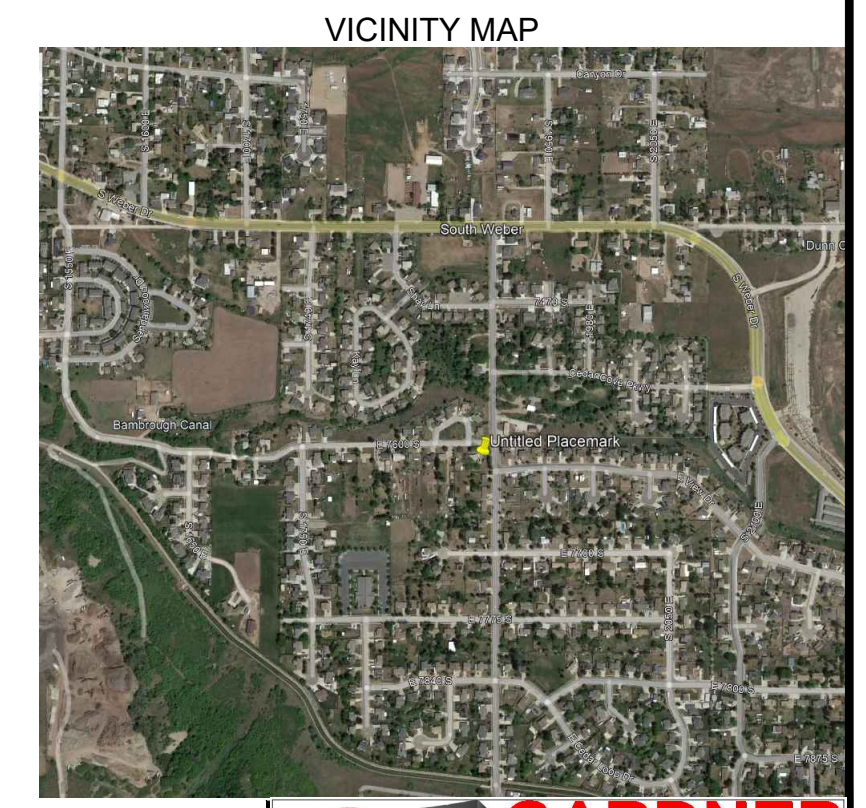
PEAK VIEW SUBDIVISION IMPROVEMENT PLANS
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
 APRIL 2023

- NOTES**
- DEMOLITION OF THE EXISTING HOME AND HANDLING OF ANY UNDOCUMENTED FILLS ASSOCIATED WITH THE PREVIOUS DEVELOPMENT, ASSOCIATED UTILITIES TO THE PRIOR HOME MAY NEED TO BE REMOVED, IF PRESENT, BELOW THE NEW HOME FOOTPRINT.

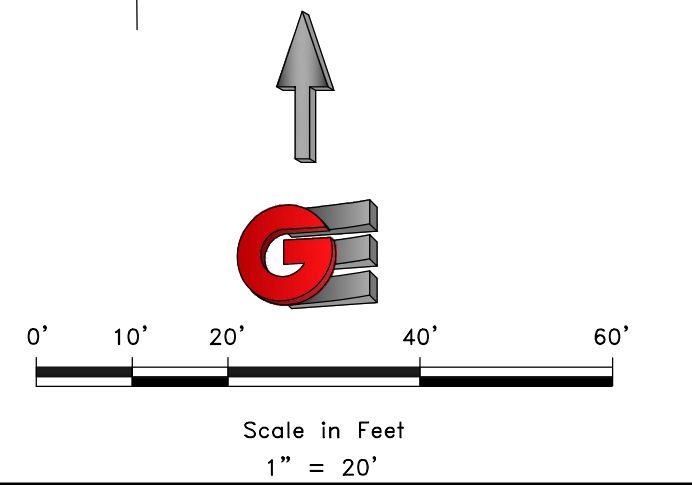


- NOTES**
- EQUIVALENT SADDLES ALLOWED WITH DISTRICT ENGINEER APPROVAL. CONSULT DISTRICT ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN C900 PVC. HOT TAPPING NOT ALLOWED.
 - METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY EASEMENT IF NO CURB OR GUTTER EXISTS.
 - VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "S/W/I/D IRRIGATION".
 - VALVE BOX MARKERS TO BE PAINTED PURPLE AND MUST BE SET ADJACENT TO EVERY VALVE & METER BOX.
 - METER ENCLOSURE TO BE PREBUILT "PITSETTER", MODELS ALLOWED ARE:
 - 18" FORD HEAVY WALL PITSETTER MODEL PK488-18-95059-017-NL WITH NO LID AND OPEN BOTTOM.
 - 18" MCDONALD NL PIT SETTER MODEL 780-420KNPP-44X18X437 18" MCDONALD NL PIT SETTER MODEL 780-420KNPP-44X18X437
 - ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS. THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAST 18" FROM THE BOTTOM OF THE SOCKET.
 - ALL WORK SHALL BE INSPECTED & APPROVED BY DISTRICT INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 48 HOURS IN ADVANCE.
 - UPON ACCEPTANCE, S/W/I/D INSPECTOR WILL CLOSE VALVE AND LOCK AND TAG THE SERVICE. NEW RESIDENTIAL HOMEOWNERS WILL BE REQUIRED TO APPLY FOR SERVICE AT S/W/I/D OFFICE IN ORDER TO HAVE METER INSTALLED AND SERVICE ACTIVATED.
 - CONCRETE IS NOT ALLOWED WITHIN 12" OF CENTER OF METER ENCLOSURE. CONCRETE IS NOT ALLOWED WITHIN 12" OF CENTER OF METER ENCLOSURE.
 - APPROVED LIDS ARE DFW 12AUT-1W-1 OR NICOR 12.25PWLAWBWTHS-OXAPPROVED.

1 SECONDARY WATER 1" METERED SERVICE CONNECTION DETAIL
 Scale: (NOT TO SCALE)



R:\2023\1 - MISC SURVEY\22286 - LINCOLN DYER\DESIGN\DWG\LINCOLN DYER.DWG



LEGEND

	DAVIS COUNTY MONUMENT AS NOTED		SET 24" REBAR & CAP "GARDNER ENGINEERING"		EXISTING WATER METER		NEW SECONDARY WATER LATERAL		EXISTING STOP SIGN
	SUBDIVISION BOUNDARY		EXISTING WATER MANHOLE		EXISTING SECONDARY WATER LINE		EXISTING POWER BOX		EXISTING FIRE HYDRANT
	LOT LINE		EXISTING WATER VALVE		EXISTING SANITARY SEWER		EXISTING COMMUNICATIONS BOX		EXISTING IRRIGATION BOX
	ADJACENT PARCEL		EXISTING STORM MANHOLE		EXISTING OVERHEAD POWER		EXISTING GAS LINE		EXISTING POWER POLE
	SECTION LINE		EASEMENT		ROAD DEDICATION TO SOUTH WEBER CITY		SAWCUT ASPHALT		
	EXISTING FENCE LINE		EXISTING SEWER MANHOLE						

S5
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GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
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 P 801.476.0202 F 801.476.0066