

MONTGOMERY'S PLACE

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH
APRIL, 2019

SOIL TEST PIT INFORMATION

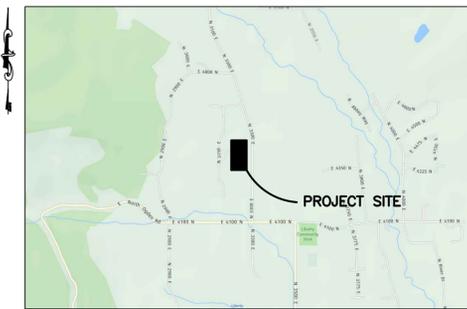
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0427278 E 4576599 N)
0-24" COARSE SANDY LOAM, BLOCKY STRUCTURE, 45% GRAVEL
24-36" COARSE SANDY LOAM, WEAK BLOCKY STRUCTURE, 40% GRAVEL
36-87" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, 75% GRAVEL

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0427276 E 4576676 N)
0-23" COARSE SANDY LOAM, BLOCKY STRUCTURE, 45% GRAVEL
23-37" COARSE SANDY LOAM, WEAK BLOCKY STRUCTURE, 40% GRAVEL
37-81" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0427259 E 4576897 N)
0-12" COARSE SANDY LOAM, BLOCKY STRUCTURE, 35% GRAVEL
12-44" COARSE SANDY LOAM, WEAK BLOCKY STRUCTURE, 45% GRAVEL
44-81" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, 75% GRAVEL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1105.92'	168.38'	168.22'	S04°10'54"E	8°43'25"

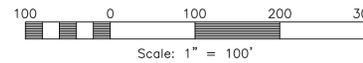
SOUTH QUARTER CORNER OF SECTION 17, T.7N, R.1E., SLB&M, FOUND 3" BRASS CAP MONUMENT 1 INCH ABOVE GROUND IN GOOD CONDITION. (SEE MONUMENT DETAIL 1)



Vicinity Map
(NOT TO SCALE)

LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ⊕ = TEST PIT LOCATION
- = FOUND REBAR & CAP
- P.U.E. = PUBLIC UTILITY EASEMENT
- = SECTION LINE
- = BOUNDARY LINE
- = EASEMENT LINE
- = EXISTING FENCE LINE
- = ADJOINING PROPERTY
- = RIGHT-OF-WAY
- = EXISTING PAVEMENT



NARRATIVE

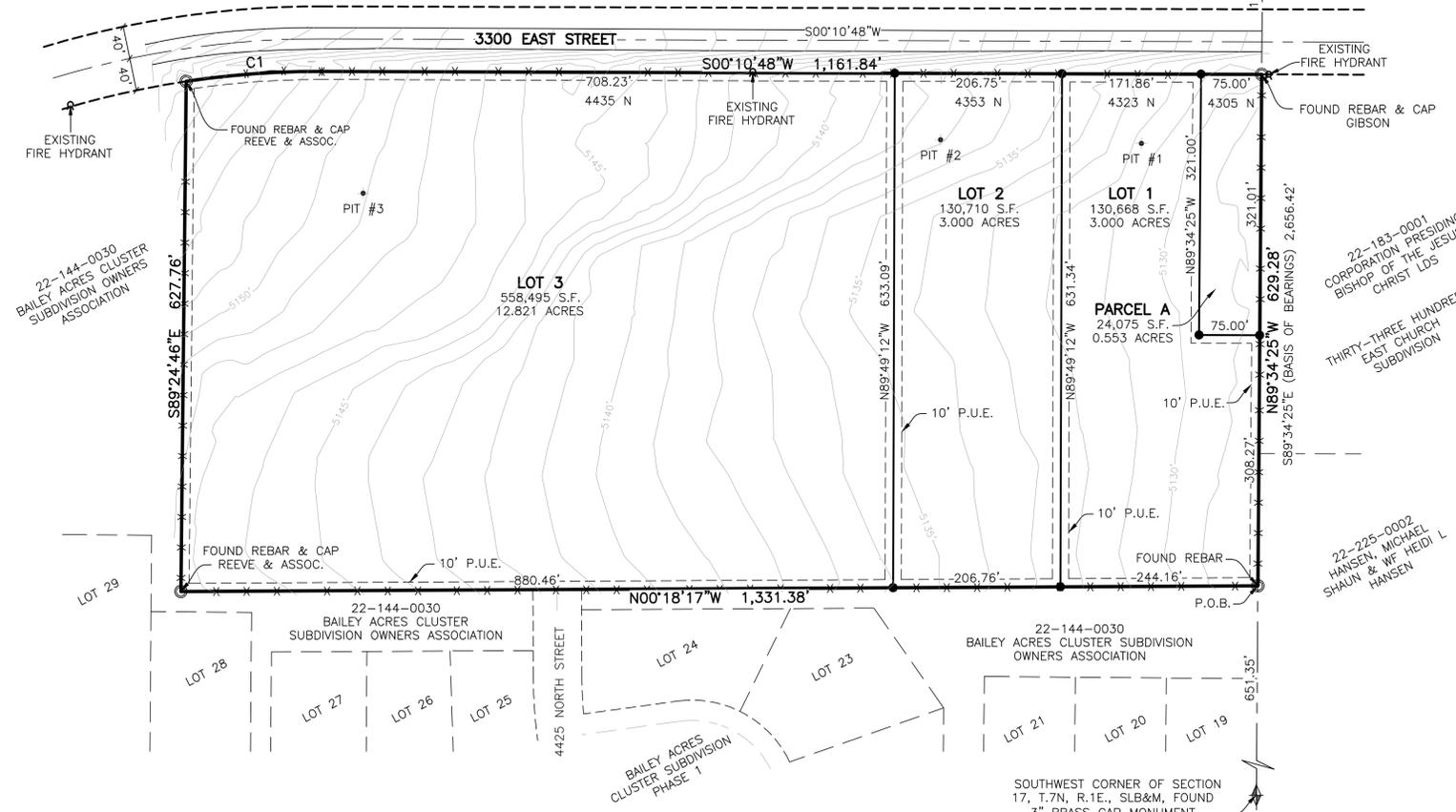
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. THE SUBDIVISION BOUNDARY CORNERS ARE MARKED AS SHOWN, AND ALL LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE WESTERLY AND NORTHERLY BOUNDARY LINES WERE ESTABLISHED BY DEED AND BY RETRACING THE BAILEY ACRES CLUSTER SUBDIVISION PHASE 1, RECORDED AS ENTRY 1570952, BOOK 48, PAGE 15 IN THE OFFICE OF THE WEBER COUNTY RECORDER. THE PLACEMENT OF SAID WESTERLY AND NORTHERLY BOUNDARY LINES MATCH VERY WELL WITH EXISTING FENCES. THE EASTERLY BOUNDARY LINE WAS DETERMINED BY THE EXISTING RIGHT-OF-WAY LIMITS OF 3300 EAST STREET, SAID LIMITS BEING IDENTIFIED BY HIGHWAY PLANS FOR PROJECT S.R. 162 (DATED 1959) AND FIELD MEASUREMENTS TO IMPROVEMENTS AND FOUND RIGHT-OF-WAY MARKERS. THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, WAS DETERMINED BY FOUND SECTION CORNER MONUMENTS

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BAILEY ACRES CLUSTER SUBDIVISION PHASE 1, RECORDED AS ENTRY 1570952, BOOK 48, PAGE 15 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID CORNER IS 651.35 FEET S89°34'25"E ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17, AND RUNNING THENCE N00°18'17"W 1,331.38 FEET ALONG AN EXISTING FENCE AND AN EASTERLY LINE OF SAID SUBDIVISION TO A SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S89°24'46"E 627.76 FEET, MORE OR LESS, ALONG AN EXISTING FENCE, AND THE PROJECTION THEREOF, AND A SOUTHERLY LINE OF SAID SUBDIVISION TO A SOUTHWEST CORNER OF SAID SUBDIVISION AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF 3300 EAST STREET, SAID POINT BEING IN THE ARC OF A 1,105.92-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CENTER BEARS S81°27'24"W); THENCE SOUTHERLY 168.38 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 08°43'25" (NOTE: CHORD TO SAID CURVE BEARS S04°10'54"E FOR A DISTANCE OF 168.22 FEET); THENCE S00°10'48"W 1,161.84 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHERLY LINE OF SAID SECTION 17; THENCE N89°34'25"W 629.28 FEET ALONG AN EXISTING FENCE AND THE SOUTHERLY LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING.

CONTAINING 843,948 SQUARE FEET OR 19.374 ACRES, MORE OR LESS.



SOUTHWEST CORNER OF SECTION 17, T.7N, R.1E., SLB&M, FOUND 3" BRASS CAP MONUMENT 2 INCHES ABOVE GROUND IN GOOD CONDITION. (SEE MONUMENT DETAIL 2)

NOTES

- 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.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)

Developer:
Jared Montgomery
5663 N. 3100 E
Liberty, UT 84310
(801) 940-6581

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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE 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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy.

SURVEYOR'S CERTIFICATE

I, **AARON L. INABNIT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **MONTGOMERY'S PLACE** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9897117
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **MONTGOMERY'S PLACE**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. PARCEL A TO BE OWNED AND MAINTAINED BY DEVELOPER.

SIGNED THIS _____ DAY OF _____, 20____.

FOR: MONTGOMERY ACRES LLC

JARED MONTGOMERY

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 17, T.7N, R.1E., SLB&M., SHOWN HEREOF AS: S89°34'25"E

Project Info.

Surveyor: **A. INABNIT**
Designer: **A. INABNIT**
Begin Date: **02-27-19**
Name: **MONTGOMERY'S PLACE**
Number: **6712-02**
Revision: **4-15-19 NA**
Scale: **1"=100'**
Checked: _____



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com