

# Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Subdivision and Property Information

Subdivision Name <b>John Porter Subdivision</b>		Number of Lots <b>1</b>
Approximate Address <b>4794 E 2925 N. Eden</b>		Land Serial Number(s) <b>220210042</b>
Current Zoning <b>AV-3</b>	Total Acreage <b>3.25</b>	
Culinary Water Provider <b>Well</b>	Secondary Water Provider <b>Wolf Creek</b>	Wastewater Treatment <b>Septic</b>

## Property Owner Contact Information

Name of Property Owner(s) <b>McKay Dev Perry LLC</b>		Mailing Address of Property Owner(s) <b>4102 S. 1900 W. Roy, Utah 84067</b>
Phone <b>801-710-4501</b>	Fax	
Email Address <b>john@focusservices.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <b>John Porter</b>		Mailing Address of Authorized Person <b>3423 S. Hwy 66 Morgan UT 84050</b>
Phone <b>801-710-4501</b>	Fax	
Email Address <b>john@focusservices.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <b>Jason Felt - Great Basin Eng.</b>		Mailing Address of Surveyor/Engineer <b>5746 S. 1475 E. Ogden, UT 84403</b>
Phone <b>801-394-4515</b>	Fax	
Email Address <b>jasonf@greatbasineng.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Property Owner Affidavit

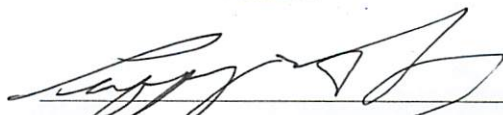
I ~~we~~ **John Porter**, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)



Subscribed and sworn to me this 03 day of October, 2017.

  
\_\_\_\_\_  
(Notary)



# Weber County Corporation

Weber County  
2380 Washington Blvd  
Ogden UT 84401

Customer Receipt	
Receipt Number	56593

Receipt Date
10/03/17

Received From:  
Purewater Family

Time: 16:29  
Clerk: tbennett

Description	Comment	Amount
John Porter Sub	John Porter Subdivis	\$350.00
John Porter Sub	John Porter Subdivis	\$545.00
John Porter Sub	John Porter Subdivis	\$255.00
John Porter Sub	John Porter Subdivis	\$425.00

Payment Type	Quantity	Ref	Amount
CHECK		2432	1,225.00

AMT TENDERED: \$1,575.00  
 AMT APPLIED: \$1,575.00  
 CHANGE: \$0.00





VICINITY MAP  
(Not to Scale)



Scale 1" = 40'



**Legend**

- Found Section Corner
- Found Monument
- PUE Public Utility Easement
- Set 5/8" x 24" Long Rebar & Cap w/ Lotte
- 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 Areas Map No. 800702220P revised June 2, 2015. (Community Panel No. 80018702220P) Flood Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% 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**

**ENGINEER:**  
 Great Basin Engineering, Inc.  
 675 West Fall  
 5748 South 1475 East Suite 200  
 Ogden, Utah 84403  
 (801) 384-4315

**DEVELOPER:**  
 Urban Land Group  
 Attn: William  
 10809 Miller Street Drive  
 Farmington, UT 84203  
 (801) 340-4234



\_\_\_\_\_  
 Weber County Engineer

**WEBER COUNTY COMMISSION ACCEPTANCE**

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.

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 day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
 Chairman, Weber County Commission

Affix:  
 Title: \_\_\_\_\_

**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 lines and monument 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 guarantees 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 effect.  
 Signed this day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
 Weber County Attorney

**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 on-site wastewater disposal systems.  
 Signed this day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
 Weber County Surveyor

**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. 6242920 in accordance with Title 36, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-21-12 and that I have verified all measurements shown hereon this plat of John Porter Subdivision in Weber County, Utah and that it has been correctly drawn on 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 lots meet the requirements of the Land Use Code WUC 105-1-6(c)(1). Monuments have been found or placed as represented on this plat.

Signed this day of \_\_\_\_\_, 2017.

9259203

License No.

Jason T Fall

**BOUNDARY DESCRIPTION**

A part of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Soil 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 702.23 feet South 07°12'00" 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 3°08'34" West 21.32 feet; and (2) South 0°59'42" West 812.08 feet to the Northeast corner of Lot 4, said Ry-Ky Acres Subdivision; thence North 89°49'00" West 855.11 feet along the North line of said Lot 4 to the Northwest corner thereof, being the Easterly line of 7800 East Street; thence North 0°15'10" East 833.29 feet along said Easterly 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 664.11 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 whichever 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 as 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 drainages as may be authorized by Weber County.  
 Signed this day of \_\_\_\_\_, 2017.

NAME	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 \_\_\_\_\_

**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.  
 A Cornerline of 2000 East Street was established by Ry-Ky Acres Subdivision.  
 A Brass Cap Monument was found for the Northeast Corner of Section 5, and Brass Cap Witness Monuments were found for the North Quarter and Northeast Corner of Section 7, Township 8 North, Range 2 East, Soil Lake Base and Meridian.  
 A line bearing South 85°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 5, was used as the Basis of Bearings for the survey.

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FILED \_\_\_\_\_  
 RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 RECORDS FILED \_\_\_\_\_ OF OFFICIAL  
 FOR \_\_\_\_\_ RECORDS

\_\_\_\_\_  
 Weber County Recorder

Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_

**PRELIMINARY**



