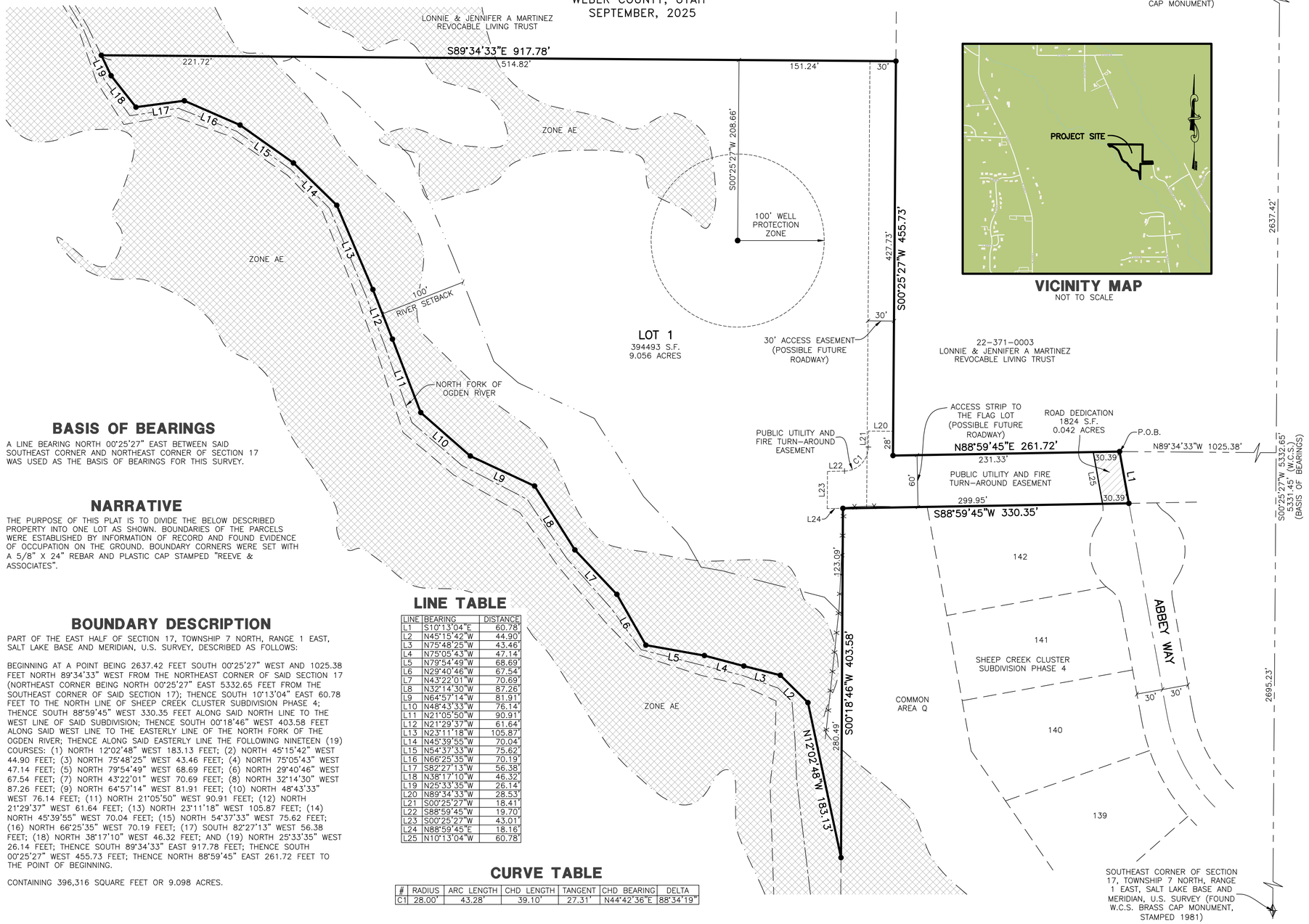
Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 1 OF 1

MORRIS RIVERVIEW ESTATE

A FLAG LOT SUBDIVISION

PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2025



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

A LINE BEARING NORTH 00°25'27" EAST BETWEEN SAID SOUTHEAST CORNER AND NORTHEAST CORNER OF SECTION 17 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO ONE LOT AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 2637.42 FEET SOUTH 00°25'27" WEST AND 1025.38 FEET NORTH 89°34'33" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 17 (NORTHEAST CORNER BEING NORTH 00°25'27" EAST 5332.65 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17); THENCE SOUTH 10°13'04" EAST 60.78 FEET TO THE NORTH LINE OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 4; THENCE SOUTH 88°59'45" WEST 330.35 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 00°18'46" WEST 403.58 FEET ALONG SAID WEST LINE TO THE EASTERLY LINE OF THE NORTH FORK OF THE OGDEN RIVER; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING NINETEEN (19) COURSES: (1) NORTH 12°02'48" WEST 183.13 FEET; (2) NORTH 45°15'42" WEST 44.90 FEET; (3) NORTH 75°48'25" WEST 43.46 FEET; (4) NORTH 75°05'43" WEST 47.14 FEET; (5) NORTH 79°54'49" WEST 68.69 FEET; (6) NORTH 29°40'46" WEST 67.54 FEET; (7) NORTH 43°22'01" WEST 70.69 FEET; (8) NORTH 32°14'30" WEST 87.26 FEET; (9) NORTH 64°57'14" WEST 81.91 FEET; (10) NORTH 48°43'33" WEST 76.14 FEET; (11) NORTH 21°05'50" WEST 90.91 FEET; (12) NORTH 21°29'37" WEST 61.64 FEET; (13) NORTH 23°11'18" WEST 105.87 FEET; (14) NORTH 45°39'55" WEST 70.04 FEET; (15) NORTH 54°37'33" WEST 75.62 FEET; (16) NORTH 66°25'35" WEST 70.19 FEET; (17) SOUTH 82°27'13" WEST 56.38 FEET; (18) NORTH 38°17'10" WEST 46.32 FEET; AND (19) NORTH 25°33'35" WEST 26.14 FEET; THENCE SOUTH 89°34'33" EAST 917.78 FEET; THENCE SOUTH 00°25'27" WEST 455.73 FEET; THENCE NORTH 88°59'45" EAST 261.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 396,316 SQUARE FEET OR 9.098 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S10°13'04"E	60.78'
L2	N45°15'42"W	44.90'
L3	N75°48'25"W	43.46'
L4	N75°05'43"W	47.14'
L5	N79°54'49"W	68.69'
L6	N29°40'46"W	67.54'
L7	N43°22'01"W	70.69'
L8	N32°14'30"W	87.26'
L9	N64°57'14"W	81.91'
L10	N48°43'33"W	76.14'
L11	N21°05'50"W	90.91'
L12	N21°29'37"W	61.64'
L13	N23°11'18"W	105.87'
L14	N45°39'55"W	70.04'
L15	N54°37'33"W	75.62'
L16	N66°25'35"W	70.19'
L17	S82°27'13"W	56.38'
L18	N38°17'10"W	46.32'
L19	N25°33'35"W	26.14'
L20	N89°34'33"W	28.53'
L21	S00°25'27"W	18.41'
L22	S88°59'45"W	19.70'
L23	S00°25'27"W	43.01'
L24	N88°59'45"E	18.16'
L25	N10°13'04"W	60.78'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	28.00'	43.28'	39.10'	27.31'	N44°42'36"E	88°34'19"

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF MORRIS SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9239283 JASON T. FELT STATE OF UTAH
PRELIMINARY

9239283
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT MORRIS RIVERVIEW ESTATE, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

JED D. MORRIS — DANNIELLE MORRIS

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = 100' RIVER SETBACK
- = EXISTING FENCELINE
- = CENTER OF NORTH FORK OF OGDEN RIVER
- = FEMA FLOOD ZONE AE
- = ROAD DEDICATION

60 0 60 120 180
Scale: 1" = 60'

DEVELOPER

JED MORRIS
D & J EXCAVATING
3732 N, RIVERS EDGE ROAD
EDEN, UT 84310
801-391-3531

PLAT NOTE:
BUILDING PERMITS FOR THIS LOT WILL NOT BE ISSUED UNTIL CONNECTION ROADS ARE COMPLETED IN SHEEP CREEK OR A SUITABLE FIRE ACCESS IS ACQUIRED THROUGH AN ADJACENT PROPERTY AND CONNECT TO A PUBLIC RIGHT-OF-WAY.

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 9-9-2025
Name: MORRIS RIVERVIEW ESTATE
Number: 8485-01
Revision:
Scale: 1"=60'
Checked:

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20__.

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.

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 _____ DAY OF _____, 20___.

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 _____ DAY OF _____, 20___.

WEBER COUNTY SURVEYOR

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 AFFECT.
SIGNED THIS _____ DAY OF _____, 20__.

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 _____ DAY OF _____, 20__.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No._____ Fee Paid _____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____
Recorded For:

Weber County Recorder

_____ Deputy.

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