

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 15496, State of Utah, and that I have personally surveyed and prepared this plat in accordance with the Utah 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.

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, of the Weber County Records, Basis of bearing for subject parcel being as follows: S89°34'56" W 2662.63' to 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 29°22'26" West 7995.25' to the corner 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 corner with said Section 2, containing 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 shown hereon to be used for public utility drainage purposes as shown hereon in witness wherefore, hereunto set our signature.

Signed this _____ day of _____, 2021.

Gilbert C. Miller, husband

Melba 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 shown on this plat are in accordance with the standards and specifications of the Utah Department of Health 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 _____

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

General Location of the Subdivision in
bold letters at the top of the sheet.
(e.g. City, County, State)
WCO 106-1-
5(a)(1), WCO 106-1-8(c)(1)a

KATHLEEN McDONALD
ENTRY 142921
BOOK 1601
PAGE 2224

BASIS OF BEARING
S89°34'56" W 2662.63'

N89°34'56"E 435.60'

LOT 1
Contains 72,737 sq. ft.
1.67 acres

Where are the
location for the
PUE's?

The location of percolation test notes
on each lot.
WCO 106-1-5(a)(10)

S89°34'56" W 435.60'

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
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 restrictions on the basis that it interferes with activities of future residents of this subdivision. WCO 106-1-8(c)(5).

The remaining parcel need not be labeled with bearings or distances nor is a description of the remainder parcel required.
WCO 106-1-8(c)(3).

GILBERT MILLER
ENTRY 1263246
BOOK 1694
PAGE 308

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)

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

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

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 plot was duly approved by the Weber County Planning Commission on the _____ day of _____, 2021.

Signed this _____ day of _____, 2021.

Signature _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plot 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 plot, the dedication of streets and easements shown thereon, and the plat are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2021.

Chairman, Weber County Commission _____

Attest: _____

Title: _____

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information.
WCO 106-1-8(c)(1)

