

# 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

PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Jason T. Felt, 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 58, 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 17-23-17 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 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 lots meet the requirements of the Land Use Code WCO 106-1-8(c)(1). Monuments have been found or placed as represented on this plat.

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

9239283

WRONG DESCRIPTION, DOESNT MATCH PLAT

### 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 702.23 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 3°06'34" West 21.32 feet; and (2) South 0°59'42" West 612.06 feet to the Northeast corner of Lot 4, said Ry-Ky Acres Subdivision; thence North 89°49'00" West 655.11 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 633.29 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 hereon 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 drainage, as may be authorized by Weber County, Utah.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NAME _____	NAME _____
NAME _____	NAME _____

### ACKNOWLEDGMENT

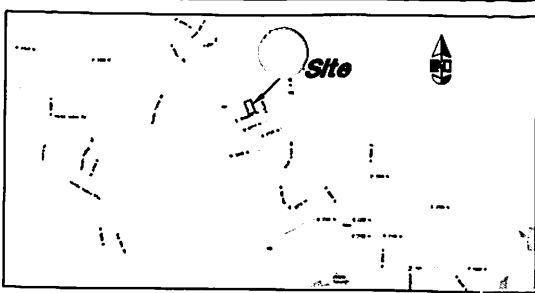
State of Utah  
County of Weber } ss  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

### ACKNOWLEDGMENT

State of Utah  
County of Weber } ss  
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 \_\_\_\_\_

WRONG NARRATIVE, DOESNT MATCH PLAT

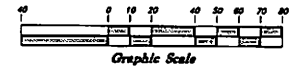
**NARRATIVE**  
This survey and subdivision plat were requested by Mr. John Porter for the purpose of Amending the Line between Lots 2 and 3, Ry-Ky Acres Subdivision.  
Centerline of 7800 East Street was established by Ry-Ky Acres Subdivision.  
A Brass Cap Monument was found for the Northeast Corner of Section 8, and Brass Cap Witness Monuments were found for the North Quarter and Northeast Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian  
A line bearing South 88°58'18" 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 8, was used as the Basis of Bearings for the survey.



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/ Laths
- Exploration Pit

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3(b)

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

A measurable mathematical relationship between the property and the monument from which it is described. WCO 106-1-8(c)(1)d

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

PROPERTY REDLINES AND TITLE REPORT REDLINES WILL BE ADDRESSED IN THE NEXT REVIEW WHEN THE LOCATION OF THE PROPERTY AND THE EASEMENTS CAN BE COMPARED.

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 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 executed this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Weber County Surveyor  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

**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. 49057C0229F revised June 2, 2015. (Community Panel No. 4901870229F) Flood Zone 'X' (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain".

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

### 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, thereon 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 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 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 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 RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

PRELIMINARY

**GREAT BASIN ENGINEERING**  
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MAIN (801) 394-4513 B.L.C (801) 391-0328 FAX (801) 392-7544  
WWW.GREATBASINENGINEERING.COM

**DEVELOPER:**  
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(801) 540-4234

**ENGINEER:**  
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Eden, Utah 84405  
(801) 394-4515

