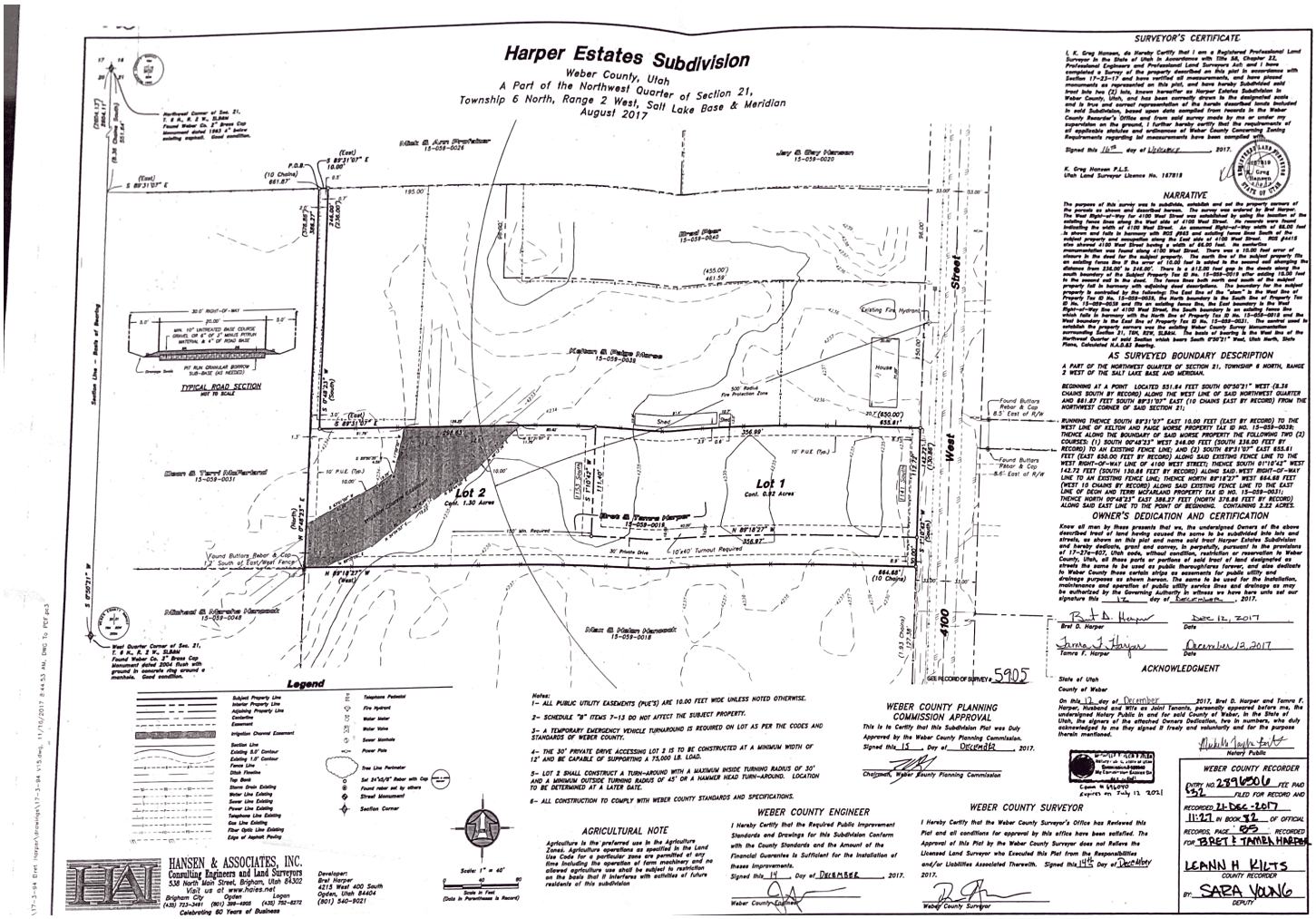

Harper Estates Subdivision

Weber County, Utah
A Part of the Northwest Quarter of Section 21,
Township 6 North, Range 2 West, Salt Lake Base & Meridian
August 2017

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act and 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 have hereby Subdivided said tract into two (2) lots, known hereafter as Harper Estates Subdivision in Weber County, Utah, and have been correctly shown to the designated scale and is 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 or under my supervision on the ground, I further hereby 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 15th day of December 2017.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819

NARRATIVE

The purpose of this survey was to subdivide, establish and set the property corners of the parcels as shown and described hereon. The survey was ordered by Bret Harper. The West Right-of-Way for 4100 West Street was established by using the location of the existing fence lines along the West side of 4100 West Street. No remarks were found indicating the width of 4100 West Street. An assumed Right-of-Way width of 66.00 feet is shown and falls in harmony with ROS #683 and existing fence lines South of the subject property and composition along the East side of 4100 West Street. ROS #4418 also shows 4100 West Street to have a width of 66.00 feet. To establish the Northwest corner of the subject property, a point along the West Right-of-Way of 4100 West Street, 33.00 feet corner of chosen by the owner and by the surveyor. The North line of the subject property fits an existing fence line 8' the corner of 10.00 feet is located to the south thereby changing the distance from 336.00' to 346.00'. There is a 612.65 feet gap in the deeds along the south boundary of the Subject Property Tax ID No. 15-059-0018 after adding 10.00 feet to the owners and to the west. The fence lines both north and south of the subject property fall in harmony with adjoining deed descriptions. The boundary for the subject property is controlled by the following: The East line of the "plan" is the West line of Property Tax ID No. 15-059-0035, the North boundary is the South line of Property Tax ID No. 15-059-0038 and fits an existing fence line, the East boundary is the West Right-of-Way line of 4100 West Street, the South boundary is an existing fence line which falls in harmony with the North line of Property Tax ID No. 15-059-0018 and the West boundary is the East line of Property Tax ID No. 15-059-0031. The control used to establish the property corners was the existing Weber County Survey Monumentation of the Northwest Section 21, T6N, R2W, SLB&M. The basis of bearing is the West line of the Northwest Quarter which bears South 0°58'21" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 351.84 FEET SOUTH 00°50'21" WEST (5.36 CHAINS SOUTH BY RECORD) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 681.87 FEET SOUTH 89°31'07" EAST (10 CHAINS EAST BY RECORD) FROM THE NORTHWEST CORNER OF SAID SECTION 21;

RUNNING THENCE SOUTH 89°31'07" EAST 10.00 FEET (EAST BY RECORD) TO THE WEST LINE OF KELTON AND PAIGE MORSE PROPERTY TAX ID NO. 15-059-0038; THENCE ALONG THE BOUNDARY OF SAID MORSE PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°48'23" WEST 248.00 FEET (SOUTH 238.00 FEET BY RECORD) TO AN EXISTING FENCE LINE; AND (2) SOUTH 89°31'07" EAST 655.61 FEET (EAST 650.00 FEET BY RECORD) ALONG SAID EXISTING FENCE LINE TO THE WEST RIGHT-OF-WAY LINE OF 4100 WEST STREET; THENCE SOUTH 01°19'54" WEST 142.73 FEET (SOUTH 130.86 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE NORTH 89°18'27" WEST 664.68 FEET (WEST 10 CHAINS BY RECORD) ALONG SAID EXISTING FENCE LINE TO THE EAST LINE OF DEON AND TERRI MCFARLAND PROPERTY TAX ID NO. 15-059-0031; THENCE NORTH 00°48'23" EAST 386.27 FEET (NORTH 378.86 FEET BY RECORD) ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 2.22 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know 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 and streets, as shown on this plat and name said tract Harper Estates Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority in witness we have here unto set our signature this 12 day of December, 2017.

Bret D. Harper — Dec 12, 2017 — Date
Tamra F. Harper — December 12, 2017 — Date

ACKNOWLEDGMENT

State of Utah
County of Weber

On this 12 day of December 2017, Bret D. Harper and Tamra F. Harper, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public

Comm # 691090 expires on July 12 2021

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this 15 Day of December 2017.
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 theses Improvements.
Signed this 14 Day of DECEMBER 2017.
Weber County Engineer

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 14th Day of December 2017.
Weber County Surveyor

WEBER COUNTY RECORDER

Entry No. 2896006 Fee Paid 57 Filed for Record and Recorded 22-Dec-2017 11:27 In Book 92 of Official Records, Page 85 Recorded for Bret & Tamra Harper

LeAnn H Kilts
County Recorder
By Sara Young
Deputy

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture 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 agriculture use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision

Notes:

1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.

2- SCHEDULE "B" ITEMS 7-13 DO NOT AFFECT THE SUBJECT PROPERTY.

3- A TEMPORARY EMERGENCY VEHICLE TURNAROUND IS REQUIRED ON LOT AS PER THE CODES AND STANDARDS OF WEBER COUNTY.

4- THE 30' PRIVATE DRIVE ACCESSING LOT 2 IS TO BE CONSTRUCTED AT A MINIMUM WIDTH OF 12' AND BE CAPABLE OF SUPPORTING A 75,000 LB. LOAD.

5- LOT 2 SHALL CONSTRUCT A TURN-AROUND WITH A MAXIMUM INSIDE TURNING RADIUS OF 30' AND A MINIMUM OUTSIDE TURNING RADIUS OF 45' OR A HAMMER HEAD TURN-AROUND. LOCATION TO BE DETERMINED AT A LATER DATE.

6- ALL CONSTRUCTION TO COMPLY WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.

SEE RECORD OF SURVEY 5905

Legend

HANSEN & ASSOCIATES, INC.
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Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3481 (801) 399-4908 (435) 752-8272
Celebrating 60 Years of Business

Developer:
Bret Harper
4215 West 400 South
Ogden, Utah 84404
(801) 540-9021

Scale: 1" = 40'
Scale in Feet
(Data in Parentheses is Record)