

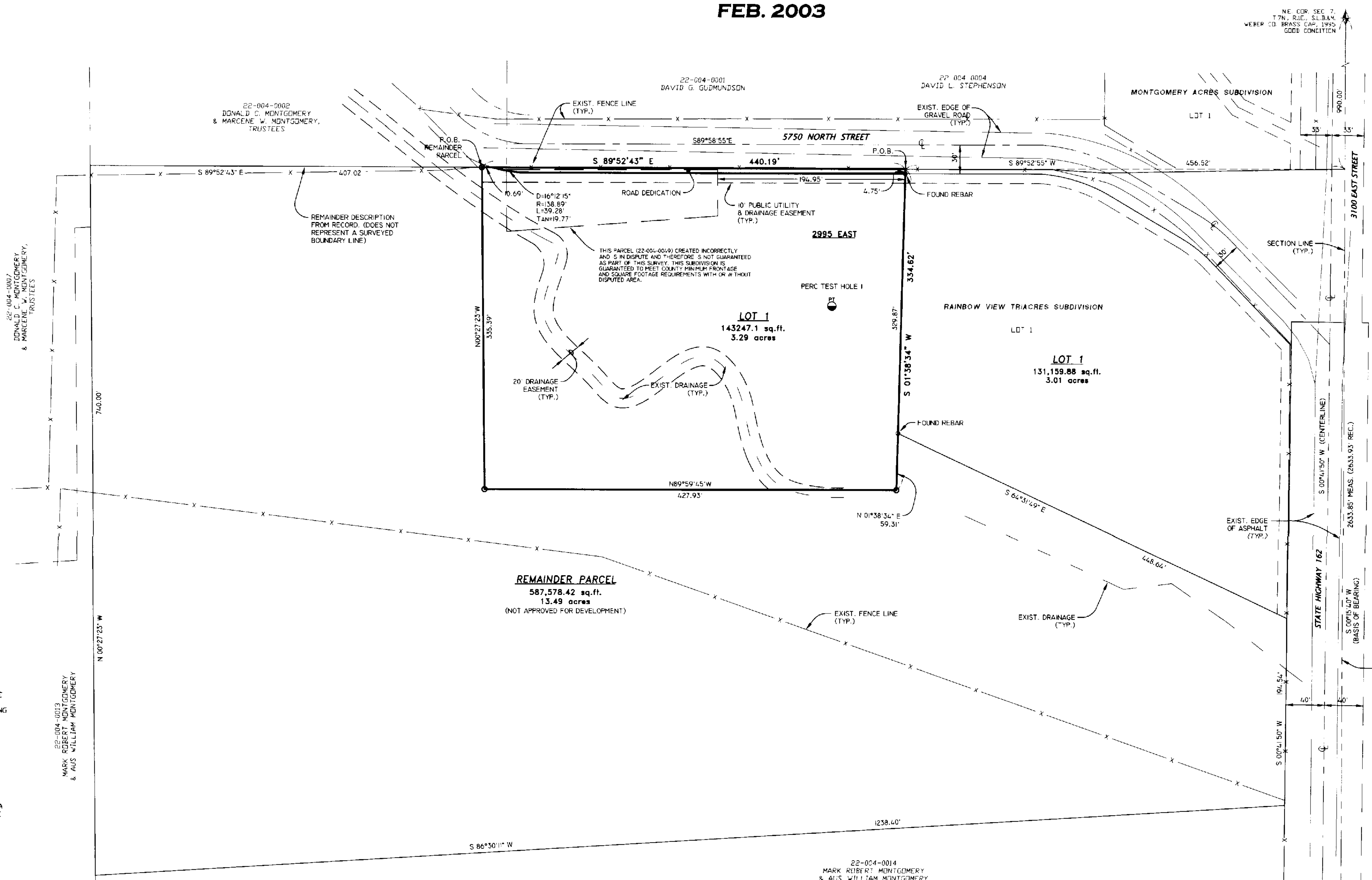
JOHN MONTGOMERY SUBDIVISION

A PART OF THE N. E. 1/4 OF SECTION 7, T. 7 N., R. 1 E., S.L.B. & M.

WEBER COUNTY, UTAH

FEB. 2003

003360



SCALE: 1" = 60'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE ONE BUILDING LOT FROM A PARENT PARCEL. BASIS OF BEARING IS UTAH STATE GRID BEARING AS SHOWN.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER-MORGAN HEALTH DEPARTMENT

I 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.

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION #12380, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	60"	10	0-12" SANDY LOAM, DARK GRAYISH BROWN, SUB BLOCKY, GRAVEL 1-5% DRY 12-32" SANDY LOAM, BROWN, SUB BLOCKY, DRY 32-66" SANDY SKELETAL, LIGHT GRAYISH BROWN, GRAVEL & COBBLE, DRY

SIGNED THIS _____ DAY OF _____ 20____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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 _____ 20____

SIGNATURE

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 _____ 20____

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____ DAY OF _____ 20____

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 _____ 20____

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC VAYS 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 _____ 20____

ATTEST:
TITLE CHAIRMAN, WEBER COUNTY COMMISSION

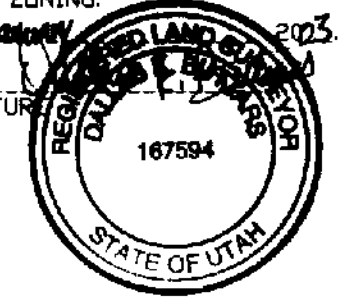
SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF JOHN MONTGOMERY SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 30th DAY OF JANUARY 2003

SIGNATURE

RL.S. # 167594



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 HEREON AND NAME SAID TRACT JOHN MONTGOMERY SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20____

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF WEBER,)
ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWEST CORNER OF RAINBOW VIEW TRIACRES SUBDIVISION; SAID POINT BEING SOUTH 00°15'40" WEST 990.00 FEET ALONG THE SECTION LINE AND SOUTH 89°52'55" WEST 456.52 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 01°38'34" WEST 334.62 FEET ALONG THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 89°59'45" WEST 427.93 FEET; THENCE NORTH 00°27'23" WEST 335.39 FEET; THENCE SOUTH 89°52'43" EAST 440.19 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.29 ACRES.

DESCRIPTION - REMAINDER PARCEL

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SOUTH 00°15'40" WEST 990.00 FEET ALONG THE SECTION LINE, SOUTH 89°52'55" WEST 456.52 FEET AND NORTH 89°52'43" WEST 440.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 00°27'23" EAST 335.39 FEET; THENCE SOUTH 89°59'45" EAST 427.93 FEET; THENCE NORTH 01°38'34" EAST 59.31 FEET; THENCE SOUTH 64°53'14" EAST 448.64 FEET TO THE WEST LINE OF STATE HIGHWAY 162; THENCE SOUTH 00°41'50" WEST 194.54 FEET ALONG SAID WEST LINE; THENCE SOUTH 86°30'11" WEST 1238.40 FEET; THENCE NORTH 00°27'23" WEST 740.00 FEET; THENCE SOUTH 89°52'43" EAST 407.02 FEET TO THE POINT OF BEGINNING.
CONTAINS 13.49 ACRES.

003360

RECEIVED
OCT 19 04
Weber County Surveyor

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8508		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: JOHN MONTGOMERY LOCATION: PART OF THE N.E. 1/4 OF SEC. 7, T.7N., R.1E., S.L.B.&M. SURVEYED: MAY 2002	REVISIONS: _____ DRAWN BY: L.A. CHECKED BY: D.B. DATE: 05-18-02 FILE: 2379PLT.DWG	