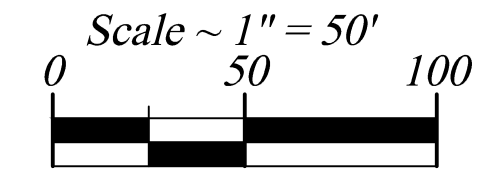


# FLAT CANYON VIEW ESTATES

PART OF THE NE 1/4 OF SECTION 7 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - AUGUST 2019

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor.



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS
  - - - - - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ▬ ROAD/STREET DEDICATION

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat, WCO 106-1-5(a)(2); WCO 106-1-8(c)(1); UCA 17-23-17(3)(c) WCO 45-3-3(d) show hatch on 5750

**NOTE:**

- 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. [Amd. Ord. Sec. 106-1-8(c)(5)]

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)

**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\_\_\_\_.

Signature \_\_\_\_\_

**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 PLANNING COMMISSION APPROVAL**

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Weber County Planning Commission

**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 effect. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

**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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Weber County Commission  
Attest:  
Title: Weber County Clerk

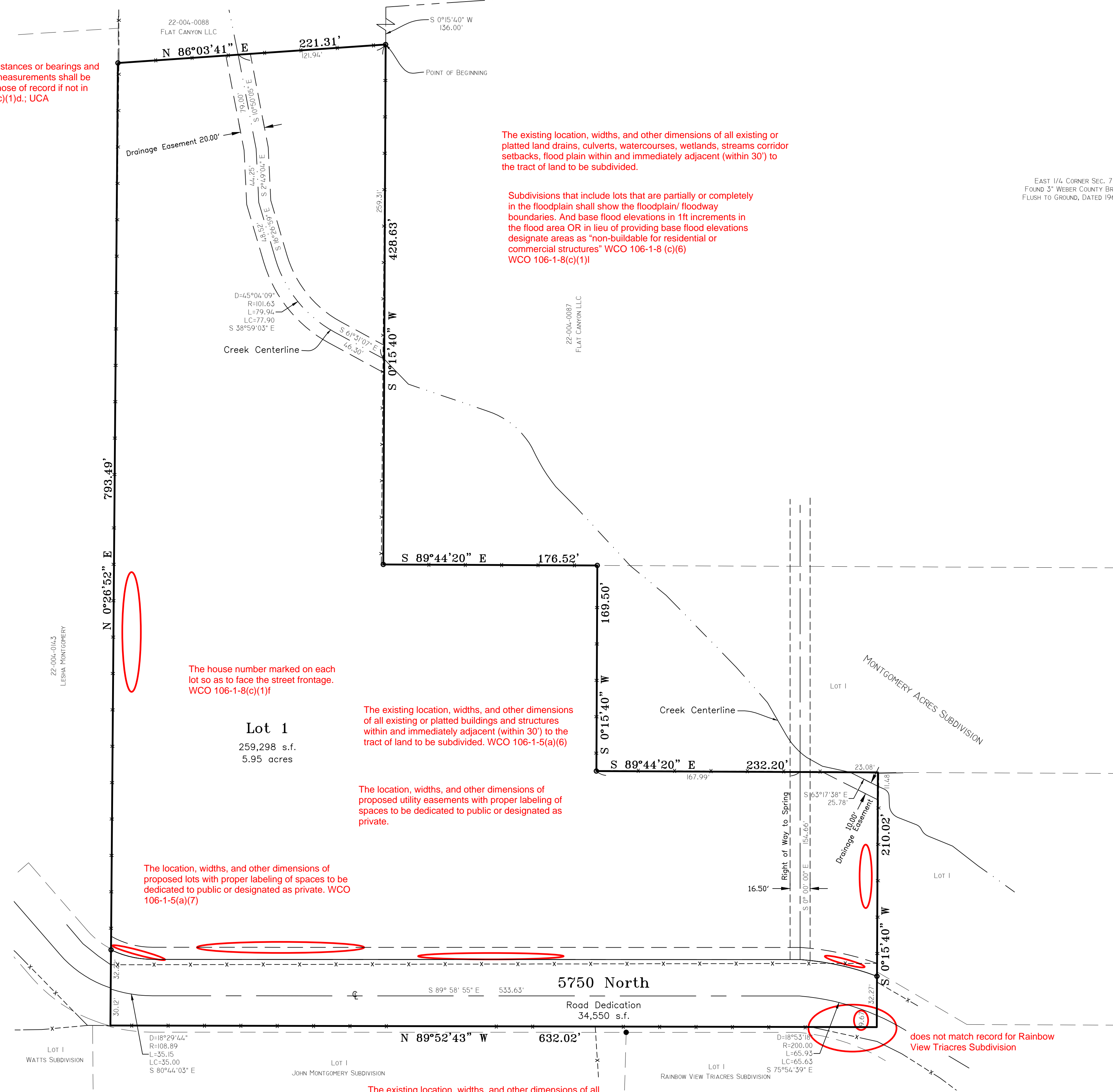
**WEBER COUNTY ENGINEER**

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Tyler D. Knight, 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 hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown herein in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided.

Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain/ floodway boundaries. And base flood elevations in 1ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8 (c)(6) WCO 106-1-8(c)(1)

The house number marked on each lot so as to face the street frontage. WCO 106-1-8(c)(1)f

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private.

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivide. width of 5750

does not match record for Rainbow View Triacres Subdivision

NORTHEAST CORNER SEC. 7, T7N, R1E, SLB8M FOUND 3" WEBER COUNTY BRASS CAP MONUMENT FLUSH TO GROUND, DATED 1993, GOOD CONDITION

EAST 1/4 CORNER SEC. 7, T7N, R1E, SLB8M FOUND 3" WEBER COUNTY BRASS CAP MONUMENT FLUSH TO GROUND, DATED 1963, GOOD CONDITION

**OWNER'S DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract FLAT CANYON VIEW ESTATES:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

**Individual Acknowledgement**

IN WITNESS WHEREOF, the hand of said Grantor(s), this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SHANNON SANDBERG LORI SANDBERG

STATE OF UTAH )  
                          ) SS  
COUNTY OF WEBER )

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same. WITNESS my hand and official stamp the date in this certificate first above written: As a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(print name below signature)

**BOUNDARY DESCRIPTION**

A part of the Northeast Quarter of Section 7, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is 660.50 feet South 86°03'40" West and 136.00 feet South 0°15'40" West from the Northeast Corner of said Section 7; and running thence South 0°15'40" West 428.63 feet; thence South 89°44'20" East 176.52 feet to the Northwest corner of Montgomery Acres Subdivision, according to the official plat thereof; thence along said Subdivision the following three (3) courses: (1) South 0°15'40" West 169.50 feet, (2) South 89°44'20" East 232.20 feet and (3) South 0°15'40" West 210.02 feet to the North line extended of John Montgomery Subdivision and Rainbow View Triacres Subdivision, according to the official plats thereof; thence along said North line North 89°52'43" West 632.02 feet to a fence line extended; thence along said fence line and extended North 0°26'52" East 793.49 feet; thence North 86°03'41" East 221.31 feet to the point of beginning.

Contains 293,848 s.f. or 6.75 acres.

**NARRATIVE**

The purpose of this survey is to create a one (1) Lot subdivision as shown.

- Documents used to guide in this survey:
- Weber County Tax Plat 22-004 (current and prior years).
  - Deeds of record as found in the Weber County Records Office for parcels 22-004-0001, 22-004-0003, 22-004-0087, 22-004-0088, 22-004-0089, 22-004-0097, 22-004-0143, 22-004-0145, 22-004-0155, 22-004-0156, Triacres Subdivision, 61-055 John Montgomery Subdivision, 68-015 Watts Subdivision.
  - Record of Survey's: #319, #2133, #4530

5250 North Street was established by using previously recorded Subdivision's and observed evidence of fence lines. West line was held to the existing fence line and coincides with the East boundary of Parcel 6 in Record of Survey #4530. Record descriptions were rotated and adjusted to fit existing evidence.

Basis of bearing is state plane grid from monuments as shown.

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>	
<p><b>DEVELOPER: SHANNON SANDBERG</b></p> <p>Address: 3047 E. 5750 N. Liberty UT, 84310</p>		<p>1</p>	
<p>NE 1/4 of Section 7, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		<p><b>Subdivision Plat</b></p>	
<p>Revisions</p>		<p>DRAWN BY: TK CHECKED BY: TK DATE: FILE: 3962v1</p>	
<p>Chairman, Weber County Recorder</p>		<p>Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 2016. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____</p>	