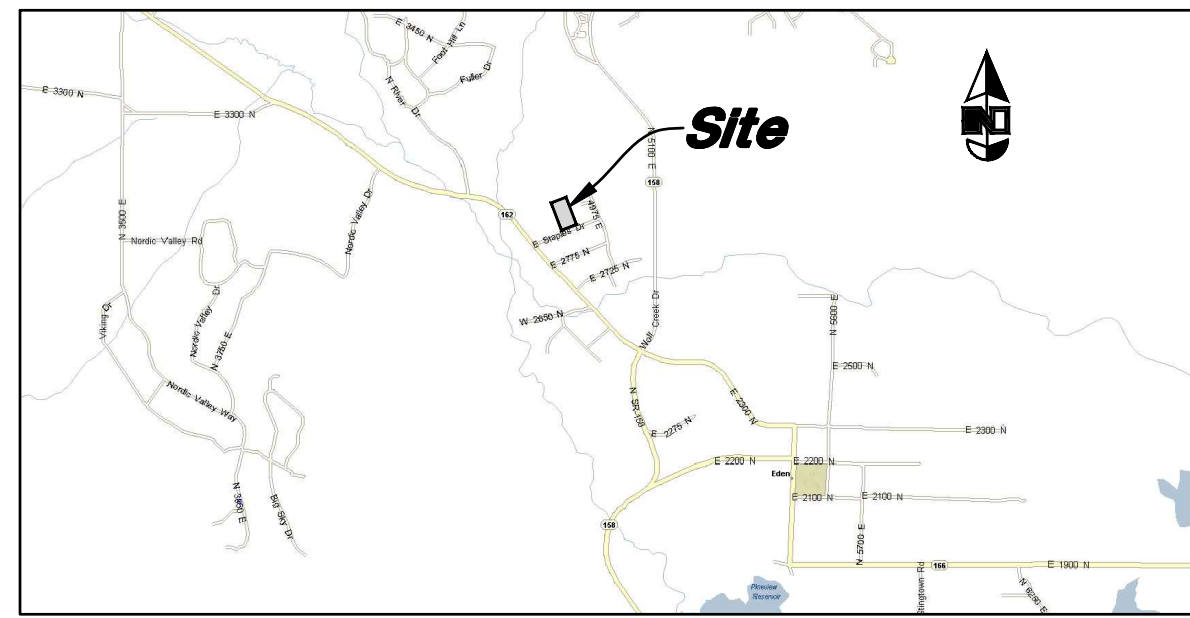


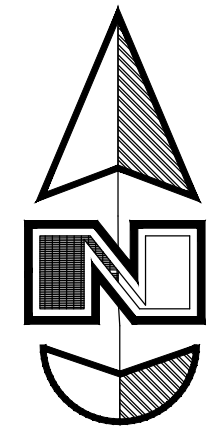
# John Porter Subdivision

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

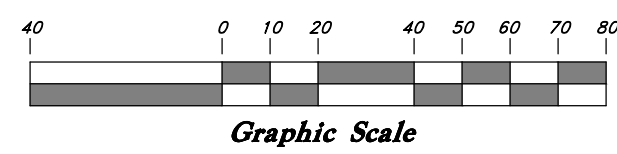
### May 2018



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/ Lathe
- 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".

#### 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 Commission

West Quarter corner of Section 27, T7N, R1E, SLB&M, U.S. Survey. (Found 3" Weber County Brass Cap in good condition, dated 1988, set flush with ground)

Southwest corner of Section 27, T7N, R1E, SLB&M, U.S. Survey. (Found 3" Weber County Brass Cap, in good condition, dated 1988, set flush with ground)

#### WEBER COUNTY ENGINEER

ENGINEER:  
Great Basin Engineering, Inc.  
c/o Jason Fell  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

APPLICANT:  
John Porter  
3423 S Highway 66  
Morgan, Utah 84050  
(801) 710-4501

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 Commission

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 effect.  
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 investigated by this office and are approved for on-site wastewater disposal systems.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Weber Morgan Health Department

#### 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°23'10" 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 142.36 feet to an agreed upon Boundary Line (Weber County Recorder Entry #2919226); thence South 69°00'30" West (South 69°25'00" West Rec.) 287.57 feet along said boundary line agreement; thence North 20°13'37" West (North 20°35'00" West Rec.) 489.64 feet to the point of beginning.

Contains: 3.206 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 re-establishing 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 along an agreed upon line between Wolf River Ranch and the property owner, a Boundary line agreement has been prepared and was recorded on May 7, 2018 as Entry #2919226 in the Weber County Recorder's Office.

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 RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_

\_\_\_\_\_  
WEBER COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

