

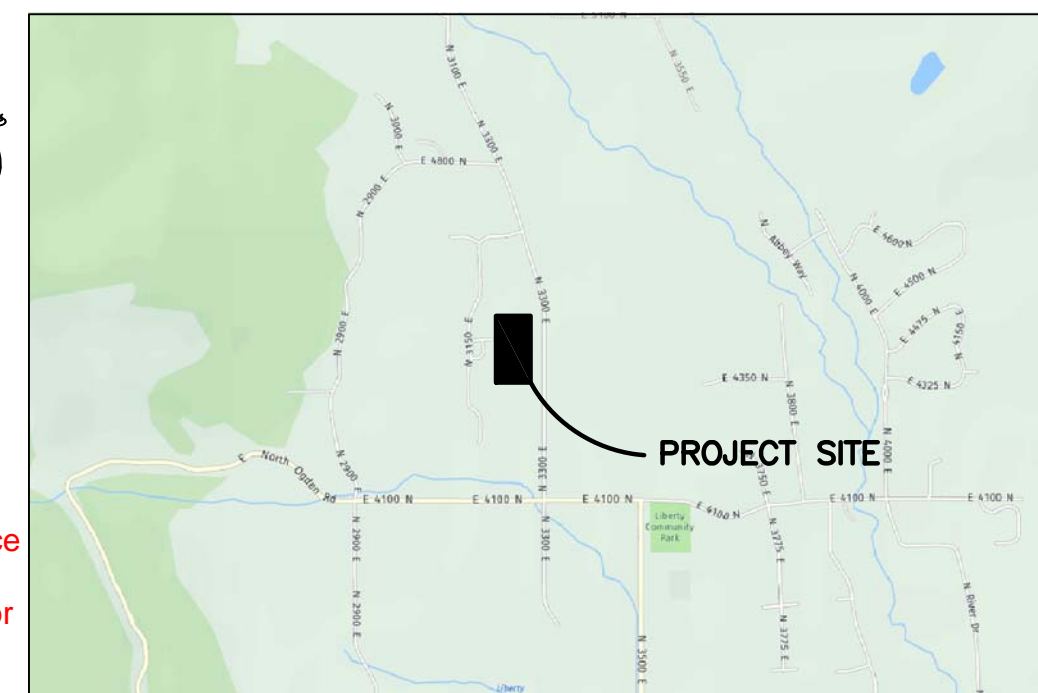
MONTGOMERY ACRES

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH
FEBRUARY 2019

There is already a Montgomery Acres Subd. BK 46 Page 021
A different name will be required. (Montgomery.. Ranch, Springs, Acres, Estates, and Mountain all are existing recorded subdivision names.)

Is road parallel to boundary? what is the overall width? (clear definition of roadway needs to be shown, if the boundary is parallel to the road half-width could be shown at the other side of the property to show that it is parallel, also we will need the full width defined, not half-width only)

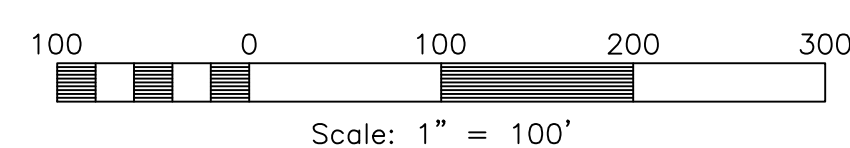
The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as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



Vicinity Map
(NOT TO SCALE)

LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR & CAP
- = PUBLIC UTILITY EASEMENT
- = SECTION LINE
- = BOUNDARY LINE
- = EASEMENT LINE
- = EXISTING FENCE LINE
- = ADJOINING PROPERTY
- = RIGHT-OF-WAY
- = EXISTING PAVEMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 17, T.7N, R.1E., SLB&M., SHOWN HEREON AS: S89°34'25"E

NARRATIVE

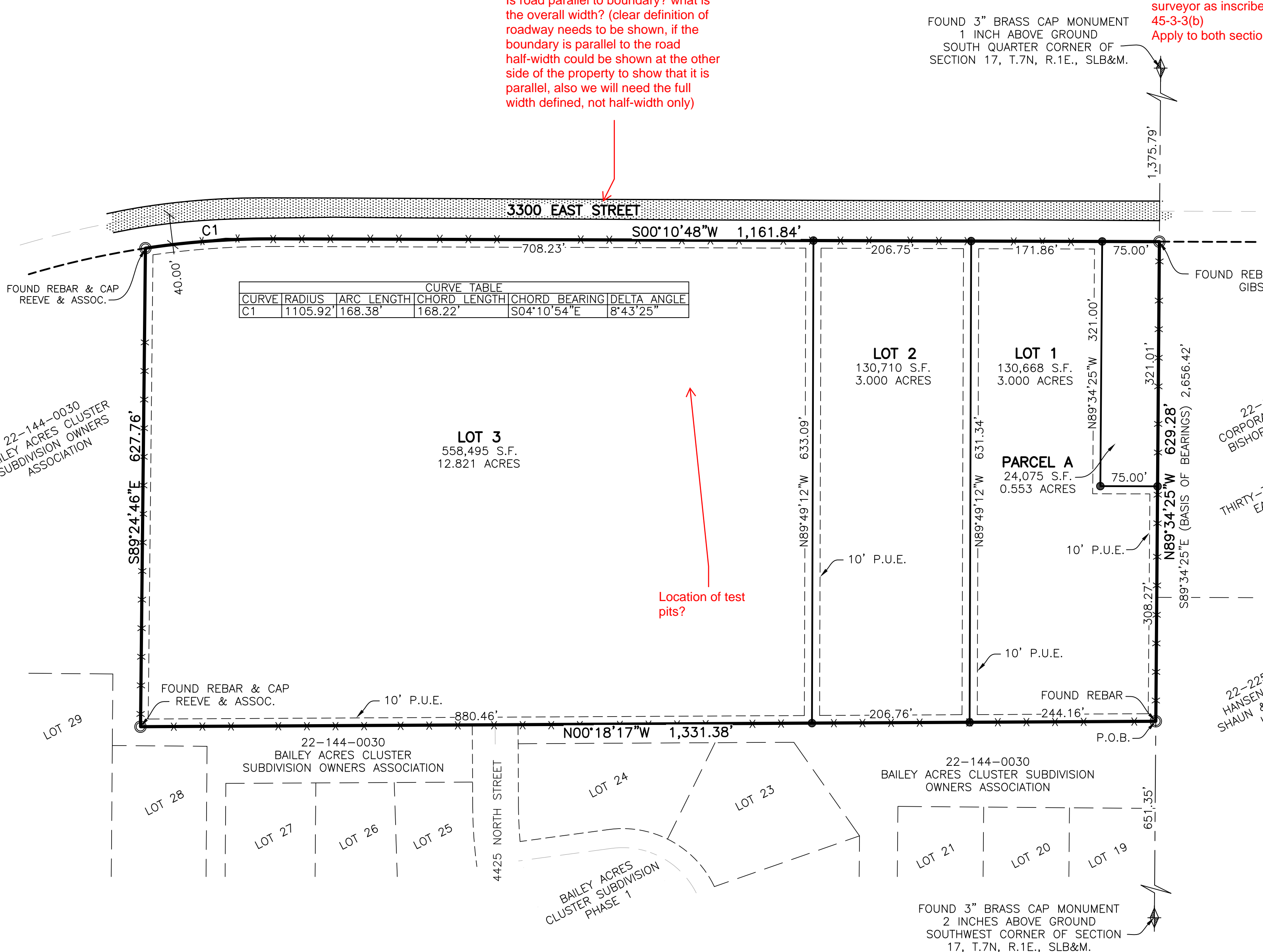
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BAILEY ACRES CLUSTER SUBDIVISION PHASE 1, RECORDED AS ENTRY 1570952, BOOK 48, PAGE 15 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID CORNER IS 651.35 FEET S89°34'25"E ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17, AND RUNNING THENCE N00°18'17"W 1,331.38 FEET ALONG AN EXISTING FENCE AND AN EASTERLY LINE OF SAID SUBDIVISION TO A SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE S89°24'46"E 627.76 FEET, MORE OR LESS, ALONG AN EXISTING FENCE, AND THE PROJECTION THEREOF, AND A SOUTHERLY LINE OF SAID SUBDIVISION TO A SOUTHEAST CORNER OF SAID SUBDIVISION AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF 3300 EAST STREET, SAID POINT BEING IN THE ARC OF A 1,105.92-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CENTER BEARS S81°27'24"W); THENCE SOUTHERLY 168.38 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 08°43'25" (NOTE: CHORD TO SAID CURVE BEARS S04°10'54"E FOR A DISTANCE OF 168.22 FEET); THENCE S00°10'48"W 1,161.84 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHERLY LINE OF SAID SECTION 17; THENCE N89°34'25"W 629.28 FEET ALONG AN EXISTING FENCE AND THE SOUTHERLY LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING.

CONTAINING 843,948 SQUARE FEET OR 19.374 ACRES, MORE OR LESS.



Location of test pits?

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

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, parol, 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).

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 _____, 20____. Weber County Surveyor WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

FOUND 3" BRASS CAP MONUMENT 1 INCH ABOVE GROUND SOUTH QUARTER CORNER OF SECTION 17, T.7N, R.1E., SLB&M.

FOUND 3" BRASS CAP MONUMENT 2 INCHES ABOVE GROUND SOUTHWEST CORNER OF SECTION 17, T.7N, R.1E., SLB&M.

Developer:
Jared Montgomery
5663 N. 3100 E
Liberty, UT 84310
(801) 940-6581

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

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 FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH 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 _____, 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 _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

SURVEYOR'S CERTIFICATE
I, **AARON L. INABNIT**, 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 **MONTGOMERY ACRES** 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____.

9897117
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 LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **MONTGOMERY ACRES**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

Signer(s) name for Montgomery Acres LLC

Need to include Parcel A in dedication.

ACKNOWLEDGMENT
STATE OF UTAH _____)ss.
COUNTY OF _____)
Only needs LLC acknowledgement according to title report

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

ACKNOWLEDGMENT
STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.
Surveyor: **A. INABNIT**
Designer: **A. INABNIT**
Begin Date: **02-27-19**
Name: **MONTGOMERY ACRES**
Number: **6712-02**
Revision: _____
Scale: **1"=100'**
Checked: _____

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