

John Porter Subdivision

A part of the Southwest 1/4 of Section 27, T7N, R1E, SLB&M, U.S. Survey

Eden, Weber County, Utah

September 2017

SURVEYOR'S CERTIFICATE

I, Jason T. Fall, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 822220 in accordance with Title 55, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-21-27 and that I have verified all measurements shown herein this plat of John Porter Subdivision in Weber County, Utah, and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office and all other requirements of the Land Use Code WCO 106-1-2(C)(1). Monuments have been found or placed as represented on this plat.

Signed this ____ day of _____, 2017.

9239283
License No.

Jason T Fall

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah

Beginning at the Southeast corner of Lot 1, Middle Fork Meadows Subdivision, being on the South line of 1000 North Street, and being 271.74 feet North 89°49'00" West along the Section line and 102.23 feet South 0°11'00" West from the North Quarter Corner of said Section 7, and running thence Southerly, two (2) courses along the East line of said Ry-Ky Acres Subdivision as follows: (1) South 0°39'42" West 21.32 feet; and (2) South 0°39'42" West 612.06 feet to the Northwest corner of Lot 4, said Ry-Ky Acres Subdivision; thence North 89°49'00" West 835.11 feet along the North line of said Lot 4 to the Northwest corner thereof, being the Eastern line of 7800 East Street; thence North 0°15'10" East 633.29 feet along said Eastern line to said South line of 1000 North Street, being the Southwest corner of said Lot 1, Middle Fork Meadows Subdivision; thence South 89°49'00" East 686.11 feet along the South line of said Lot 1, being said South line of 1000 North Street to the point of beginning.

Contains: 9.584 acres

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said tract John Porter Subdivision and hereby grant and dedicate a perpetual right and easement and canal maintenance easement, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whenever it is applicable as may be the governing authority, with no buildings or structures being erected with in such easements; and do also dedicate, grant and convey to Weber County, Utah, those certain strips or easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and distributed as may be authorized by Weber County.

Signed this ____ day of _____, 2017.

ACKNOWLEDGMENT

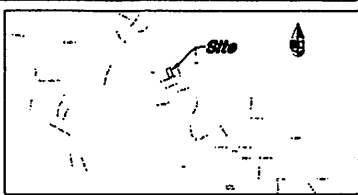
State of Utah
County of Weber | #
The foregoing instrument was acknowledged before me this ____ day of ____ 20__ by _____
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name _____

ACKNOWLEDGMENT

State of Utah
County of Weber | #
The foregoing instrument was acknowledged before me this ____ day of ____ 20__ by _____
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name _____

NARRATIVE

This survey and subdivision plat were requested by Mr. John Porter for the purpose of Amending the Line between Lots 2 and 3, Ry-Ky Acres Subdivision.
Continuity of 7800 East Street was established by Ry-Ky Acres Subdivision.
A Brass Cap Monument was found for the Northeast Corner of Section 7, and Brass Cap Witness Monuments were found for the North Quarter and Northeast Corner of Section 7, Township 8 North, Range 2 East, Salt Lake Base and Meridian.
A line bearing South 89°56'18" East between the Brass Cap Witness Monument for the North Quarter Corner of Section 7 and the Brass Cap Monument for the Northeast Corner of Section 7, was used as the Basis of Bearings for the survey.



VICINITY MAP
(Not to Scale)



Legend

- Found Section Corner
- Found Monument
- PUE Public Utility Easement
- Set 5/8" x 24" Long Rebar & Cap w/ Laths
- Exploration Pit

NOTE
1 - Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
2 - Property lies entirely within Flood Zone "X" (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County Utah and incorporated Area Map No. 03071C0228F revised June 2, 2015. (Community Panel No. 0901870129F) Flood Zone "X" (unshaded) is defined as "Areas determined to be outside the 1% annual chance floodplain".

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this ____ day of _____, 2017.

Chairman, Weber County Planning Commission

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.

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, hereon are hereby approved and accepted by the commissioners of Weber County, Utah.
Signed this ____ day of _____, 2017.

Chairman, Weber County Commission

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with files 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 _____, 2017.

Weber County Surveyor

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 hereto and are in force and effect.
Signed this ____ day of _____, 2017.

Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the plat, parcelation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
Signed this ____ day of _____, 2017.

Weber County Health Department

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ OF _____

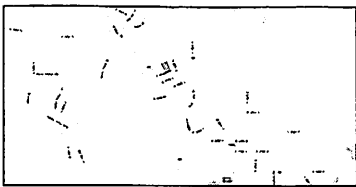
WEBER COUNTY RECORDER

REPUTY

DESIGNER
Great Basin Engineering, Inc.
1714 South 1125 East Suite 200
Ogden, Utah 84203
(801) 236-4318

DEVELOPER
Utah Land Group
1080 S. 1000th Street
Farmington, UT 84203
(801) 330-4234

GREAT BASIN ENGINEERING
8748 SOUTH 1470 EAST OGDEN, UTAH 84203
PHONE 801-236-4318 FAX 801-236-4318
WWW.GREATBASINENGINEERING.COM



VICINITY MAP
Scale 1" = 1 Mile



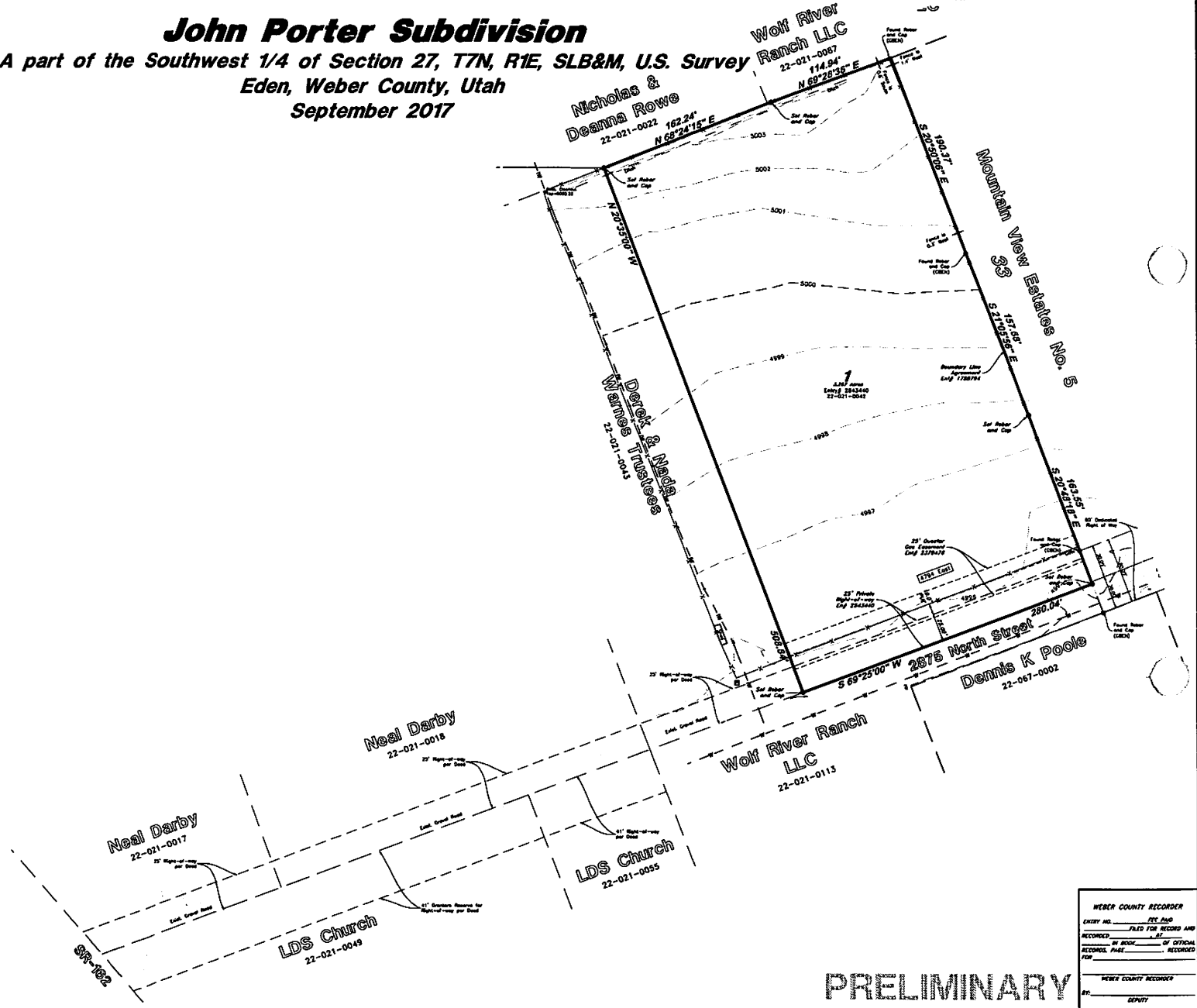
Scale 1" = 40'



Graphic Scale

John Porter Subdivision

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Eden, Weber County, Utah
September 2017



PRELIMINARY

WEBER COUNTY RECORDER	
ENTRY NO. _____	FILED FOR RECORD AND
RECORDED BY BOOK _____	DATE _____
RECORDED PAGE _____	BY OFFICIAL _____
WEBER COUNTY RECORDER	
BY _____	DEPUTY _____