

MILLER'S FLATS SUBDIVISION
WEST WARREN, WEBER COUNTY, UTAH
 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
 SURVEY PERFORMED: FEBRUARY 2021

General location of the Subdivision in bold letters at the top of the sheet.
 (e.g. City, County, State)
 WCO 106-1-5(a)(1), WCO 106-1-8(c)(1) & 5(a)(1), WCO 106-1-8(c)(1) & 5(a)(1)

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 12653246, State of Utah, and that I am duly qualified to perform the duties of a Professional Land Surveyor. I have personally supervised the survey of the above described tract of land and have verified all measurements, have placed monuments as shown hereon.

NARRATIVE

See Record of Survey #6766, filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

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 in Entry 1263246, in Book 1694, of Page 308, of the Weber County Records, Basis of Bearing for subject parcel being as follows: The Weber County brass cap monuments memorialize the section line of said Northeast Quarter Section, Subplot Parcel being more particularly as follows: Commencing at the Northeast Corner of said Section 2, thence South 89°34'56" West 33.00 feet, coincident with the north line of said Section 2, to a point on the west right of way line of 6700 West Street, a five rebar and cap stamped "PLS 356548" and the said right of way line to a number five rebar and cap stamped "PLS 356548" and the Point of Beginning; Thence South 00°21'24" West 167.00 feet, coincident with said right of way line to a number five rebar and cap stamped "PLS 356548"; Thence South 89°34'56" West 435.60 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 stamped "PLS 356548"; Thence North 89°34'56" East 435.60 feet, coincident with said section line to the Point of Beginning.

Contains 1 Lot, 2.00 acres, 87,112 sq. ft.



OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot, and a public street, as shown on this plat, and home said tract **MILLER'S FLATS SUBDIVISION**, and hereby dedicate to Weber County those certain strips as shown hereon to the public utility for drainage purposes as shown hereon in witness wherefore, hereunto set our signature.

Signed this _____ day of _____, 2021.

Wendy B. Miller, wife
 Gilbert C. Miller, husband

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WEBER } S.S.
 On the _____ day of _____, 2021, personally appeared before me, the 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 do hereby acknowledge to me that they signed it freely and voluntarily for the purposes therein mentioned.

WEBER MORGAN HEALTH DEPARTMENT

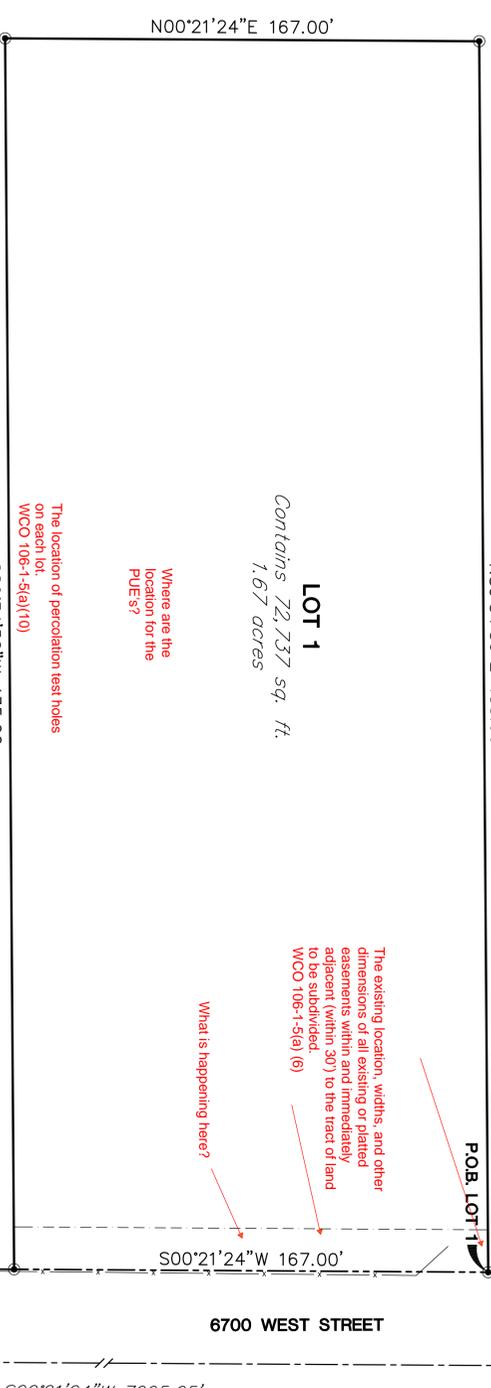
I hereby certify that the soils, percolation rates and site conditions for the proposed public utility easements on this subdivision have been inspected and approved for an on-site waste water system. This _____ day of _____, 2021.

WEBER COUNTY RECORDER

ENTRY NUMBER _____
 FILED FOR RECORD AND RECORDED THIS _____
 DAY OF _____, 2021, IN BOOK _____ AT PAGE _____ OF THE
 OFFICIAL RECORDS.
 DEPUTY COUNTY RECORDER _____

KATHLEEN McDONALD
 ENTRY 142921
 BOOK 1601
 PAGE 2224

GILBERT MILLER
 ENTRY 1263246
 BOOK 1694
 PAGE 308



A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat.
 WCO 45-3-3(d)

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
 Agriculture is the preferred use in the agricultural 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. WCO 106-1-8(c)(5).

Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain, floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8 (c)(6)

Boundary Consultants
 Professional Land Surveyors
 5554 West 2425 North, Hooper, Utah
 801-792-1569
 dave@boundaryconsultants.biz
FOR:
 Gilbert Miller
 1831 North 6700 West
 West Warren, Utah 84404

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 _____, 2021.
 Signature _____

COUNTY SURVEYOR'S CERTIFICATE
 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 execute this plat from the responsibilities and/or liabilities associated therewith.
 Signed this _____ day of _____, 2021.
 Signature _____

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 _____, 2021.
 Signature _____

WEBER COUNTY PLANNING COMMISSION APPROVAL
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2021.
 Chairman, Weber County Planning Commission _____

WEBER COUNTY COMMISSION ACCEPTANCE
 This is to certify that this subdivision plat, the dedication of streets and easements associated with this subdivision, have been approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2021.
 Chairman, Weber County Commission _____

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information.
 WCO 106-1-8(c)(1)

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:
 "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 lines, 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 erected within such easements."
 WCO 106-7-1

The Planning Department shows 6700 West Street as a 100' road.

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided.
 WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private.
 WCO 106-1-5(a)(7)

LOT 1
 Contains 1.67 acres

Where are the location for the PUE's?

The location of percolation test holes on each lot.
 WCO 106-1-5(a)(10)

The remaining parcel need not be labeled with bearings or distances nor is a description of the remainder parcel required.
 WCO 106-1-8(c)(3)

GILBERT MILLER
 ENTRY 1263246
 BOOK 1694
 PAGE 308

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