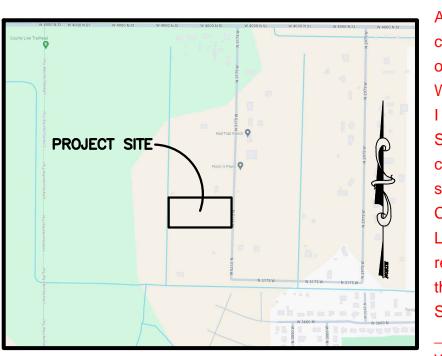
# MILLER SUBDIVISION

Reeve & Associates, Inc. - Solutions You Can Build On

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY



**VICINITY MAP** NOT TO SCALE

NORTHWEST CORNER OF

SECTION SECTION 22,

OWNSHIP 7 NORTH, RANGE 2

WEST, SALT LAKE BASE AND

MÉRIDIAN, U.S. SURVEY

A signature block for County Surveyor conforming to state code and county ordinance. Weber County Surveyor: I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all "Dedicate and reserve unto themselves, their responsibilities and/or liabilities associated therewith.

Weber County Surveyor Record Of Survey #\_\_\_\_7041\_\_\_\_ WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

WEBER COUNTY, UTAH Owner's Dedication Certificate shall JUNE, 2024 include the following Private Streets, access, rights-of-way dedication as

conditions for approval by this office have been heirs, their grantees and assigns, a right-of-way satisfied. The approval of this plat by the Weber to be used in common with all others within said County Surveyor does not relieve the Licensed subdivision (and those adjoining subdivisions Land Surveyor who executed this plat from the that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or

Subdivision Name approved by the county recorder. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a) Subdivision name has already been used will need to rename

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)

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 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)

FOUND REEVE &

ASSOCIATES REBAR

AND CAP 4' EAST OF

EASEMENT LINE

**EXISTING** 

ROADWAY

EASEMENT

FOUND REEVE &

ASSOCIATES REBAR AND

CAP 4.7' EAST OF

EASEMENT LINE

SHOW PUBLIC UTILITY

**EASEMENT AND SEWER** 

**EASEMENT PER ENTRY** 

#1466820 AND 1731523

S88°04'04"E 284.71'

S88°04'04"E 284.71'

43,560 S.F.

1.000 ACRES

3899 North

Explain the cross access

26' CROSS ACCESS

EASEMENT-

easement and will need to be

dedicated in owners dedication

NORTHEAST CORNER OF SECTION SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

 $\delta \sigma$ 

/

31

30'

3126.91

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

106-1-8(c)(1)f

177,495 S.F.

4.075 ACRES

GONZALEZ

19-010-0028 GONZALEZ, RODOLFO & WF MARIA ROCIO

(BASIS OF BEARINGS)

S89°37'51"E 5186.96

\$88°04'04"E 681.44"

WCO 106-7-

The existing location, widths, and other \*limensions of all existing or platted land drains, culverts, watercourses wetlands, streams corridor setbacks \*lood plain within and immediately The house number marked on each lot adjacent (within 30') to the tract of land so as to face the street frontage. WCO to be subdivided. WCO 106-1-5(a)(6)

Existing drain and any maintenance easement will need to be dedicated \*unless there is already an entry # or book and page document. For subdivisions that are located in

FOUND REEVE &

-ASSOCIATES REBAR AND

CAP 23' WEST OF

FENCE LINE

FOUND REEVE &

ASSOCIATES REBAR AND

CAP 23.5' WEST OF

FENCE LINE

The entry # or book and page can be unincorporated areas of the county \*put shown on plat instead of dimensioning

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 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).

19-010-0024 ELWOOD P POWELL FAMILY TRUST

ATTEST

**NARRATIVE** 

THIS SURVEY WAS REQUESTED BY KRISTINA MILLER FOR THF PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO ONE LOT AND A REMAINDER PARCEL.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 22. TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°37'51" EAST 5186.96 FEET BETWEEN SAID NORTHWEST AND NORTHEAST CORNERS OF SECTION 22 WAS USED AS THE BASIS OF BEARINGS FOR THIS

A RECORD OF SURVEY PREPARED BY REEVE & ASSOCIATES. INC., FOR THE ELWOOD POWELL PROPERTY, DATED APRIL 10, 2017, AND RECORDED NOVEMBER 2021, AS ENTRY #7041 WAS USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A %" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

**BOUNDARY DESCRIPTION** 

PART OF THE NORTHWEST QUARTER OF SECTION 22. TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE RIGHT-OF-WAY LINE OF 3175 WEST STREET, BEING 2060.05 FEET SOUTH 89°37'51" EAST AND 1801.69 FEET SOUTH 00°22'09" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 22 (SAID NORTHWEST CORNER BEING 5186.96 FEET NORTH 89°37'51" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 22); THENCE SOUTH 01°55'56" WEST 325.00 FEET; THENCE NORTH 88°04'04" WEST 678.92 FEET TO THE CENTER OF A DRAIN; THENCE NORTH 01°29'14" EAST 325.00 FEET ALONG THE CENTER OF SAID DRAIN; THENCE SOUTH 88°04'04" EAST 681.44 FEET TO AND ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 221,055 SQUARE FEET OR 5.075 ACRES.

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

## **LEGEND**

= SECTION CORNER = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" = BOUNDARY LINE = LOT LINE — — — = ADJOINING PROPERTY ----- = EASEMENTS - X X X = FENCE LINE = PUBLIC UTILITY EASEMENT = EXISTING ROADWAY EASEMENT

Scale: 1" = 40'

OWNERS DEDICATION AND CERTIFICATION WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY

SURVEYOR'S CERTIFICATE

JASON T. FELT. 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 THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY

DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND

THAT THIS PLAT OF <u>MILLER SUBDIVISION</u> IN <u>WEBER COUNTY</u>, UTAH, HAS BEEN DRAWN

CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF

THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA

COMPILED FROM RECORDS IN THE <u>Weber county</u> recorder's office and from said survey made by me on the ground, I further certify that the requirements of

ALL APPLICABLE STATUTES AND ORDINANCES OF <u>WEBER COUNTY</u>, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_.

9239283

UTAH LICENSE NUMBER

SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT MILLER SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS	DAY OF	, 20	
BRADLEY DAVID MILLER			DATE
KRISTINA L MILLER			DATE
	ACKNOW	LEDGMENT	
CTATE OF LITALL	`		

STATE OF UTAH COUNTY OF \_\_\_\_\_ ON THE \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION,

> COMMISSION EXPIRES NOTARY PUBLIC

> > ACKNOWLEDGMENT

TATE OF UTAH OUNTY OF	)ss. )					
	OF, SIGNED NOTARY PUBLIC,,	-		APPEARED		

WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_

FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_ FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC



Project Info.

Designer: A. MULLINS 6-20-2024

MILLER SUBDIVISION

Number: 8371-01 1"=40'

Checked:\_\_

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_, 20\_\_\_, 20\_\_\_.

CHAIRMAN. WEBER COUNTY PLANNING COMMISSION

#### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

#### 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. SIGNED THIS \_\_\_\_\_, CHAIRMAN, WEBER COUNTY COMMISSION

#### WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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\_\_\_.

WEBER COUNTY SURVEYOR

#### WEBER COUNTY ATTORNEY

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

SIGNED THIS \_\_\_\_\_, 20\_\_.

WEBER COUNTY ATTORNEY

#### WEBER-MORGAN HEALTH DEPARTMENT

HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_, 20\_\_\_, 20\_\_\_.

DIRECTOR. WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder Entry No.\_\_\_\_ Fee Paid \_\_\_\_ Filed For Record

And Recorded, \_\_\_\_\_ At \_\_\_\_\_ In Book \_\_\_\_\_

Of The Official Records, Page Recorded For:

Weber County Recorder

\_\_ Deputy.

■ Reeve & Associates, Inc. - Solutions You Can Build On

TITLE