

31-2

# MONTGOMERY RANCH PHASE 2

PART OF THE SE 1/4 OF SECTION 6, T. 6N., R. 2E., S.L.B. & M., U.S. SURVEY  
WEBER COUNTY, UTAH  
JUNE, 1996

E 1/4 CORNER SECTION 6, T. 6N., R. 2E., S.L.B. & M., U.S. SURVEY. COUNTY BRASS MONUMENT (DAIED 1980) IN AGREEMENT WITH COUNTY RECORDS.

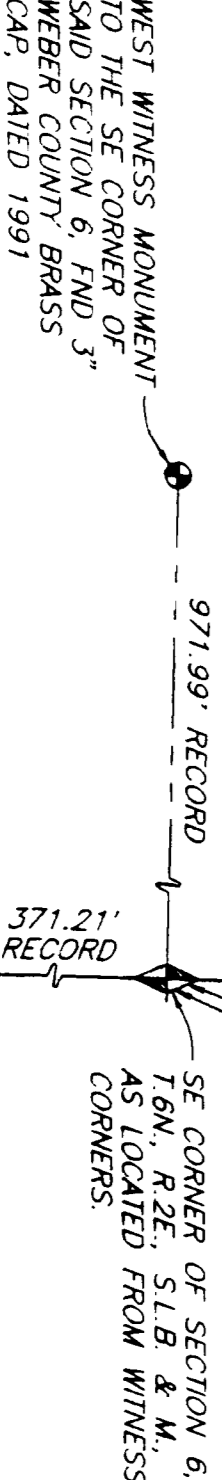
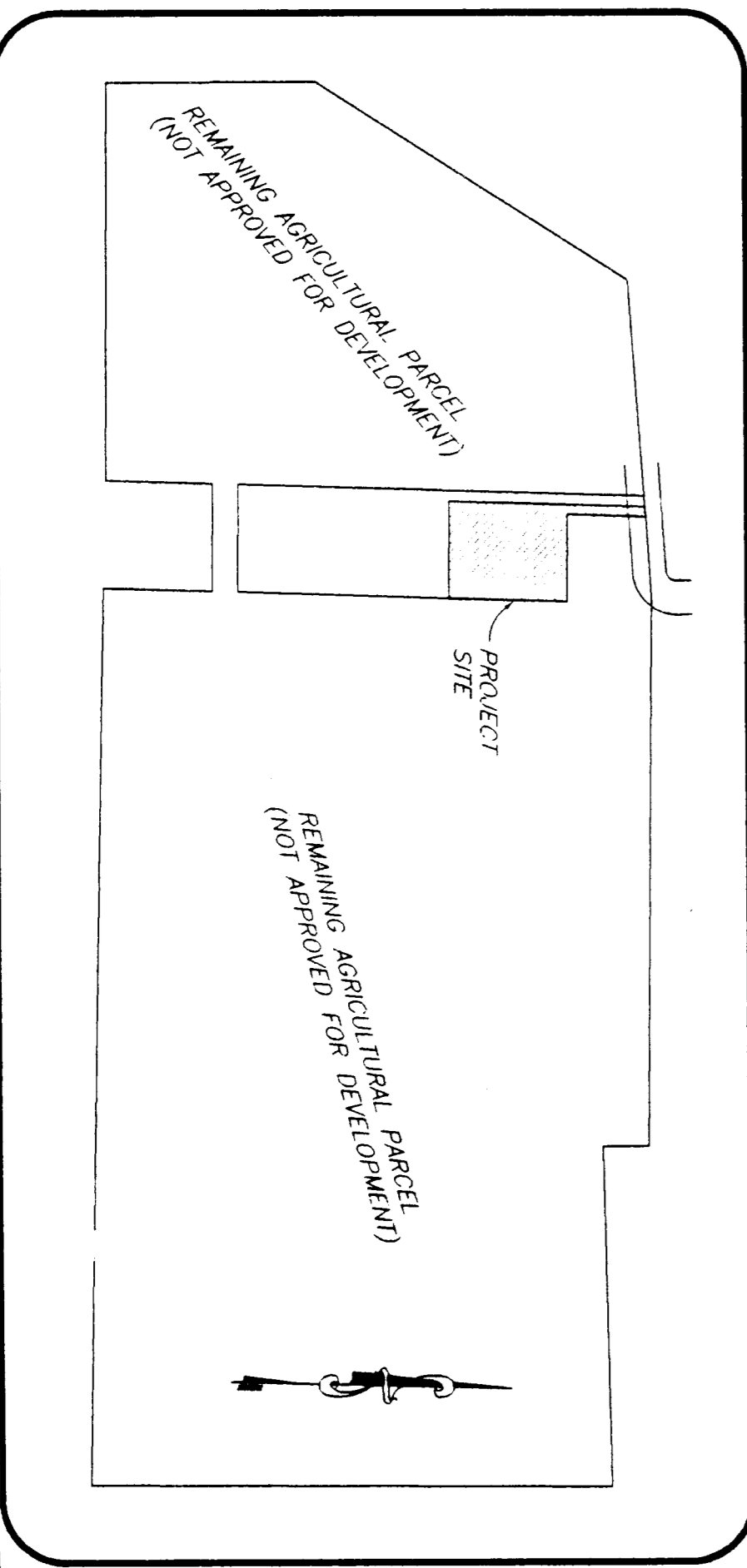
**NARRATIVE**  
THE PURPOSE OF THIS SUBDIVISION PLAN IS TO CREATE A TAG LOT FOR HOME CONSTRUCTION. THE AREA IS BEING DEDEDICATED TO THE PUBLIC. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/4" X 1/4" CONCRETE CORNERS. THE MONUMENTS SHALL BE PLACED AT THE INTERSECTION OF THE ROAD AND THE ROAD DEDICATION FROM THE FRIENDS PLOT.

**BOUNDARY DESCRIPTION**

ALL THAT LAND IN WEBER COUNTY, UTAH BEING A PART OF THE SE 1/4 OF SECTION 6, T. 6N., R. 2E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NE CORNER OF LOT ONE OF MONTGOMERY RANCH PHASE 1, SAID POINT BEING N01°43'21"E 965.00 FEET ALONG THE SECTION LINE AND RUNNING 68 FEET THENCE N01°43'21"E 152.76 FEET TO THE CENTER LINE OF 1300 NORTH STREET, THENCE ALONG SAID CENTER LINE S89°51'21"W 200.00 FEET TO THE NORTHEASTLY CORNER OF SAID BOUNDARY THROUGH THE NEXT (2) TWO COURSES (1) S07°43'21"W 381.18 FEET AND (2) S89°41'23"E 169.48 FEET TO THE POINT OF BEGINNING. CONTAINS 1.07 ACRES, MORE OR LESS.

**REMAINING AGRICULTURAL PARCEL DEVELOPMENT (NOT SURVEYED) NOT APPROVED FOR DEVELOPMENT**

A PARCEL OF LAND IN THE SW 1/4 OF SECTION 5 AND THE SE 1/4 OF SECTION 6, T. 6N., R. 2E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THAT IS N01°43'21"E ALONG THE SECTION LINE 259.00 FEET FROM THE SECTION LINE AND 800.00 FEET FROM THE SECTION LINE, THENCE S07°43'21"W 208.00 FEET, THENCE N89°41'23"W 752.43 FEET TO THE CENTER LINE OF SAID SECTION 5, THENCE N89°41'23"W 209.3 FEET, THENCE S07°43'21"E 221.21 FEET, AND (2) N00°12'39"W 410.60 FEET, (2) N87°27'21"E 721.21 FEET, AND (3) N85°55'21"E 419.92 FEET TO THE NORTHWEST CORNER OF MONTGOMERY RANCH PHASE 1, THENCE N89°41'23"W 169.48 FEET, THENCE S07°43'21"E 209.50 FEET TO THE WEST LINE OF SAID SECTION 5, THENCE N01°43'21"E ALONG SAID WEST LINE 649.94 FEET, THENCE N89°41'23"W 169.48 FEET, THENCE N01°43'21"E 152.76 FEET TO THE CENTER LINE OF SAID SECTION 5, THENCE S07°43'21"E 381.18 FEET TO THE WEST LINE OF SAID SECTION 5, THENCE S89°51'21"E 102.20 FEET, THENCE S07°15'21"W 89.78 FEET, THENCE N89°51'21"E 660.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.07 ACRES, MORE OR LESS.



SCALE: 1" = 40'

**NOTE:**  
1) CALLS IN THE BOUNDARY DESCRIPTION OF THIS SUBDIVISION PLAN REFER TO THE CORNERS OF SECTION 6, T. 6N., R. 2E., S.L.B. & M., U.S. SURVEY AS SHOWN ON THE 1980 PLAN AND THE CENTERLINE OF 1300 NORTH STREET ON THE GROUND. THIS RELATIONSHIP DIFFERS FROM THE REMAINING PARCEL DESCRIPTION DOES NOT CLOSE IN A NORTH-SOUTH DIRECTION BY THAT 40 FEET.  
2) ( ) S INDICATE RECORD DATA

**A-1 - ZONE NOTE:**  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF OTHER RESIDENTS OF THIS SUBDIVISION. (M.O. 91-50, PARAGRAPH 20, (b) 2)

**SURVEYOR'S CERTIFICATE**  
I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN OF MONTGOMERY RANCH PHASE 2, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESCRIBED SECTORS AND DESCRIBED LOTS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA OBTAINED FROM RECORDS IN THE COUNTY RECORDS OF WEBER COUNTY. I, THE SURVEYOR, CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEYING AND MONUMENTS AND THE LOTS WHICH THEY ARE LOCATED.

SIGNED THIS 23rd DAY OF August, 1996

23-14686-2201  
UNIT LICENSE NUMBER

SIGNATURE  
REGISTERED LAND SURVEYOR  
JOHN P. REEVE  
STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
WE, THE UNDERSIGNED OWNERS OF THE HEREON-DERIVED TRACTS, DO HEREBY DEDICATE, ASSIGN, GRANT, AND WARRANT TO THE PUBLIC AND TO THE COUNTY OF WEBER, UTAH, THE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FORVEHICLES AND ALSO DEDICATE TO THE PUBLIC AND TO THE COUNTY OF WEBER, UTAH, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND SERVICES. WE HEREBY WARRANT AND CERTIFY THAT WE WILL CONVEY TO THE COUNTY OF WEBER, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 5th DAY OF August, 1996  
*John P. Reeve*  
SIGNATURE  
JOHN P. REEVE  
REGISTERED LAND SURVEYOR  
STATE OF UTAH

**ACKNOWLEDGEMENT**  
STATE OF UTAH ) ss.  
COUNTY OF UTAH ) ss.  
I, *John P. Reeve*, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on file in the office of the County Clerk of Weber County, Utah. My commission expires on *08/31/98*.



REEVE & REEVE ENGINEERING, INC.  
ENGINEERS, PLANNERS & SURVEYORS  
380 WEST MAIN STREET  
CODY, WY 82401  
(801) 251-3100 Fax (801) 251-2888

**WEBER COUNTY SURVEYOR ACCEPTANCE**  
I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY AND THE CORNERS AND FOUND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.  
SIGNED THIS 21st DAY OF August, 1996

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS 21st DAY OF August, 1996

**WEBER COUNTY COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS SUBMITTED TO THE WEBER COUNTY PLANNING COMMISSION APPROVAL. THE COMMISSION HAS REVIEWED THE PLAN AND HAS APPROVED THE PLAN FOR RECORDED. THE COMMISSION HAS REVIEWED THE PLAN AND HAS APPROVED THE PLAN FOR RECORDED.

RECORDED FOR:  
WEBER COUNTY RECORDER  
FILED FOR RECORD AND RECORDED  
IN 2024-28 OF THE OFFICIAL  
RECORDS, PAGE 27