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 – JANUARY 2020

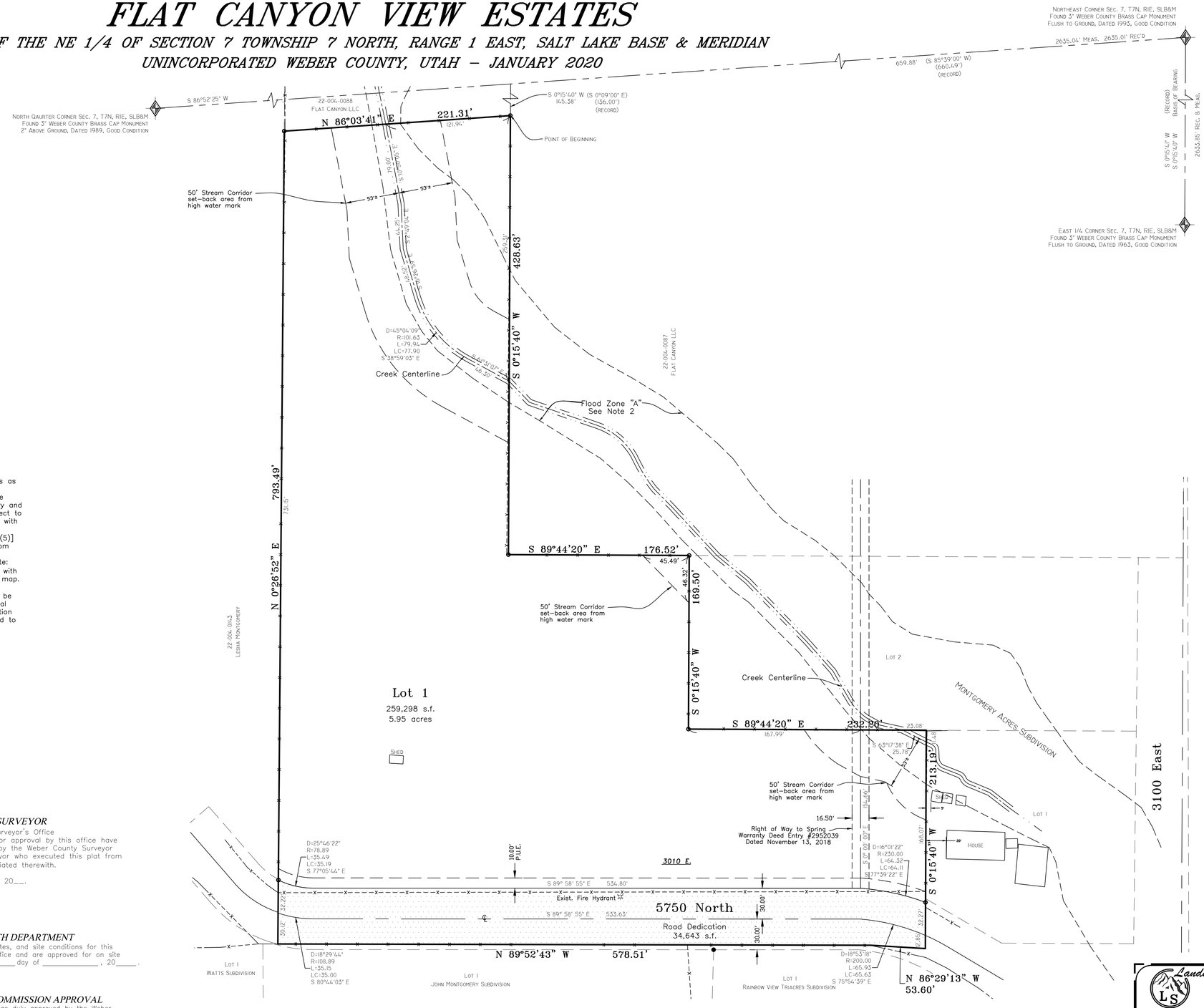
NORTH

Scale ~ 1" = 50'

0 50 100

Legend

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



NOTE:

1. 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)]
2. Flood Plane information is determined from Flood Insurance Rate Map, Map No. 49057C0207F, Panel 0207F, Effective Date: June 2, 2015. Flood Plane is Zone "A" with No Base Flood Elevations determined on map. According to Weber County Ordinance 106–1–8(c)(6), the floodplain area shall be designated as non–buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of title 12, Flood Damage Prevention Ordinance.

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all condition 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__.

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 an 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 hereon 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.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 9008384 STATE OF UTAH

PRELIMINARY NOT FOR RECORDING

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 660.49 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 213.19 feet to the North line extended of John Montgomery Subdivision and North line of Rainbow View Triacres Subdivision, according to the official plats thereof; thence along said North line the following two (2) courses: (1) North 86°29'13" West 53.60 feet and (2) North 89°52'43" West 579.51 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 293,933 s.f. or 6.75 acres.

does not match map

NARRATIVE

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

Documents used to aide in this survey:

1. Weber County Tax Plat 22–004 (currant and prior years).
2. Deeds of record as found in the Weber County Recorders 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.
3. Warranty Deed Entry No.2952039 dated Nov. 13, 2018 of Weber County Records.
4. Plats of Record: 46–21 Montgomery Acres Subdivision, 53–074 Rainbow View Triacres Subdivision, 61–055 John Montgomery Subdivision, 68–015 Watts Subdivision.
5. Record of Survey's: #319, #2133, #4530

Record description from Warranty Deed Entry No.2952039 was rotated and adjusted to fit existing fence line evidences which match existing subdivision boundaries. Ties to existing Section corners in this Plat have been adjusted to current Weber County published bearings. 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. The South boundary line of the deed of record fit the North line of John Montgomery Subdivision and the Western part of the North line of Rainbow View Triacres Subdivision but left a gap towards the East end of this deed and said Rainbow View Triacres Subdivision. Per request from the Weber County Surveyor's office the Easterly line of this subdivision was extended South to fit the North line of said Rainbow View Triacres Subdivision.

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

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: SHANNON SANDBERG
Address: 3047 E. 5750 N.
Liberty UT, 84310

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NE 1/4 of Section 7, Township 7 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision Plat

Revisions	
	DRAWN BY: TK
	CHECKED BY: TK
	DATE:
	FILE: 3962v1

Weber County Recorder

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:_____

File Name

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.