

Harper Estates Subdivision

Weber County, Utah
A Part of the Northwest Quarter of Section 21,
Township 6 North, Range 2 West, Salt Lake Base & Meridian
August 2017

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a). Did you use right of way or centerline monuments? Fences or other surveyed corners? Dedication plats or other records? What are surveyed observations in the field of the existing centerline?

SURVEYOR'S CERTIFICATE
I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property described on this plat in accordance with Sections 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into two (2) lots, known hereafter as Harper Estates Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground, I further hereby 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 _____, 2017.
K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



NARRATIVE
The purpose of this survey was to subdivide, establish and set the property corners of the parcels as shown and described hereon. The survey was ordered by Bret Harper. The Right-of-Way for 4100 West Street was established by surveyed observations in the field of the existing centerline of 4100 West Street and offsetting 33.00 feet east and 33.00 feet west of the centerline of closure in the deed for the subject property. The north line of the subject property fits an existing fence line if the error of 10.00 feet is added to the second call changing the distance from 236.00' to 246.00'. There is a ±12.00 foot gap in the deeds along the south boundary of the Subject Property Tax ID No. 15-059-0019 after adding 10.00 feet to the second call in the deed. The fence lines both north and south of the subject property fall in harmony with adjoining deed descriptions. The boundary for the subject property is controlled by the following: The East line of the "stem" is the West line of Property Tax ID No. 15-059-0039, the North boundary is the South line of Property Tax ID No. 15-059-0039 and the existing fence line, the East boundary is the West Right-of-Way line of 4100 West Street, the South boundary is an existing fence line which falls in harmony with the North line of Property Tax ID No. 15-059-0018 and the West boundary is the East line of Property Tax ID No. 15-059-0031. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 21, T6N, R2W, SLB&M. The basis of bearing is the West line of the Northwest Quarter of said Section which bears South 0°50'21" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

AS SURVEYED BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT LOCATED 551.64 FEET SOUTH 00°50'21" WEST (8.36 CHAINS SOUTH BY RECORD) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 661.87 FEET SOUTH 89°31'07" EAST (10 CHAINS EAST BY RECORD) FROM THE NORTHWEST CORNER OF SAID SECTION 21;
RUNNING THENCE SOUTH 89°31'07" EAST 10.00 FEET (EAST BY RECORD) TO THE WEST LINE OF KELTON AND PAIGE MORSE PROPERTY TAX ID NO. 15-059-0039;
THENCE ALONG THE BOUNDARY OF SAID MORSE PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°48'23" WEST 246.00 FEET (SOUTH 236.00 FEET BY RECORD) TO AN EXISTING FENCE LINE; AND (2) SOUTH 89°31'07" EAST 655.61 FEET (EAST 650.00 FEET BY RECORD) ALONG SAID EXISTING FENCE LINE TO THE WEST RIGHT-OF-WAY LINE OF 4100 WEST STREET; THENCE SOUTH 01°10'42" WEST 142.72 FEET (SOUTH 130.86 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE NORTH 89°18'27" WEST 664.68 FEET (WEST 10 CHAINS BY RECORD) ALONG SAID EXISTING FENCE LINE TO THE EAST LINE OF DEON AND TERRI MCFARLAND PROPERTY TAX ID NO. 15-059-0031; THENCE NORTH 00°48'23" EAST 386.27 FEET (NORTH 376.86 FEET BY RECORD) ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 2.22 ACRES.

OWNER'S DEDICATION AND CERTIFICATION
Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said Harper Estates Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber 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 dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority in witness we have hereunto set our signature this _____ day of _____, 2017.

ACKNOWLEDGMENT
Bret D. Harper _____ Date _____
Tamra F. Harper _____ Date _____
State of Utah _____
County of Weber _____
On this _____ day of _____, 2017, Bret D. Harper and Tamra F. Harper, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.
Notary Public _____
Developer: Bret Harper, 4215 West 400 South, Ogden, Utah 84404, (801) 540-9021

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.
Signed this _____ Day of _____, 2017.
Weber County Engineer _____

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat: "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." WCO 106-1-8(c)(5).

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

Is there an easement or should there be an easement dedicated for these ditches or canals or drains? See engineering

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Homes that are built on approved flag lots or right-of-ways shall have the address assigned and posted at the access point from a county road or private road. WCO 106-1-8(c)(1)f

All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a) No set or found property corners shown on plat

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h) No set or found property corners shown on plat. The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)j

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d No set or found property corners shown on plat.

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f

Miradi shows this subdivision is on Central Weber Sewer, signature block may not be needed if directed by planner

A signature block for County Surveyor conforming to state code and county ordinance.
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 _____, 2017.
Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

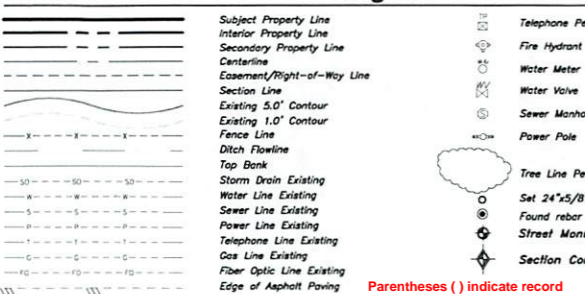
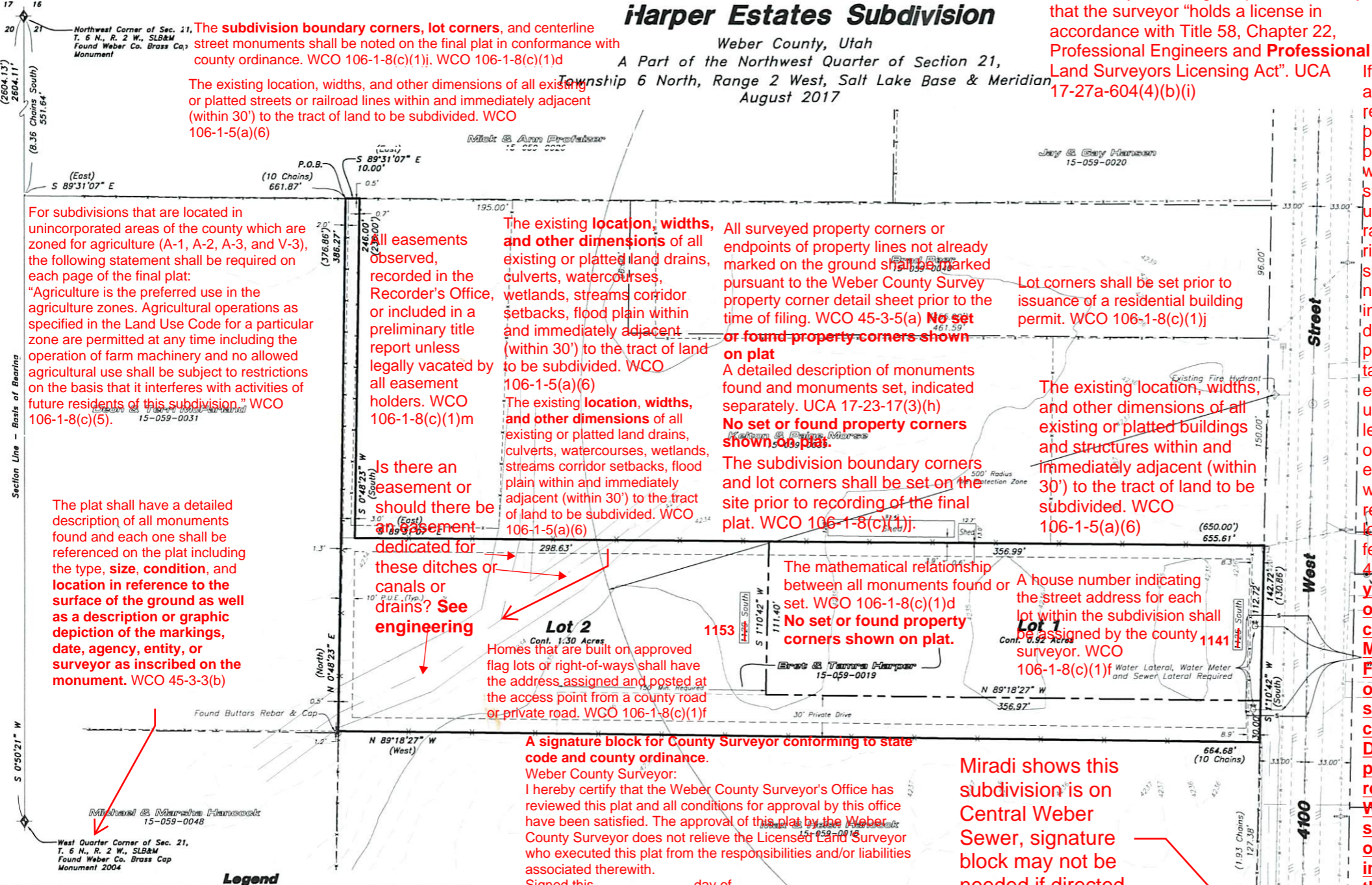
NOTES:
1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
2- SCHEDULE "B" ITEMS 7-13 DO NOT AFFECT THE SUBJECT PROPERTY.
3- A TEMPORARY EMERGENCY VEHICLE TURNAROUND IS REQUIRED ON LOT AS PER THE CODES AND STANDARDS OF WEBER COUNTY.

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 _____, 2017.
Chairman, Weber County Commission
Attest _____
Weber County Surveyor

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 the 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 this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this _____ Day of _____, 2017.
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 _____, 2017.
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 _____, 2017.
Weber-Morgan Health Department



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