

Please explain and provide proof of secondary water availability, quantity, and method of conveyance to the lot.

At the time of recording the approved subdivision plat, the developer/property owner shall record a covenant to run with the land that these rights or shares will not be disposed of except to the lots in the subdivision and with the sale of each lot, a transfer at no cost, the required water rights or shares needed to properly irrigate the lot, to the lot purchaser. Planning Staff will draft this covenant and have it available to the developer to sign and record with the approved subdivision mylar.

At the time of recording the approved subdivision plat, the developer/property owner shall record an Onsite Wastewater Disposal Systems Deed Covenant and Restriction. This document is intended to educate and future buyers of required septic systems for this buildable lot. Planning Staff will draft this covenant and have it available to the developer to sign and record with the approved subdivision mylar.

MILLER'S FLATS SUBDIVISION
WEST WARREN, WEBER COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: FEBRUARY 2021

KATHLEEN McDONALD
ENTRY 142921
BOOK 1601
PAGE 2224

GILBERT MILLER
ENTRY 1263246
BOOK 1694
PAGE 308

2015 FEMA data indicates that a large portion of this lot is located in a Zone A Special Flood Hazard Area. Per LUC Sec. 106-1-8(c)(6) & Sec. 106-2-7(b), Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain boundaries and when available the floodway boundaries. The plat shall also indicate the base flood elevations in one-foot increments within the floodplain. In lieu of providing the base flood elevations, the floodplain shall be designated as non-buildable for residential and commercial structures.

IF Base Flood Elevations are known and indicated on the plat, please add a note indicating the following:

- 1. Elevations of the lowest inhabitable floor for any building or structure shall be equal to or higher than the base flood elevation as determined by the flood hazard boundary map and the county engineer.

LOT 1
Contains 72,737 sq. ft.
1.67 acres
Please add addressing info once provided by the addressing official.

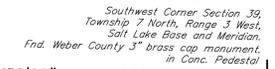
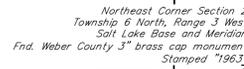
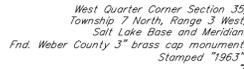
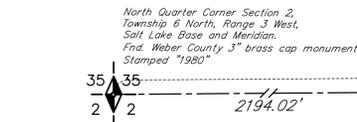
Per the Weber-Morgan Health Department letter dated 4/22/2021, please show the location of the percolation test pits on the lot. The plat will also need to document the soil horizons and percolation rates. This is typically done as a plat note or as a data table.

The submitted title report references a Utah Power & Light Company easement recorded 8/20/79 as Entry # 786913. Please reference this easement on the plat.

Per LUC Sec. 106-2-4(g), a remnant parcel containing 5.25 contiguous acres (or more) and a home can be left as a remaining agricultural parcels not approved for additional single-family dwelling. Per this requirement, please label this remnant parcel accordingly or add it as Lot 2 within the subdivision boundary.

GILBERT MILLER
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Per LUC Sec. 106-1-8(c)(5), 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. Agriculture 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."

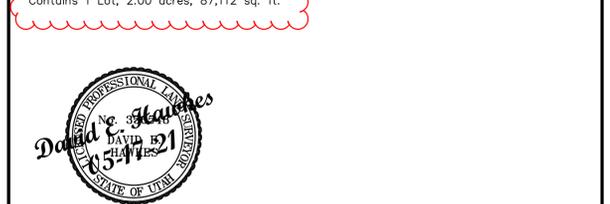


- ROS # = RECORD OF SURVEY #/FILE NUMBER
BLA = BOUNDARY LINE AGREEMENT
POB = POINT OF BEGINNING
WCS = WEBER COUNTY SURVEYOR
MEAS. = MEASURED
CALC. = CALCULATED
= FOUND MONUMENT AS NOTED

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz
FOR:
Gilbert Miller
1831 North 6700 West
West Warren, Utah 84404

SURVEYORS CERTIFICATE
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments, as shown hereon.
NARRATIVE
See Record of Survey #6766, filed with the Weber County Surveyor.
Does not match this proposed lot.

BOUNDARY DESCRIPTION
A parcel of land lying and situate in the Northeast Quarter of Section 2, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 2.00 acre of that particular parcel of land described in that certain Warranty Deed recorded as Entry 1263246, in Book 1694, at Page 308, of the Weber County Records. Basis of bearing for subject parcel being NORTH as determined by GPS or "South 89°34'56" West 2662.63 feet, measured, between the Weber County brass cap monuments monumenting the north line of said Northeast Quarter Section. Subject Parcel being more particularly as follows:
Commencing at the Northeast Corner of Said Section 2, thence South 89°34'56" West 33.00 feet coincident with the north line of said Section 2 to a point on the west right of way line of 6700 West Street; thence South 00°21'24" West 33.00 feet coincident with said right of way line to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning.
Thence South 00°21'24" West 167.00 feet coincident with said right of way line to a number five rebar and cap stamped "PLS 356548"; Thence South 89°34'56" West 435.60 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°21'24" East 167.00 feet to a point on said north section line and a number five rebar and cap stamped "PLS 356548"; Thence North 89°34'56" East 435.60 feet coincident with said section line to the point of beginning.
Contains 1 Lot, 2.00 acres, 87,112 sq. ft.



OWNERS DEDICATION
Known 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 one lot, and a public street, as shown on this plat and name said tract MILLER'S FLATS SUBDIVISION, and hereby dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon in witness we have hereunto set our signature.

Signed this ___ day of ___, 2021.
Gilbert C. Miller, husband

Meda B. Miller, wife

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WEBER }

On the ___ day of ___, 2021, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public My Commission Expires

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 on-site waste water system.
This ___ day of ___, 2021.
Director, Weber Morgan Health Department

WEBER COUNTY RECORDER
ENTRY NUMBER
FEE PAID
FILED FOR RECORD AND RECORDED THIS
DAY OF ___, 2021, IN BOOK ___, AT PAGE ___ OF THE OFFICIAL RECORDS.
DEPUTY COUNTY RECORDER

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 ___, 2021.
Signature

COUNTY SURVEYOR'S CERTIFICATE
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 execute this plat from the responsibilities and/or liabilities associated therewith.
Signed this ___ day of ___, 2021.
Signature

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 ___, 2021.
Signature

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 ___, 2021.
Chairman, Weber County Planning Commission

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 ___, 2021.
Chairman, Weber County Commission
Attest: Title: _____