

**MILLER'S FLATS SUBDIVISION  
WEST WARREN, WEBER COUNTY, UTAH**  
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN  
SURVEY PERFORMED: FEBRUARY 2021

**SURVEYORS CERTIFICATE**

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 52496 and am duly qualified under the provisions of the Utah Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

**NARRATIVE**

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

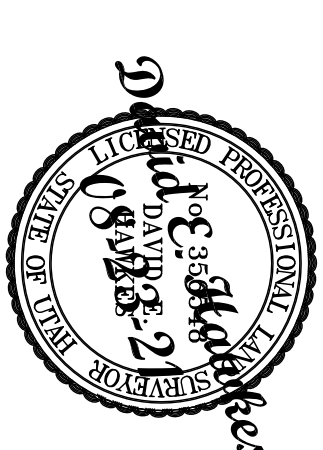
**BOUNDARY DESCRIPTION**

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 as Entry 1263246, in Book 1694, at Page 308, of the Weber County Records, Basis of Bearing for subject parcel being the North 00°21'24" West line of said Section 2, Township 6 North, Range 3 West, Salt Lake Base and Meridian, in the Northeast Quarter of said Section 2, Township 6 North, Range 3 West, Salt Lake Base and Meridian, in the Northeast Quarter 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 333.00 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 True Point of Beginning;

Thence South 00°21'24" West 200.00 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 200.00 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 lots, public streets and common open space as shown on this plat and name said tract Miller's Flats Subdivision, and hereby grant and dedicate to the county all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips or easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Gilbert C. Miller, husband

Mada B. Miller, wife

**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 duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**WEBER MORGAN HEALTH DEPARTMENT**

I hereby certify that the soils, percolation rates and site conditions for the proposed septic system for the above described parcel of land have been inspected and approved for an on-site waste water system. This \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Director, Weber Morgan Health Department \_\_\_\_\_

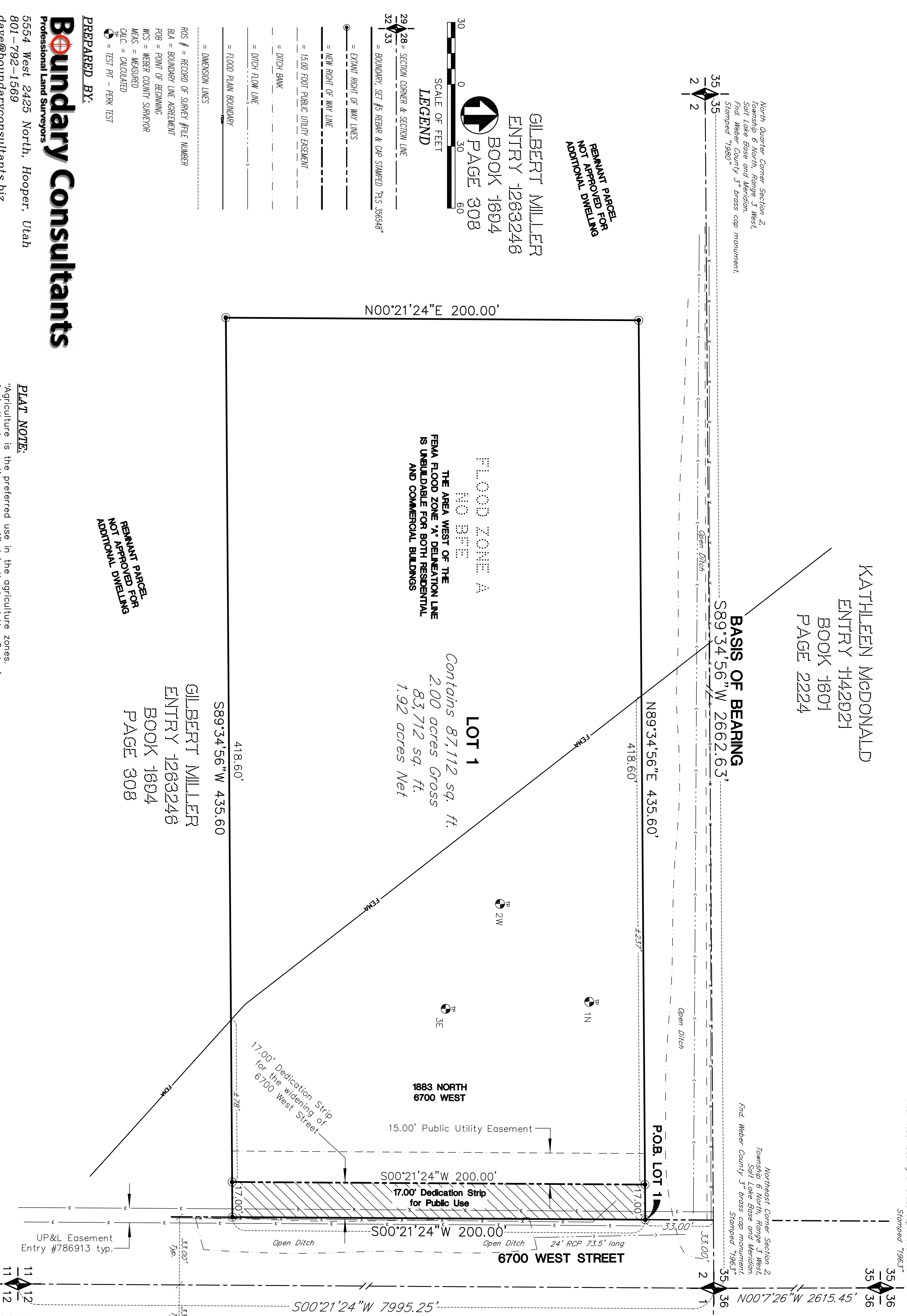
**WEBER COUNTY RECORDER**

ENTRY NUMBER \_\_\_\_\_

FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2021, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER \_\_\_\_\_



**BENNETT PARCEL  
NOT APPROVED FOR  
ADDITIONAL DWELLING**

**GILBERT MILLER  
ENTRY 1263246  
BOOK 1694  
PAGE 308**

**FLOOD ZONE A  
NO BFE  
THE AREA WEST OF THE  
FEMA FLOOD ZONE 'A' DELINEATION LINE  
IS UNBUILDABLE FOR BOTH RESIDENTIAL  
AND COMMERCIAL BUILDINGS**

**BENNETT PARCEL  
NOT APPROVED FOR  
ADDITIONAL DWELLING**

**PLAT NOTE:**  
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 time of planting, growing, harvesting, and processing of the crop. The plat is subject to restrictions on the posted that interfere with activities of future residents of this subdivision. WCO 106-1-8(c)(5).

**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, the plat are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
Chairman, Weber County Commission \_\_\_\_\_

**WEBER COUNTY RECORDER**  
ENTRY NUMBER \_\_\_\_\_  
FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2021, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.  
DEPUTY COUNTY RECORDER \_\_\_\_\_

**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

**FOR:**  
Gilbert and Jim Miller  
1831 North 6700 West  
West Warren, Utah 84404

**PREPARED BY:**  
DAVE MORGAN  
REG # RECORD OF SURVEY #116 NUMBER  
BA = BOUNDARY LINE AGREEMENT  
PB = POINT OF BEGINNING  
MCS = WEBER COUNTY SURVEYOR  
MEAS = MEASURED  
CALC = CALCULATED  
TEST PIT - PERK TEST

**LOT 1**  
Contains 87,112 sq. ft.  
2.00 acres Gross  
83,712 sq. ft.  
1.92 acres Net

**GILBERT MILLER  
ENTRY 1263246  
BOOK 1694  
PAGE 308**

**17.00' Dedication Strip for the widening of 6700 West Street**  
**17.00' Dedication Strip for Public Use**  
**15.00' Public Utility Easement**  
**24' RCP 73.5" long**  
**UP&L Easement Entry #786913 typ.**

**East Quarter Corner Section 11,  
Township 6 North, Range 3 West,  
Salt Lake Base and Meridian,  
in the Northeast Quarter  
Stamped "2020" 3" brass cap monument.**