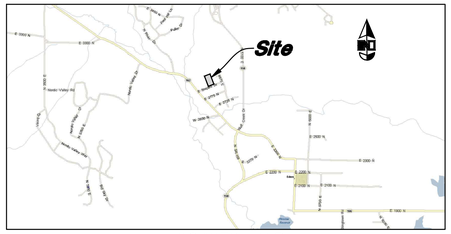
John Porter Subdivision

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

Eden, Weber County, Utah

March 2018



VICINITY MAP
(Not to Scale)

Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

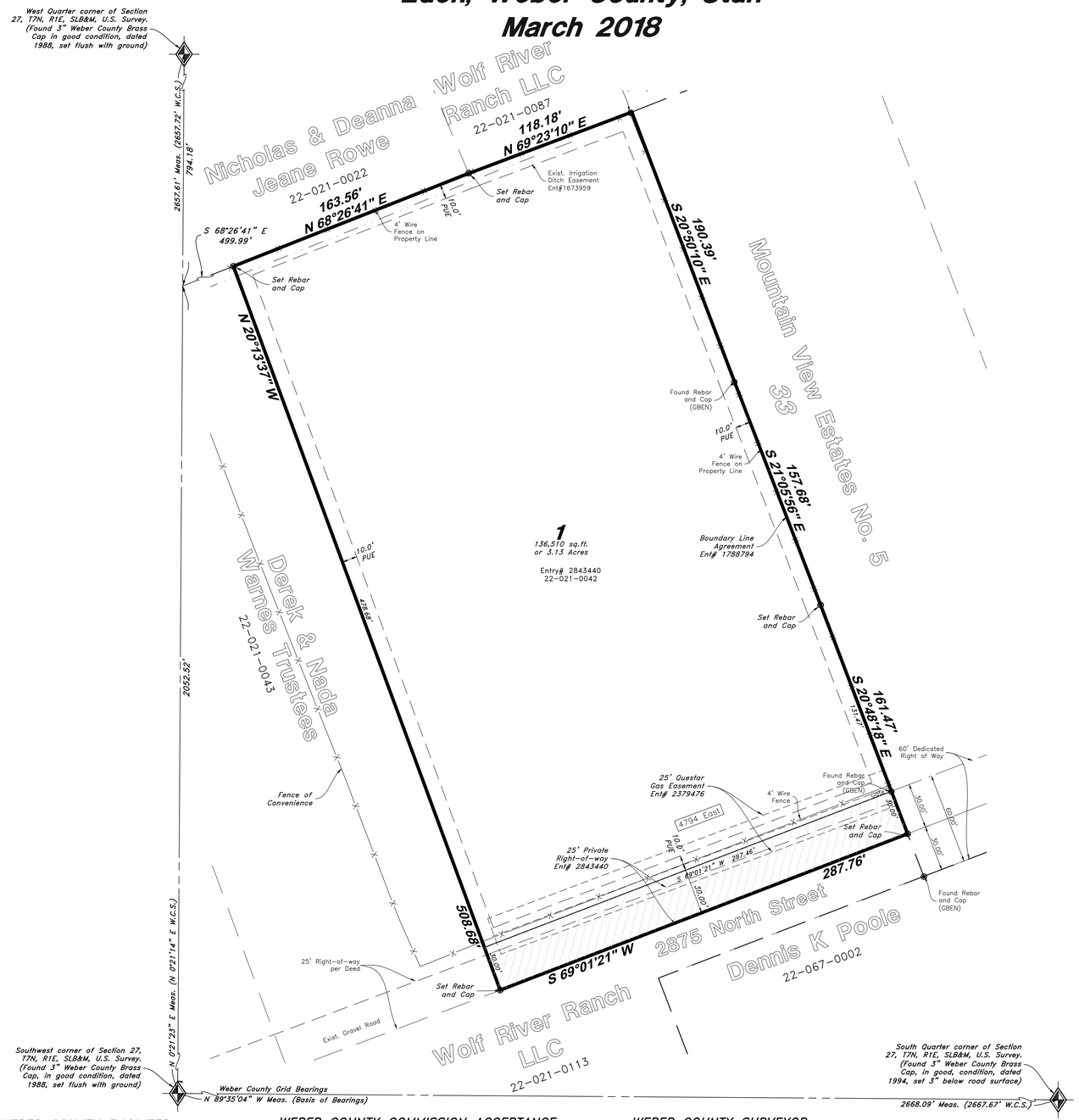
Legend

- Found Section Corner
- Found Monument
- PUE — Public Utility Easement
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- TP — Exploration Pit
- Dedicated for Public Right-of-way

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".



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, 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 Professional 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 _____, 2018.

6242920
License No.

Andy Hubbard

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 a point that is 794.18 feet (784.00 feet) South 0°21'23" West (South Rec.) along the Section line and 499.49 feet (495.8 feet Rec.) North 68°26'41" East (North 69°25' East Rec.) from the West Quarter Corner of said Section 27, and running thence North 68°26'41" East (North 69°25' East Rec.) 163.56 feet to the Southeast corner of that certain property conveyed to Rowe as Entry #1771092; thence North 69°28'10" East 118.18 feet to the Northwest corner of Lot 33, Mountain View Estates No. 5; thence three (3) courses along said West line boundary line as follows, (West Boundary line is also that certain line established in a Boundary Line Agreement recorded as Entry No. 178879): (1) South 20°50'10" East 190.39 feet, (2) South 21°05'56" East 157.68 feet, and (3) South 20°48'18" East 161.47 feet to the centerline of a proposed 50.0' road; thence South 69°01'21" West (South 69°25'00" West Rec.) 287.76 feet along said proposed centerline; thence North 20°13'37" West (North 20°35'00" West Rec.) 508.69 feet to the point of beginning.

Contains: 3.331 acres

OWNER'S DEDICATION

We, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into Lots and Streets as shown on this plat, and name said tract John Porter Subdivision and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and do hereby 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,

Signed this day of , 2018.

McKay Dev Perry, LLC

John Porter

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 20__ by __JOHN PORTER__.

Residing At:_____

A Notary Public commissioned in Utah

Commission Number:_____

Commission Expires:_____

Print Name

NARRATIVE

This survey and subdivision plat were requested by Mr. John Porter for the purpose of establishing the boundaries of the hereon described Parcel of Ground.

Brass Cap Monuments were found at the Southwest Corner, South Quarter Corner, and West Quarter Corner of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian

A line bearing North 89°35'04" West between said Southwest Corner and South Quarter Corner of said Section 27 was used as the Basis of Bearings for the survey.

A Subdivision Plat for Mountain View Estates by O'Neil Smith, Dated May 19, 1973, Recorded May 24, 1973; a Record of Survey for Froerer Property by Reeve & Associates, Inc., Dated May 03, 2000, filed May 1, 2000; and a Subdivision plat for Mountain View Estates No. 5 prepared by Great Basin Engineering, dated September 17, 2001, were used as reference for this survey.

The East line of the property was set by reestablishing the West line of Mountain View Estates No. 5, which was earlier established by Boundary Line Agreement.

The North line of the property was set by reconciling record descriptions with occupation on the ground.

The South line of the property was set by extending the existing centerline of 2875 North Street as platted in Mountain View Estates No. 5, this location is also the South Line of and Existing 25.0' wide right of way (Entry #2843440). This location is believed to be in the intended boundary between the parcels as described in the original deed which called for a distance of 508 feet South 20°35' East from the North line of the property. This call also matches a deed from George G. Staples and Erma Staples to G. Grant Staples, Max G. Staples, Dee R. Staples, and Connie S. Merrill, (Recorded in the Office of the Weber County Recorder, February 3, 1981, as Entry #829335 in Book 1375, Page 1417). This deed from by Staples is the earliest conveyance found of the larger tract from which Weber County parcel 22-021-0113 is a remainder.

The West line of the property was established along the East line of the Warnes property (Recorded in the Office of the Weber County Recorder, March 31, 2006, as Entry #2170001).

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 , 2018.

Chairman, Weber County Planning Comission

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 , 2018.

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 , 2018.

Chairman, Weber County Comission

Attest: _____

Title: _____

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 , 2018.

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 affect.

Signed this day of , 2018.

Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigate by this office and are approved for on-site wastewater disposal systems.

Signed this day of , 2018.

Weber Morgan Health Department

TENTATIVE FINAL

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID
_____FILED FOR RECORD AND
RECORDED_____, AT
_____ IN BOOK_____ OF OFFICIAL
RECORDS, PAGE_____, RECORDED
FOR_____

WEBER COUNTY RECORDER

BY:_____
DEPUTY

ENGINEER:
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(801) 394-4515

APPLICANT:
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(801) 710-4501

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