

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

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

LOT 1
 Contains 87,112 sq. ft.
 2.00 acres Gross
 83,712 sq. ft.
 1.92 acres Net

GILBERT MILLER
 ENTRY 1263246
 BOOK 1694
 PAGE 308



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.

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 200.00 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 200.00 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 lots, public streets and common open space as shown on this plat and name said tract Miller's Flats Subdivision, and hereby grant and dedicate to the county all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements.

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 _____

6700 WEST STREET

1900 NORTH STREET

West Quarter Corner Section 35,
 Township 7 North, Range 3 West,
 Salt Lake Base and Meridian.
 Fnd. Weber County 3" brass cap monument,
 Stamped "1963"

Northeast Corner Section 2,
 Township 6 North, Range 3 West,
 Salt Lake Base and Meridian.
 Fnd. Weber County 3" brass cap monument,
 Stamped "1963"

Southwest Corner Section 39,
 Township 7 North, Range 3 West,
 Salt Lake Base and Meridian.
 Fnd. Weber County 3" brass cap monument,
 in Conc. Pedestal

East Quarter Corner Section 11,
 Township 6 North, Range 3 West,
 Salt Lake Base and Meridian.
 Fnd. Weber County 3" brass cap monument,
 Stamped "2020"

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat.
 WCO 45-3-3(d)

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat.
 WCO 45-3-3(d)

Add road dedication lines to the legend.

Add address to next submittal.

1883 N 6700 W Street

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 in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures"
 WCO 106-1-8 (c)(6)

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).

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)

North Quarter Corner Section 2,
 Township 6 North, Range 3 West,
 Salt Lake Base and Meridian.
 Fnd. Weber County 3" brass cap monument,
 Stamped "1980"

GILBERT MILLER
 ENTRY 1263246
 BOOK 1694
 PAGE 308



- LEGEND**
- 29/32 = SECTION CORNER & SECTION LINE
 - 28/33 = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"
 - = EXTANT RIGHT OF WAY LINES
 - = NEW RIGHT OF WAY LINE
 - = 15.00 FOOT PUBLIC UTILITY EASEMENT
 - = DITCH BANK
 - = DITCH FLOW LINE
 - = DIMENSION LINES

- ROS # = RECORD OF SURVEY #/FILE NUMBER
 BLA = BOUNDARY LINE AGREEMENT
 POB = POINT OF BEGINNING
 WCS = WEBER COUNTY SURVEYOR
 MEAS. = MEASURED
 CALC. = CALCULATED
 TP = TEST PIT - PERK TEST

PREPARED BY:
Boundary Consultants
 Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
 801-792-1569
 dave@boundaryconsultants.biz

FOR:
 Gilbert and Jim Miller
 1831 North 6700 West
 West Warren, Utah 84404

PLAT NOTE:

"Agriculture is the preferred use in the agriculture 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).

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: _____

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