SURVEYORS CERTIFICATE Please explain and provide proof of secondary water availability, MILLER'S FLATS SUBDIVISION quantity, and method of conveyance to the lot. I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land WEST WARREN, WEBER COUNTY, UTAH Surveyors Licensing Act and that a survey of the described tract of land has been At the time of recording the approved subdivision plat, the completed by me in accordance with Section 17-23-17 and that I have verified all LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION developer/property owner shall record a covenant to run with the land medsurements, have placed manuments as shown hereon. that these rights or shares will not be disposed of except to the lots in TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN NARRATIVE the subdivision and with the sale of each lot, a transfer at no cost, the this proposed SURVEY PERFORMED: FEBRUARY 2021 required water rights or shares needed to properly irrigate the lot, to the See Record of Survey #6766, filed with the Weber County Surveyor. lot purchaser. Planning Staff will draft this covenant and have it BOUNDARY DESCRIPTION available to the developer to sign and record with the approved subdivision mylar. A parcel of land lying and situate in the Northeast Quarter of Section 2, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 2.00 acre of that particular parcel of land described in that certain Warranty Deed recorded as Entry 1263246, in Book 1694, at Page 308, of the Weber County Records. Basis of bearing for subject parcel being NORTH as determined by GPS or South 89°34'56" West 2662.63 feet, measured, between the Weber County brass cap monuments monumenting the north line of said Northeast Quarter Section. Subject Parcel being more particularly as follows: West Quarter Corner Section 35, Township 7 North, Range 3 West, Due to both 6700 West and 1900 North streets At the time of recording the approved subdivision plat, the Salt Lake Base and Meridian. being substandard, the owner/developer will be Commencing at the Northeast Corner of Said Section 2, thence South 89°34'56" West developer/property owner shall record an Onsite Wastewater Disposal Fnd. Weber County 3" brass cap monument. 33.00 feet coincident with the north line of said Section 2 to a point on the west right required to enter into a Substandard Road Systems Deed Covenant and Restriction. This document is intended to Stamped "1963" of way line of 6700 West Street; Thence South 00°21'24" West 33.00 feet coincident with Improvement Agreement. This agreement indicates educate and future buyers of required septic systems for this buildable said right of way line to a number five rebar and cap stamped "PLS 356548" and the that substandard roads in the County do not receive lot. Planning Staff will draft this covenant and have it available to the KATHLEEN MCDONALD the same level of service and that the owner will be developer to sign and record with the approved subdivision mylar. Thence South 00°21'24" West 167.00 feet coincident with said right of way line to a required to accept these reduced levels of service, number five rebar and cap stamped "PLS 356548"; Thence South 89°34'56" West 435.60 ENTRY 142921 perhaps for many years. Additionally, this feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°21'24" East 167.00 feet to a point on said north section line and a number five rebar and cap agreement calls on the owner to pay a proportionate BOOK 1601 stamped "PLS 356548": Thence North 89°34'56" East 435.60 feet coincident with said If this 33' of land is not proposed share of the costs associated with improving the section line to the point of beginning. for dedication as part of this substandard road to county standards prior to any PAGE 2224 subdivision plat, it will be required increase in services. Contains 1 Lot, 2.00 acres, 87,112 sq. ft. when the remainder parcel is ------further developed. Southwest Corner Section 39, Township 7 North, Range 3 West, Salt Lake Base and Meridian. North Quarter Corner Section 2, Township 6 North, Range 3 West, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Salt Lake Base and Meridian. Fnd. Weber County 3" brass cap monument. Fnd. Weber County 3" brass cap monument. BASIS OF BEARING Fnd. Weber County 3" brass cap monument. Stamped "1963" Stamped "1980" N88°56'05"W 2642.97' *33.00* ' 2194.02' 1900 NORTH STREET N89°34'56"E 435.60' —--—--—--—--— P.O.B. LOT 1 **™** OWNERS DEDICATION Please depict a solid Known all men by these presents that we, the undersigned owners of the above front lot line to match described tract of land having caused the same to be subdivided into one lot, the other lot lines. and a public street, as shown on this plat and name said tract MILLER'S FLATS SUBDIVISION, and hereby dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon in witness we GILBERT MILLER have hereunto set our signature. 2015 FEMA data indicates that a large portion of this 6700 West does not currently meet the ENTRY 1263246 lot is located in a Zone A Special Flood Hazard Area. Per the Weber-Morgan Health Department county's public street standards. Per LUC Sec. 106-1-8(c)(6) & Sec. 106-2-7(b), LOT 1 Signed this_____day of_____2021. letter dated 4/22/2021, please show the BOOK 1694 Furthermore, 6700 West is shown as Subdivisions that include lots that are partially or location of the percolation test pits on the a 100-foot wide right of way on the Contains 72,737 sq. ft. completely in the floodplain shall show the floodplain PAGE 308 lot. The plat will also need to document the transportation plan. As such, 50-feet of boundaries and when available the floodway 1.67 acres soil horizons and percolation rates. This is ROW will need to be dedicated from boundaries. The plat shall also indicate the base flood typically done as a plat note or as a data the centerline of the road/section line. Please add addressing info once elevations in one-foot increments within the floodplain. provided by the addressing official. In lieu of providing the base flood elevations, the Gilbert C. Miller, husband floodplain shall be designated as non-buildable for residential and commercial structures. The submitted title report references a Utah IF Base Flood Elevations are known and indicated on A deferral agreement for curb, Power & Light Company easement recorded the plat, please add a note indicating the following: Meda B. Miller, wife gutter, and sidewalk will need to 8/20/79 as Entry # 786913. Please reference this be entered into for the lot's length easement on the plat. 1. Elevations of the lowest inhabitable floor for any SCALE OF FEET of frontage along 6700 West. building or structure shall be equal to or higher than the LEGENDbase flood elevation as determined by the flood hazard 29 28 = SECTION CORNER & SECTION LINE
32 33 boundary map and the county engineer. <u>ACKNOWLEDGMENT</u> = BOUNDARY LINE, SET #5 REBAR & ORANGE CAP STAMPED "LS 356548" STATE OF UTAH COUNTY OF WEBER S89°34'56"W 435.60 = FUTURE RIGHT OF WAY LINE TOTAL MOTE OF MALE 33.00' = RECORD OF SURVEY (AS NOTED) On the_____day of_____2021, personally appeared before me, the = 15.00 FOOT PUBLIC UTILITY EASEMENT undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes = DIMENSION LINES Per LUC Sec. 106-2-4(g), a remnant parcel containing therein mentioned. GILBERT MILLER 5.25 contiguous acres (or more) and a home can be ROS # = RECORD OF SURVEY #FILE NUMBER left as a remaining agricultural parcels not approved ENTRY 1263246 BLA = BOUNDARY LINE AGREEMENT for additional single-family dwelling. Per this POB = POINT OF BEGINNING requirement, please label this remnant parcel BOOK 1694 WCS = WEBER COUNTY SURVEYOR accordingly or add it as Lot 2 within the subdivision Notary Public My Commission Expires MEAS. = MEASURED PAGE 308 CALC. = CALCULATED= FOUND MONUMENT AS NOTED PREPARED BY: Per LUC Sec. 106-1-8(c)(5), subdivisions located in areas which are zoned for agriculture (A-1, A-2, A-3, and AV-3) shall have the Boundary Consultants
Professional Land Surveyors following statement on each page of the final plat: "Agriculture is the preferred use in the agricultural zones. Agriculture operations as WEBER MORGAN HEALTH DEPARTMENT East Quarter Corner Section 11,
Township 6 North, Range 3 West,
Salt Lake Page 1 specified in the Land Use Code for a particular zone are permitted at I hereby certify that the soils, percolation rates and site any time including the operation of farm machinery and no allowed 5554 West 2425 North, Hooper, Utah conditions for this subdivision have been investigated by this Salt Lake Base and Meridian. agricultural use shall be subject to restriction on the basis that it 801-792-1569 office and are approved for an on-site waste water system. Fnd. Weber County 3" brass cap monument. interferes with activities of future residents of this subdivision." dave@boundaryconsultants.biz This ______ day of ______ , 2021. Gilbert Miller Director, Weber Morgan Health Department 1831 North 6700 West WEBER COUNTY RECORDER West Warren, Utah 84404 ENTRY NUMBER COUNTY SURVEYOR'S CERTIFICATE WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE This is to certify that this subdivision plat, the dedication of FILED FOR RECORD AND RECORDED THIS hereby certify that the Weber County Surveyor's Office has reviewed streets and other public ways and financial guarantee of public this plat and all conditions for approval by this office have been I hereby certify that the required public improvement I have examined the financial guarantee and other improvements associated with this subdivision, thereon are hereby satisfied. The approval of this plat by the Weber County Surveyor documents associated with this subdivision plat and in my standards and drawings for this subdivision conform with approved and accepted by the Commissioners of Weber County, ___, AT PAGE does not relieve the Licensed Land Surveyor who execute this plat _2021, IN BOOK_____ opinion they conform with the County Ordinance applicable County standards and the amount of the financial guarantee This is to certify that this subdivision plat was duly Utah this _____ day of _____ , 2021. OFFICIAL RECORDS from the responsibilities and/or liabilities associated therewith. is sufficient for the installation of these improvements. thereto and now in force and affect. approved by the Weber County Planning Commission on Signed this _____ day of _____ , 2021. Signed this _____, day of ____, 2021. the ______ day of ______ , 2021. Signed this _____ day of _____ , 2021. Chairman, Weber County Commission DEPUTY COUNTY RECORDER Signature Signature Signature Chairman, Weber County Planning Commission Title: _____