

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 Section 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 Licence 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. There is a 10.00 foot error 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 the 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 and fits an existing fence line, the North 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 DEAN 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 tract 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.

Bret D. Harper \_\_\_\_\_ Date \_\_\_\_\_  
Tamra F. Harper \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

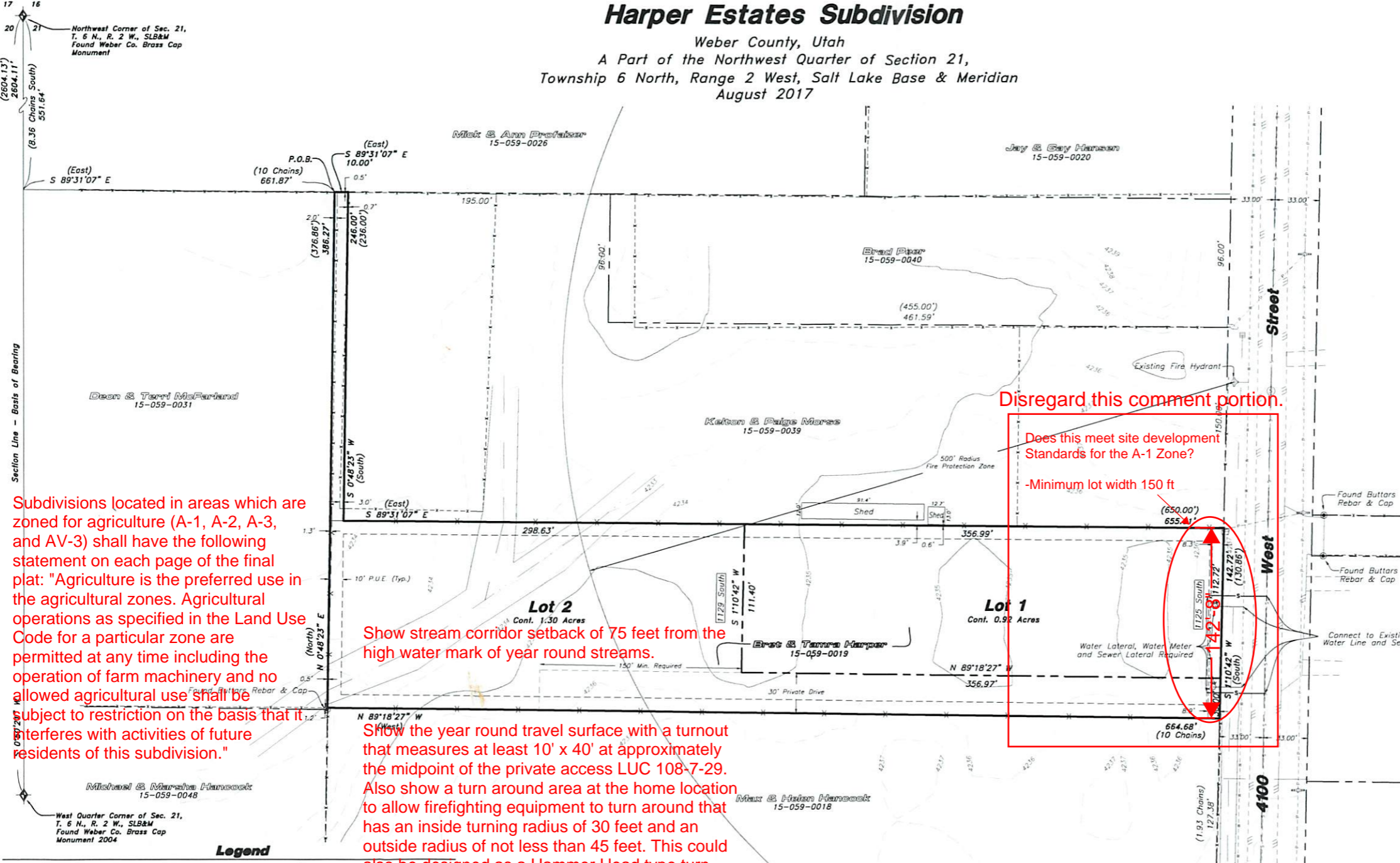
State of Utah  
County of Weber  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, Bret D. Harper and Tamra F. Harper, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, Two In Numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Developer:  
Bret Harper  
4215 West 400 South  
Ogden, Utah 84404  
(801) 540-9021  
Notary Public

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

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



Disregard this comment portion.  
Does this meet site development Standards for the A-1 Zone?  
-Minimum lot width 150 ft

Subdivisions located in areas which are zoned for agriculture (A-1, A-2, A-3, and AV-3) shall have the following statement on each page of the final plat: "Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision."

Show stream corridor setback of 75 feet from the high water mark of year round streams.

Show the year round travel surface with a turnout that measures at least 10' x 40' at approximately the midpoint of the private access LUC 108-7-29. Also show a turn around area at the home location that has an inside turning radius of 30 feet and an outside radius of not less than 45 feet. This could also be designed as a Hammer Head type turn around.

This may be removed because this proposal will be administratively approved.

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This may be removed because sanitary and culinary services will be provided by public entities.

Legend  
Subject Property Line  
Interior Property Line  
Secondary Property Line  
Centerline  
Easement/Right-of-Way Line  
Section Line  
Existing 5.0' Contour  
Existing 1.0' Contour  
Fence Line  
Ditch Flowline  
Top Bank  
Storm Drain Existing  
Water Line Existing  
Sewer Line Existing  
Power Line Existing  
Telephone Line Existing  
Gas Line Existing  
Fiber Optic Line Existing  
Edge of Asphalt Paving

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 PLANNING COMMISSION APPROVAL  
This is to certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2017.  
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.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2017.  
Weber County Engineer

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

HAI HANSEN & ASSOCIATES, INC.  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at www.haies.net  
Brigham City Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
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