

Mountain View Estates No. 5

A part of the Southwest 1/4 of Section 27, T7N, R1E, SLB&M, U.S. Survey
Weber County, Utah

003304

Note:
1. A 12" R.C.P. pipe will need to be installed for Culvert crossing where lot driveways intersect County right-of-way.
2. An Excavation Permit will be needed before any work is done.

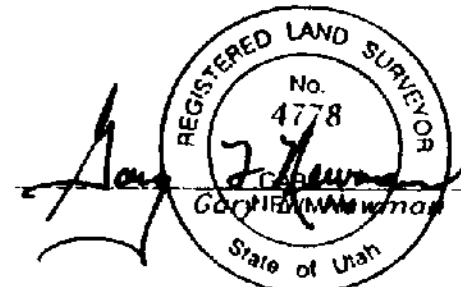
Note:
Agriculture is the preferred use in agricultural zones. Agricultural operations as specified in the Zoning Ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of the residents of this subdivision.

NARRATIVE:
This survey and subdivision was requested by Mr. Max Staples for the purpose of platting three (3) residential lots. Brass Cap monuments have been located at the Southwest corner and the South 1/4 corner of Section 27, T7N, R1E, SLB&M, U.S. Survey. A Line bearing South 89°35'04" East between these two monuments was used as the basis of bearings. Lot corners were monumented as depicted on this plat.

SURVEYOR'S CERTIFICATE
I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Mountain View Estates No. 5 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.
I also certify that all the lots within Mountain View Estates No. 5 meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this 17th day of September, 2001.

4778
License No.



WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.

Signed this 9 day of October, 2001.

Glen Nelson
Director Weber-Morgan Health Department

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 this day of September, 2001.

Erma Staples Admin. Assistant
Chair, Weber County Commission
Julianne Blackford Attest

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract Mountain View Estates No. 5 and do 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 right and easement over, upon and under the land designated on the plat as public utility and drainage easements, 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 erected within such easements.

Signed this 18th day of September, 2001.

Max G. Staples Trustee
Dee R. Staples Trustee
Erma Staples Trustee
Connie S. Merrill Trustee

ACKNOWLEDGMENT

State of Utah
County of Davis
On the 18th day of September, 2001, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: *Kaysville Utah*
A Notary Public commissioned in Utah

Gordon Gurr
Notary Public
Print Name
Signature

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Northwest corner of Lot 4, Mountain View Estates No. 1, in Weber County, Utah; said point is also the Southwest Corner of Lot 30, Mountain View Estates No. 4, in Weber County, Utah said point is 1488.34 feet South 89°35'04" East along the Section line 1679.34 feet North and 235.99 feet South 69°01'21" West from the Southwest corner of said Section 27; running thence South 69°01'21" West 240.00 feet along the North Boundary of said Mountain View Estates No. 1; thence North 20°58'39" West 177.00 feet; thence South 69°01'21" West 52.62 feet; thence four (4) courses along existing fences extended and existing fences as follows: North 20°48'18" West 191.47 feet; North 21°05'56" West 157.68 feet; North 20°50'10" West 190.39 feet to an existing fence corner and North 68°28'35" East 298.43 feet to the West boundary of Mountain View Estates No. 4 extended; thence four (4) courses along said extended and boundary of as follows: South 23°33'25" East 482.85 feet; Southwesterly along the arc of a 661.61 foot radius curve to the right a distance of 4.48 feet (Long Chord bears South 68°49'42" West 4.48 feet); South 69°01'21" West 23.76 feet and South 20°58'39" East 237.00 feet to the point of beginning. Contains 4.797 Acres

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 9th day of October, 2001.

Monette Hutzack
Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

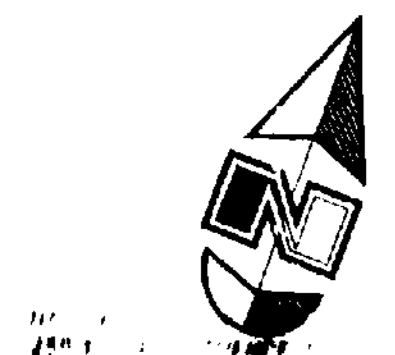
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 18th day of September, 2001.

Paul Sheen
Chair, Weber County Planning Commission

003304

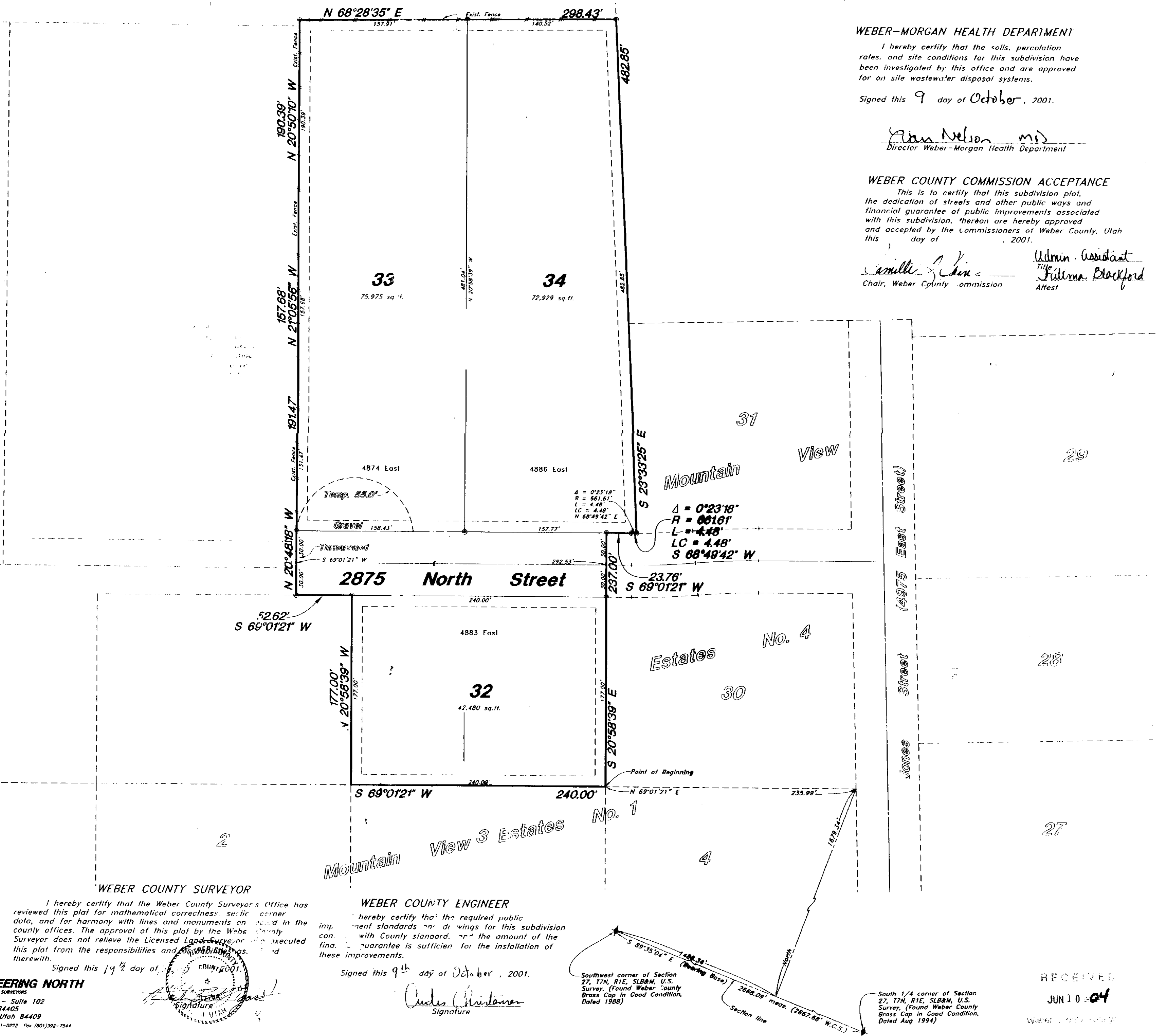
WEBER COUNTY RECORDER
ENTRY NO. 1807023
FILED FOR RECORD AND RECORDED 3:14 P.M.
IN BOOK 52 OF OFFICIAL RECORDS, PAGE 98 RECORDED FOR MAX G. STAPLES
Dolra Gedets
WEBER COUNTY RECORDER
BY: *Yvonne Kuts*
DEPUTY

RECEIVED
JUN 10 2004



Scale: 1" = 50'

- ▲ Set Nail in Curb
- Found Rebar & Cap
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (1/2") Non-bound line



NOTE:
10' Utility and Drainage Easements shown on plat as indicated by dashed lines or as otherwise shown.

WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, set the corner monuments, and for harmony with lines and monuments on record in the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor of the responsibility and liability for the accuracy of the data and the execution of this plat from the responsibilities and liabilities of the Surveyor and the landowner.

Signed this 19th day of September, 2001.

Gordon Gurr
Signature
Notary Public

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 9th day of October, 2001.

Curtis Christman
Signature

Southwest corner of Section 27, T7N, R1E, SLB&M, U.S. Survey. Found Weber County Brass Cap in Good Condition, Dated 1988.

South 1/4 corner of Section 27, T7N, R1E, SLB&M, U.S. Survey. Found Weber County Brass Cap in Good Condition, Dated Aug 1994.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverton, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)384-4515 Salt Lake City (801)251-0222 Fax (801)392-7544