

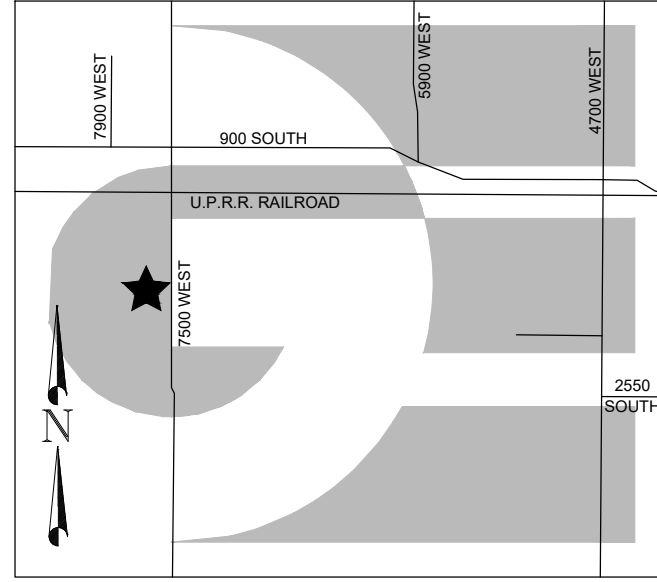
# MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

## LOT AVERAGED SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
MAY 2021

### VICINITY MAP

NOT TO SCALE



### LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- STORM DRAIN EASEMENT
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
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- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

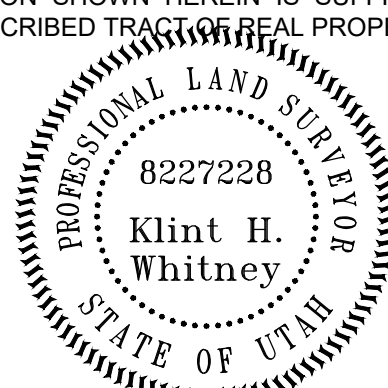
### BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 7500 WEST STREET BEING LOCATED SOUTH 0°30'42" WEST 990.03 FEET ALONG SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 27; RUNNING THENCE ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE SOUTH 0°30'42" WEST 295.30 FEET; THENCE NORTH 89°55'40" WEST 176.80 FEET; THENCE SOUTH 0°04'20" WEST 226.97 FEET TO THE NORTH BOUNDARY LINE OF RUSSIAN OLIVES SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 89°10'00" WEST 405.75 FEET TO THE WEST BOUNDARY LINE OF RUSSIAN OLIVES SUBDIVISION; THENCE ALONG SAID WEST BOUNDARY LINE OF RUSSIAN OLIVES SUBDIVISION AND THE WEST BOUNDARY LINE OF DAVIS MEATS SUBDIVISION SOUTH 0°30'42" WEST 300.37 FEET TO THE BOUNDARY LINE OF TALBOT SUBDIVISION - 1ST AMENDMENT; THENCE ALONG SAID BOUNDARY LINE FOLLOWING THREE (3) COURSES; (1) NORTH 88°23'23" WEST 14.99 FEET; (2) SOUTH 0°30'42" WEST 165.00 FEET; (3) NORTH 89°08'04" WEST 731.36 FEET; THENCE NORTH 0°43'11" EAST 321.99 FEET; THENCE NORTH 89°16'49" WEST 196.49 FEET; THENCE NORTH 0°43'08" EAST 352.24 FEET; THENCE SOUTH 89°55'40" EAST 196.51; THENCE NORTH 0°43'11" EAST 295.31 FEET; THENCE SOUTH 89°55'40" EAST 1323.64 FEET TO THE POINT OF BEGINNING. CONTAINING 24.26 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.



KLINT H. WHITNEY, PLS NO. 8227228

### OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS POND TO AN IRRIGATION COMPANY OWNED AND MAINTAINED BY JOHN PRICE, TO BE MAINTAINED BY SAID COMPANY AND USED FOR IRRIGATION PURPOSES.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

BY: JOHN PRICE, MEMBER

### MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

Phase 1	SQ FT	Frontage
Lot 1	22925	114.65
Lot 2	23134	314.65
Lot 3	32101	140
Lot 4	32101	140
Lot 5	32101	140
Lot 6	32101	140
Lot 7	32101	140
Lot 8	32101	140
Lot 9	32101	140
Lot 10	32829	144.47
Lot 11	35016	162.5
Lot 12	35112	379.49
Lot 13	56919	180.65
Lot 14	102465	87.3
Lot 15	106243	86.75
Lot 16	60134	181.05
Lot 17	34300	374.65
Lot 18	33041	150
Lot 19	33300	150
Lot 20	33597	150
Lot 21	33896	150

171.72 AVE. FRONTAGE  
41315.14 AVE. LOT AREA

### MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION PHASE 1

LOT COUNT	21
AVERAGE LOT FRONTAGE	171.72
AVERAGE LOT SIZE	41,315 0.95 ACRES
AREA WITHIN ROADWAY	119520 2.74 ACRES
TOTAL PROJECT AREA	987091 22.66 ACRES
LOT DENSITY	21.00

### NOTES

- ZONE A-2 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' MINIMUM WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24 FEET, SIDE FACING STREET 20', REAR 30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0400E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- LAND IDENTIFIED AS POND WILL BE OWNED AND MAINTAINED BY AN IRRIGATION COMPANY OWNED BY JOHN PRICE.

STAMP

NOTARY PUBLIC

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THIRTEEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JASON HARROP. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°30'42" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 7500 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE DAVIS MEATS SUBDIVISION. VESTING DEED OF THE SUBJECT PROPERTY RECORDED AS ENTRY NUMBER 2864004 ALONG WITH VESTING DEED OF ADJOINING PROPERTIES, THE DEDICATED PLAT OF DAVIS MEATS SUBDIVISION AND RECORD OF SURVEYS NUMBER 5249, 1201 5706, AND 6109 WERE USED TO DETERMINE THE SUBDIVISION BOUNDARY.

MOUNTAIN VIEWS LAND  
AND LIVESTOCK LLC  
100480022

55' TEMPORARY TURN-AROUND  
AND EASEMENT  
ENTRY #

LOT 10  
32,829 SQ.FT.

LOT 9  
32,101 SQ.FT.

LOT 8  
32,101 SQ.FT.

LOT 7  
32,101 SQ.FT.

LOT 6  
32,101 SQ.FT.

LOT 5  
32,101 SQ.FT.

LOT 4  
32,101 SQ.FT.

LOT 3  
32,101 SQ.FT.

LOT 2  
23,134 SQ.FT.

LOT 11  
35,016 SQ.FT.

LOT 12  
35,112 SQ.FT.

LOT 17  
34,300 SQ.FT.

LOT 18  
33,041 SQ.FT.

LOT 19  
33,300 SQ.FT.

LOT 20  
33,597 SQ.FT.

LOT 21  
33,896 SQ.FT.

LOT 13  
56,919 SQ.FT.

LOT 16  
60,134 SQ.FT.

LOT 14  
102,465 SQ.FT.

LOT 15  
106,243 SQ.FT.

RUSSIAN OLIVE  
SUBDIVISION  
JEFFERY & CRISTA DAVIS  
101710001

DAVIS MEATS SUBDIVISION  
LAKESIDE HOLDINGS LLC  
101550001

DAVID FINNEY  
100710001

KEVIN COLEMAN  
100480009

TALBOT SUBDIVISION -  
1ST AMENDMENT  
STETSON TALBOT  
100480001

EAST QUARTER CORNER SEC. 27,  
T6N, R3W, S.L.B. &M. (FOUND BRASS  
CAP MONUMENT IN CONCRETE COLLAR  
FLUSH WITH GROUND 1963 GOOD COND.)

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 THERE WITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY #

### 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 \_\_\_\_, 2022.

COUNTY ATTORNEY

### 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 \_\_\_\_, 2022.

COUNTY ENGINEER

### 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 \_\_\_\_, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: NAME/TITLE

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

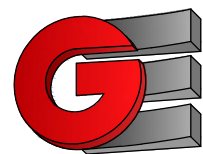
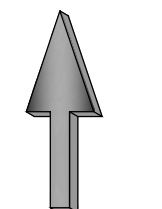
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2022

DIRECTOR WEBER-MORGAN HEALTH DEPT.



0' 50' 100' 200' 300'

Scale in Feet

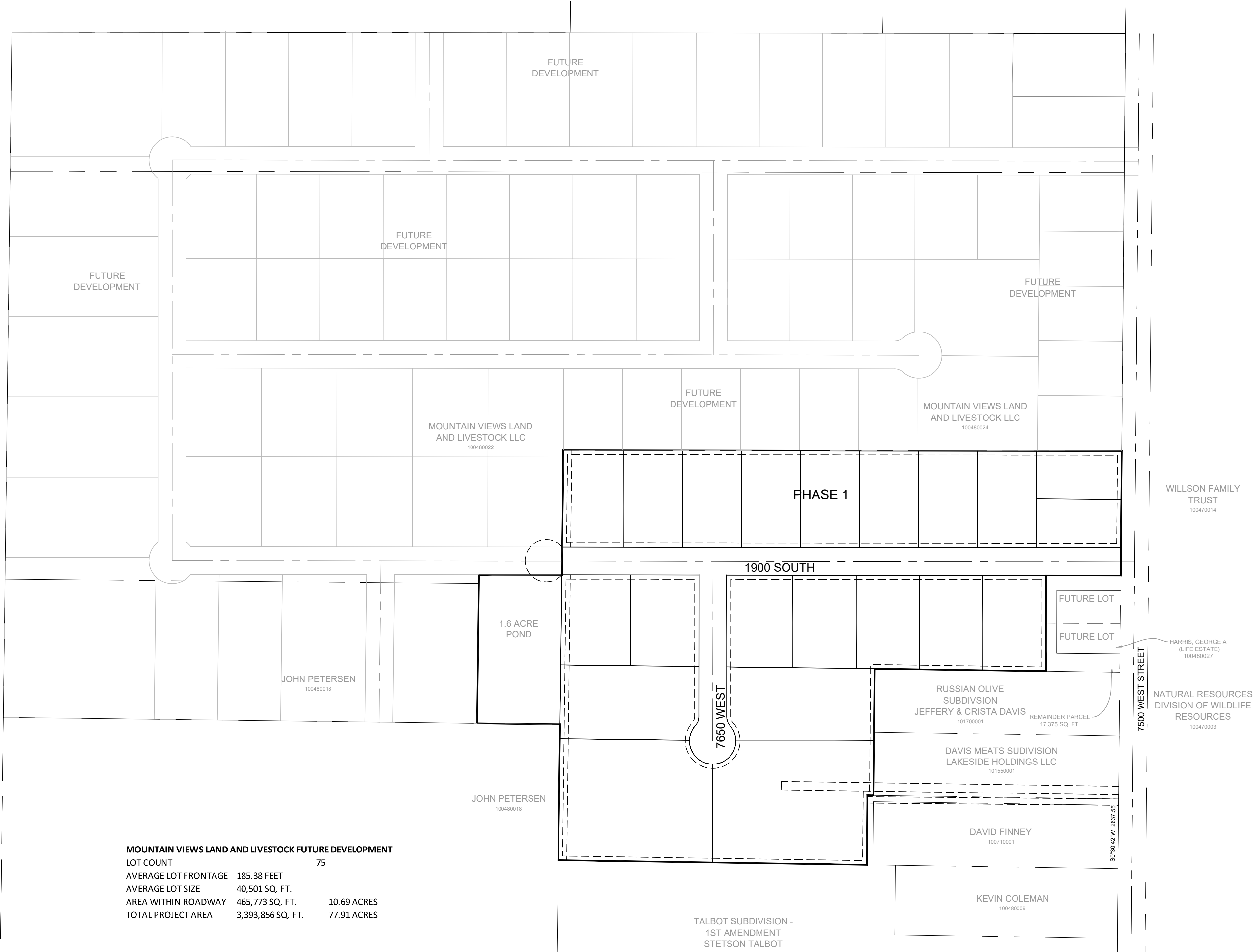
1" = 100'



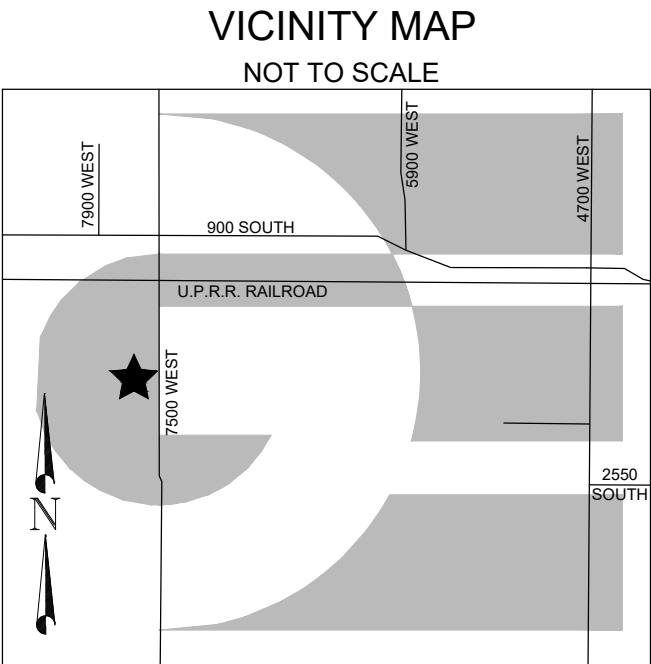
MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

LOT AVERAGED SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
MAY 2022

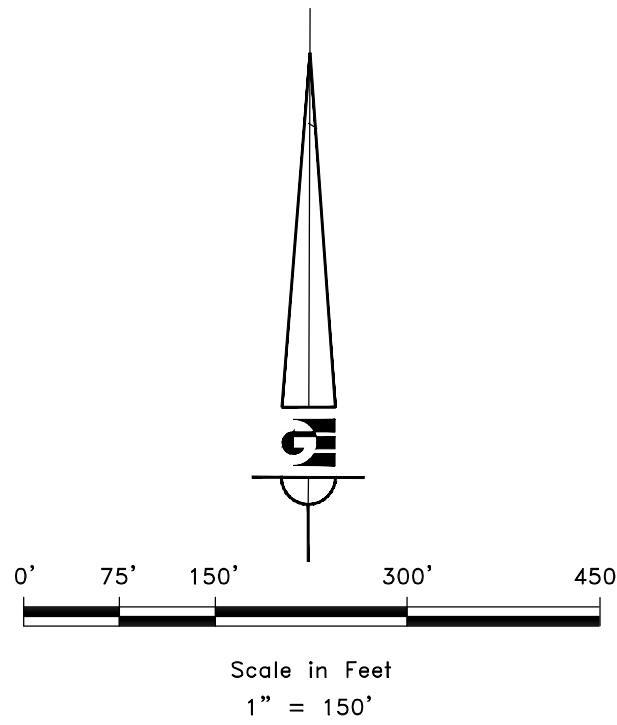


MOUNTAIN VIEWS LAND AND LIVESTOCK FUTURE DEVELOPMENT			
LOT COUNT		75	
AVERAGE LOT FRONTAGE	185.38 FEET		
AVERAGE LOT SIZE	40,501 SQ. FT.		
AREA WITHIN ROADWAY	465,773 SQ. FT.	10.69 ACRES	
TOTAL PROJECT AREA	3,393,856 SQ. FT.	77.91 ACRES	



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
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- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE



R:\1618 - PRICE, JOHN\2001 - MOUNTAIN VIEWS LAND SURVEY\DWG\MOUNTAIN VIEWS SUBDIVISION LAND SWAP.DWG

DEVELOPER:  
JOHN PRICE  
360 AUTUMN CHERRY WAY  
KAYSVILLE UT 84037  
801-391-7189  
JPRICE\_4@HOTMAIL.COM

**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 875 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

S2  
2

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_