

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)j

"When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

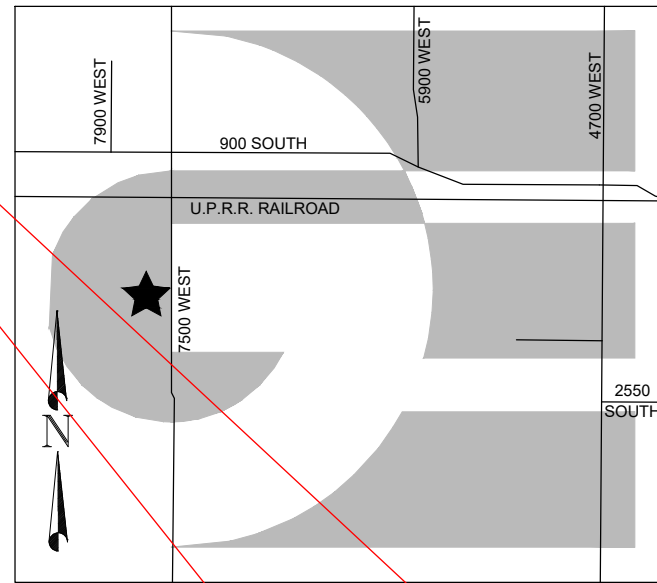
The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2021

VICINITY MAP

NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
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- EXISTING FIRE HYDRANT
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- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 7500 WEST STREET BEING LOCATED SOUTH 0°30'42" WEST 990.03 FEET ALONG SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 27; RUNNING THENCE ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE SOUTH 0°30'42" WEST 295.30 FEET; THENCE NORTH 89°55'40" WEST 176.80 FEET; THENCE SOUTH 0°04'20" WEST 226.97 FEET TO THE NORTH BOUNDARY LINE OF RUSSIAN OLIVES SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 89°10'00" WEST 339.74 FEET TO THE EAST BOUNDARY LINE OF RUSSIAN OLIVES SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE SOUTH 0°30'42" WEST 150.37 FEET; THENCE NORTH 89°10'00" WEST 66.00 FEET; THENCE SOUTH 0°30'42" WEST 150.00 FEET TO THE NORTHERLY BOUNDARY LINE OF TALBOT SUBDIVISION - 1ST AMENDMENT; THENCE ALONG SAID NORTHERLY BOUNDARY LINE FOLLOWING THREE (3) COURSES; (1) NORTH 88°23'23" WEST 14.99 FEET; (2) SOUTH 0°30'42" WEST 165.00 FEET; (3) NORTH 89°08'04" WEST 731.36 FEET; THENCE NORTH 0°43'11" EAST 971.76 FEET; THENCE SOUTH 89°55'40" EAST 1323.64 FEET TO THE POINT OF BEGINNING, CONTAINING 22.89 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MOUNTAIN VIEWS LAND SUBDIVISION, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF ____, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MOUNTAIN VIEWS LAND SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS ____ DAY OF ____, 2021.

BY: _____

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent 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. WCO 106-1-5(a)(7)

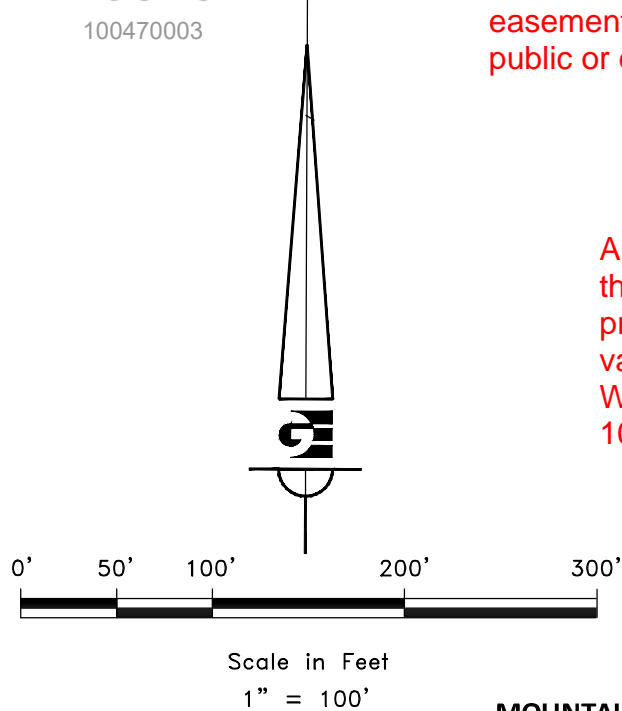
All easements need to be shown on the map.

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

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

HARRIS, GEORGE A (LIFE ESTATE) 100480027

NATURAL RESOURCES DIVISION OF WILDLIFE RESOURCES 100470003



MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION PHASE 1 (INCLUDING PHASE 1A)

LOT COUNT	23
AVERAGE LOT FRONTAGE	155.5 FEET
AVERAGE LOT SIZE	39,898 SQ. FT. 0.92 ACRES
AREA WITHIN ROADWAY	119,528 SQ. FT. 2.74 ACRES
TOTAL PROJECT AREA	1,037,187 SQ. FT. 23.81 ACRES

NOTES

- ZONE A-2 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' MINIMUM WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24 FEET, SIDE FACING STREET 20', REAR 30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0400E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THIRTEEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JASON HARROP. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°30'42" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 7500 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE DAVIS MEATS SUBDIVISION. VESTING DEED OF THE SUBJECT PROPERTY RECORDED AS ENTRY NUMBER 2864004 ALONG WITH VESTING DEED OF ADJOINING PROPERTIES, THE DEDICATED PLAT OF DAVIS MEATS SUBDIVISION AND RECORD OF SURVEYS NUMBER 5249, 1201 5706, AND 6109 WERE USED TO DETERMINE THE SUBDIVISION BOUNDARY.

MOUNTAIN VIEWS LAND AND LIVESTOCK LLC 100480022

FUTURE DEVELOPMENT

MOUNTAIN VIEWS LAND AND LIVESTOCK LLC 100480024

NORTHEAST CORNER SEC. 27, T6N, R3W, S.L.B. &M. (FOUND BRASS CAP MONUMENT IN CONCRETE COLLAR 6" BELOW DRIVEWAY 1963 GOOD COND.)

P.O.B.

990.03'

114.65'

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S89°29'18"E

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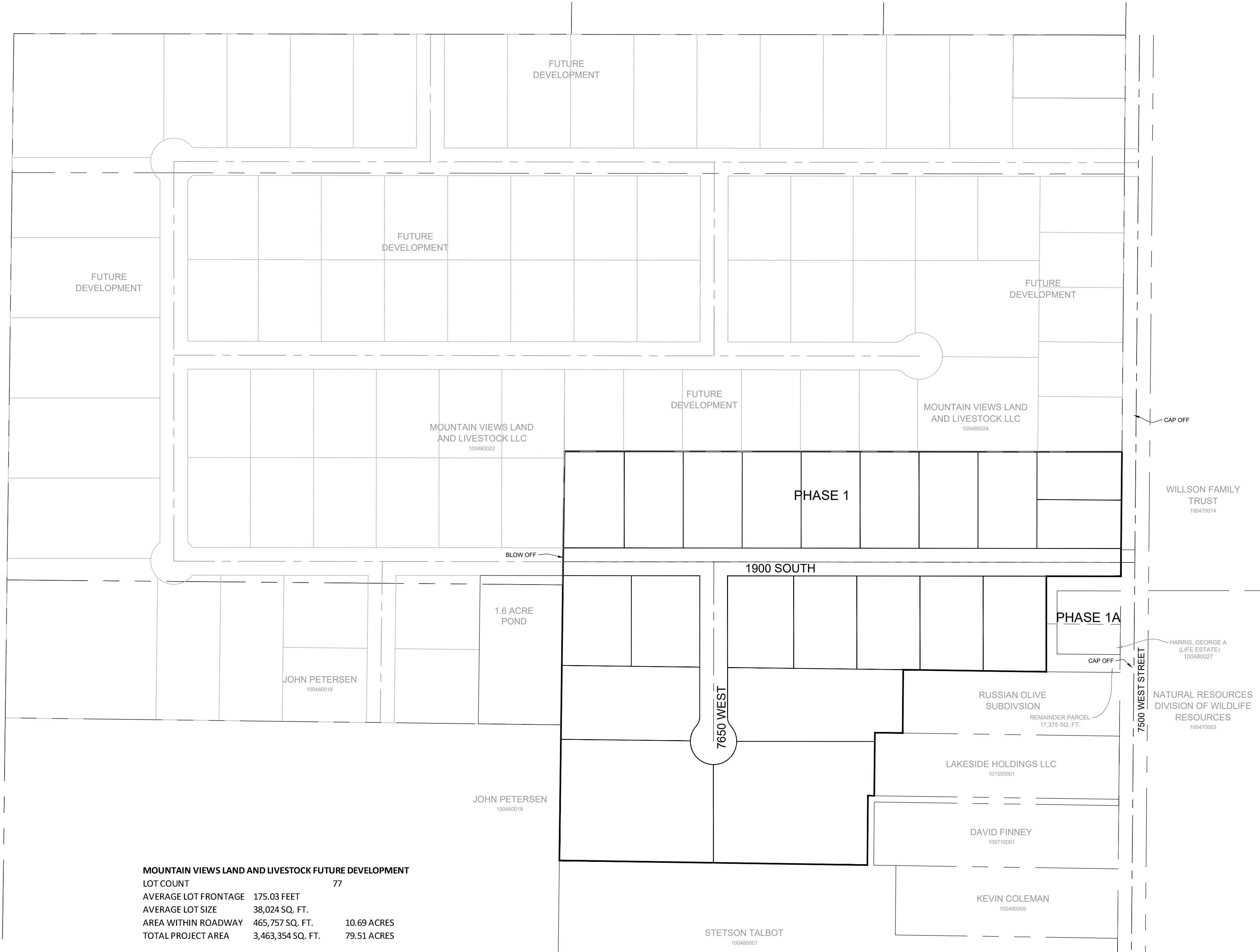
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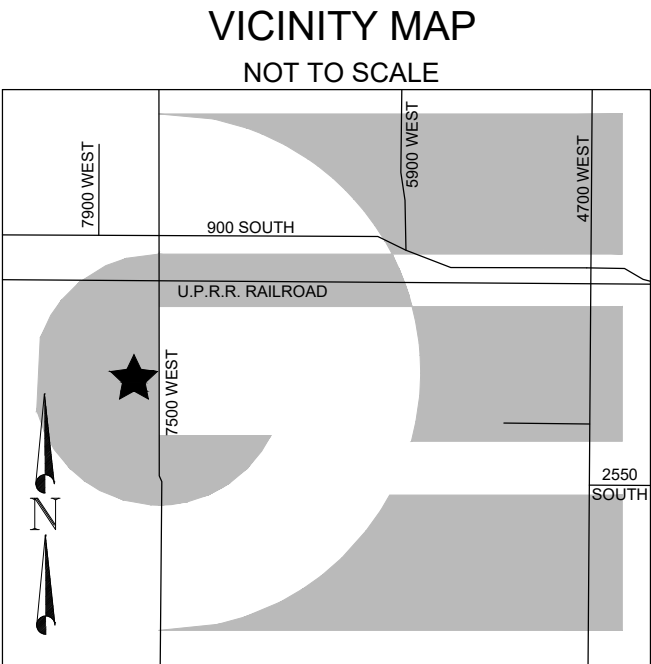
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MOUNTAIN VIEWS LAND AND LIVESTOCK MASTER PLAN
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2021

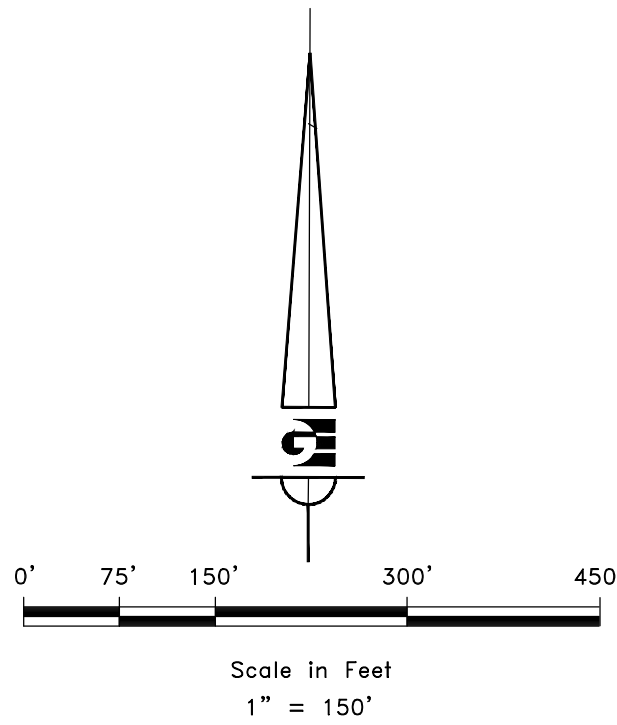


MOUNTAIN VIEWS LAND AND LIVESTOCK FUTURE DEVELOPMENT			
LOT COUNT		77	
AVERAGE LOT FRONTAGE	175.03 FEET		
AVERAGE LOT SIZE	38,024 SQ. FT.		
AREA WITHIN ROADWAY	465,757 SQ. FT.	10.69 ACRES	
TOTAL PROJECT AREA	3,463,354 SQ. FT.	79.51 ACRES	



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
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- SECTION LINE
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R:\1618 - PRICE, JOHN\2001 - MOUNTAIN VIEWS LAND SURVEY\DWG\MOUNTAIN VIEWS SUBDIVISION.DWG

DEVELOPER: JOHN PRICE	S2 2	COUNTY RECORDER
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		ENTRY NO. _____ FEE PAID _____
		FILED FOR AND RECORDED _____
		AT _____, IN BOOK _____ OF OFFICIAL
		RECORDS, PAGE _____, RECORDED
		FOR _____
		COUNTY RECORDER
		BY: _____