



VICINITY MAP
Not to Scale

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 _____, 2020.

Weber-Morgan Health Department

OGDEN VALLEY PLANNING COMMISSION

Approved by the Ogden Valley Planning Commission this _____ day of _____, 2020.

Chairman

West Quarter Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Monument Not Found, Location Per Weber County Section Data Sheet)

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 _____, 2020.

Weber County Attorney

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 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 _____, 2020.

Weber County Surveyor

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 _____, 2020.

Chairman, Weber County Commission

Attest:
Title:

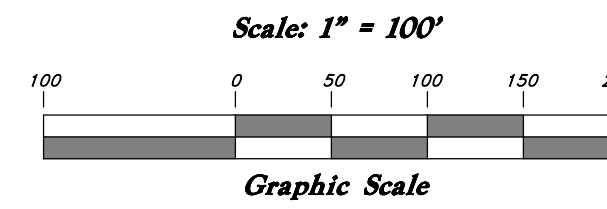
WEBER COUNTY ENGINEER

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

Merrill's Mountain Estate - Phase 2

A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey
Weber County, Utah
May 2020



NARRATIVE

This survey and subdivision plat was requested by Todd Merrill for the purpose of subdividing this parcel to create a building parcel from an existing agricultural parcel.

A US Department of Interior 2" Brass Cap Monuments were found at the Southwest corner, South Quarter corner and Southeast corner of Section 14, T6N, R1E, SLB&M.

Multiple Rebar with Caps and wooden hubs with Tacks were found around the perimeter of the property. The locations of these property markers were checked against a Record of Survey prepared by Construction and Land Surveyors for Barbara Anderson, and were honored.

A line bearing North 89°36'45" West between the Southwest corner and South Quarter corner was used as the basis of bearings.

Property corners were monumented as depicted on this plat.

EXPLORATION PIT

Exploration Pit #1 - (UTM Zone 12 Nad 83 0441747 E 4567531 N)
0-22" Sandy loam, Granular structure <5% Gravel
22-49" Sandy Loam, Granular Structure <5% Gravel
49-70" Sandy Clay Loam, Angular Blocky Structure <5% Gravel
70-77" Fine Sandy Loam, Granular Structure, <5% Gravel

Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- - - - - Fence
- Buildable Area
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- PP Power Pole
- Lot
- Boundary
- - - - - Easement

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License 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 Merrill's Mountain Estate - Phase 2 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. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2020.

TENTATIVE FINAL

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

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 Merrill's Mountain Estate - Phase 2 and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. We also dedicate all those parts or portions of said tract designated an access and utility easement, the same to be used for vehicular and pedestrian access and utilities, over, across, and through, said tract.

Signed this _____ Day of _____, 2020.

Robert Todd Merrill - Owner

Marsha Merrill - Owner

Mary M. Merrill Living Trust

Mary M. Merrill - Trustee

Robert E. Merrill - Trustee

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____ Robert Todd Merrill and Marsh Merrill.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____ Mary M. Merrill and Robert E. Merrill - Trustees.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

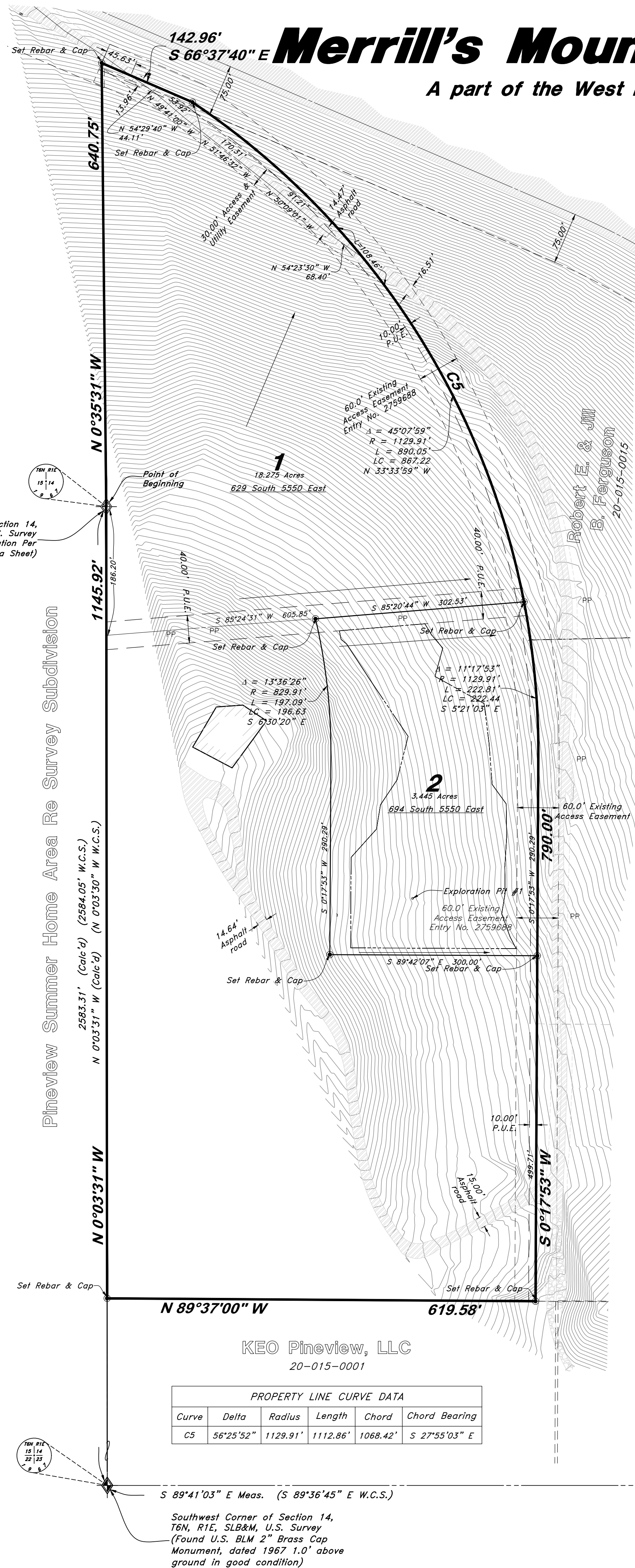
Commission Expires: _____ Print Name

DESCRIPTION

All of Lot 1 Merrill's Mountain Estate Phase 2 (Weber County Recorder Entry #1290322) more particularly described as follows:
A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:
Beginning at the West Quarter Corner of said Section 14; and running thence North 0°35'31" West 640.75 feet to the Southerly Right-of-Way Line of Pineview-Huntsville Highway; thence South 66°37'40" East 142.96 feet along said Southerly Right-of-Way to a point of tangency; thence Southwesterly along the arc of a 1129.91 foot Radius curve to the right a distance of 1112.86 feet (Central angle equals 56°25'52" and Long Chord bears South 27°55'03" East 1068.42 feet) to a point of tangency; thence South 0°17'53" West 790.00 feet; thence South 89°37'00" West 619.58 feet to the Quarter Section Line; thence North 0°03'31" West 1145.92 feet along said Quarter Section Line to the West Quarter Corner of said Section 14 and the Point of Beginning.
Contains 21.720 Acres, More or Less

FLOOD PLAIN

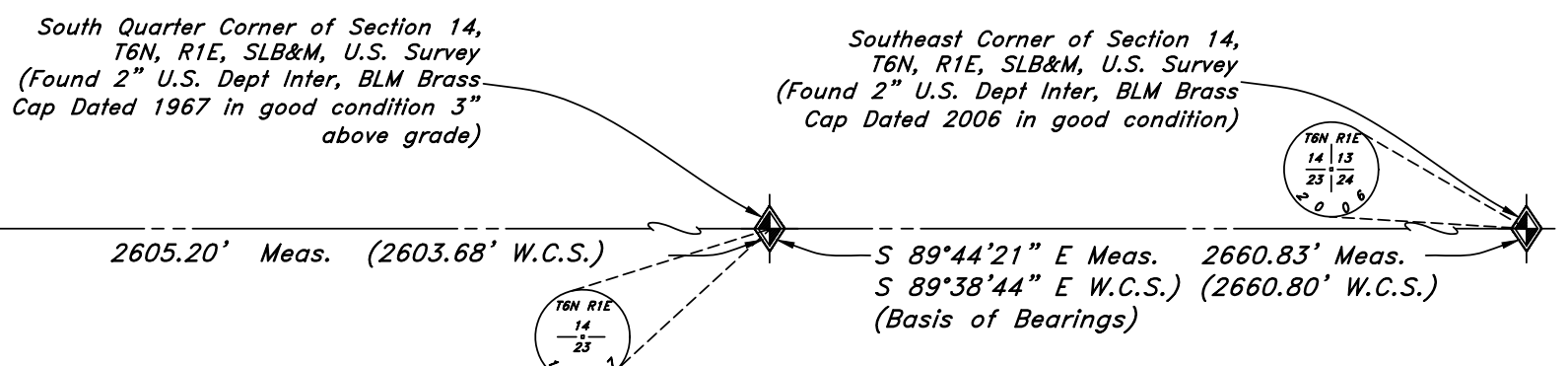
This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0243 E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)



KEO Pineview, LLC
20-015-0001

Curve	Delta	Radius	Length	Chord	Chord Bearing
C5	56°25'52"	1129.91'	1112.86'	1068.42'	S 27°55'03" E

S 89°41'03" E Meas. (S 89°36'45" E W.C.S.)
Southwest Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Found U.S. BLM 2" Brass Cap Monument, dated 1967 1.0' above ground in good condition)



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

OWNER:
Todd Merrill
4977 Skyline Parkway
Ogden, UT 84403
(801) 499-2594
todd_merrill@outlook.com

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

