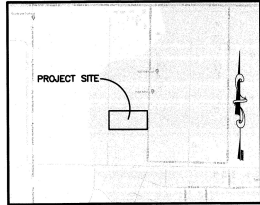


21-86

Reeve & Associates, Inc. - Solutions You Can Build On

M AND M RANCH SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2024



VICINITY MAP
NOT TO SCALE

TEST PIT INFORMATION

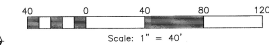
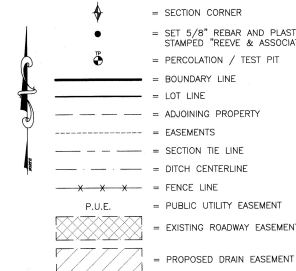
TEST PIT #1 / EXPLORATION PIT #1
0"-12" LOAM-SILT LOAM, GRANULAR STRUCTURE
12"-38" SILT LOAM, BLOCKY STRUCTURE
38"-50" SILTY CLAY LOAM, BLOCKY STRUCTURE, MANY RED MOTTLES
PERCOLATION RATE (MPI) 46.4 AT 48"

TEST PIT #2 / EXPLORATION PIT #2
0"-12" LOAM-SILT LOAM, GRANULAR STRUCTURE
12"-27" SILT LOAM, BLOCKY STRUCTURE
27"-38" SILTY CLAY LOAM, BLOCKY STRUCTURE, MANY RED MOTTLES
38"-50" FINE SANDY LOAM, SINGLE GRAINED STRUCTURE
PERCOLATION RATE (MPI) 10.0 AT 35"

NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE 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 RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

LEGEND



NARRATIVE

THIS SURVEY WAS REQUESTED BY KRISTINA MILLER FOR THE PURPOSE OF SUBDIVIDING THE HEREIN DESCRIBED PARCEL OF LAND INTO ONE LOT AND A REMAINDER PARCEL.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°37'51" EAST 5186.96 FEET BETWEEN SAID NORTHWEST AND NORTHEAST CORNERS OF SECTION 22 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A RECORD OF SURVEY PREPARED BY REEVE & ASSOCIATES, INC., FOR THE ELWOOD POWELL PROPERTY, DATED APRIL 10, 2017, AND RECORDED NOVEMBER 2021, AS ENTRY #7041 WAS USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A 3/4" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE RIGHT-OF-WAY LINE OF 3175 WEST STREET, BEING 2060.05 FEET SOUTH 89°37'51" EAST AND 1801.69 FEET SOUTH 00°22'09" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 22 (SAID NORTHWEST CORNER BEING 5186.96 FEET NORTH 89°37'51" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 22); THENCE SOUTH 01°55'56" WEST 325.00 FEET; THENCE NORTH 88°04'04" WEST 678.92 FEET TO THE CENTER OF A DRAIN; THENCE NORTH 01°29'14" EAST 325.00 FEET ALONG THE CENTER OF SAID DRAIN; THENCE SOUTH 88°04'04" EAST 681.44 FEET TO AND ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 221,055 SQUARE FEET OR 5.075 ACRES.

SEE RECORD OF SURVEY # 7041

DEVELOPER

KRISTINA MILLER
3905 N 3175 W
ODDEN, UT 84404

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 PLAT AND ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS 27 DAY OF Sept, 2024

Kevin K. King
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 25th DAY OF September, 2024

James D. ...
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder

Entry No. 2211558. Fee Paid \$150.00. Filed For Record And Recorded, 21-SEP-2024 At 11:58 AM in Book 138 Of The Official Records, Page 17.
Recorded By: *Bradley Miller*
Webster County Recorder
Deputy: *B. K.*

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, SIGNED THIS 27 DAY OF September, 2024

John ...
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

George Myers 9/26/24
WEBER COUNTY ENGINEER

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 20 DAY OF September, 2024

Chairman, Weber County Commission
ATTEST TITLE

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 20th DAY OF September, 2024

Jeremy Matthews
WEBER COUNTY SURVEYOR

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