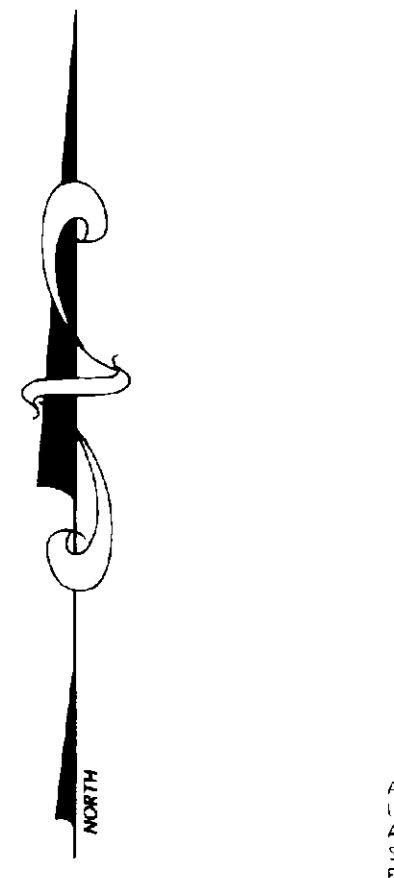


# MOUNTAIN VIEW ACRES SUBDIVISION

003573

A PART OF THE NORTHEAST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16, T. 6 N., R. 2 E., S.L.B. & M.  
WEBER COUNTY, UTAH  
OCTOBER 2005



### 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.

SCALE: 1" = 60'

○ = 5/8" x 24" LENGTH REBAR WITH CAP STAMPED 172757

⊕ = FOUND UDOT RIGHT-OF-WAY MARKER

### 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 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 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 COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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\_\_\_\_

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

### WEBER-MORGAN HEALTH DEPARTMENT

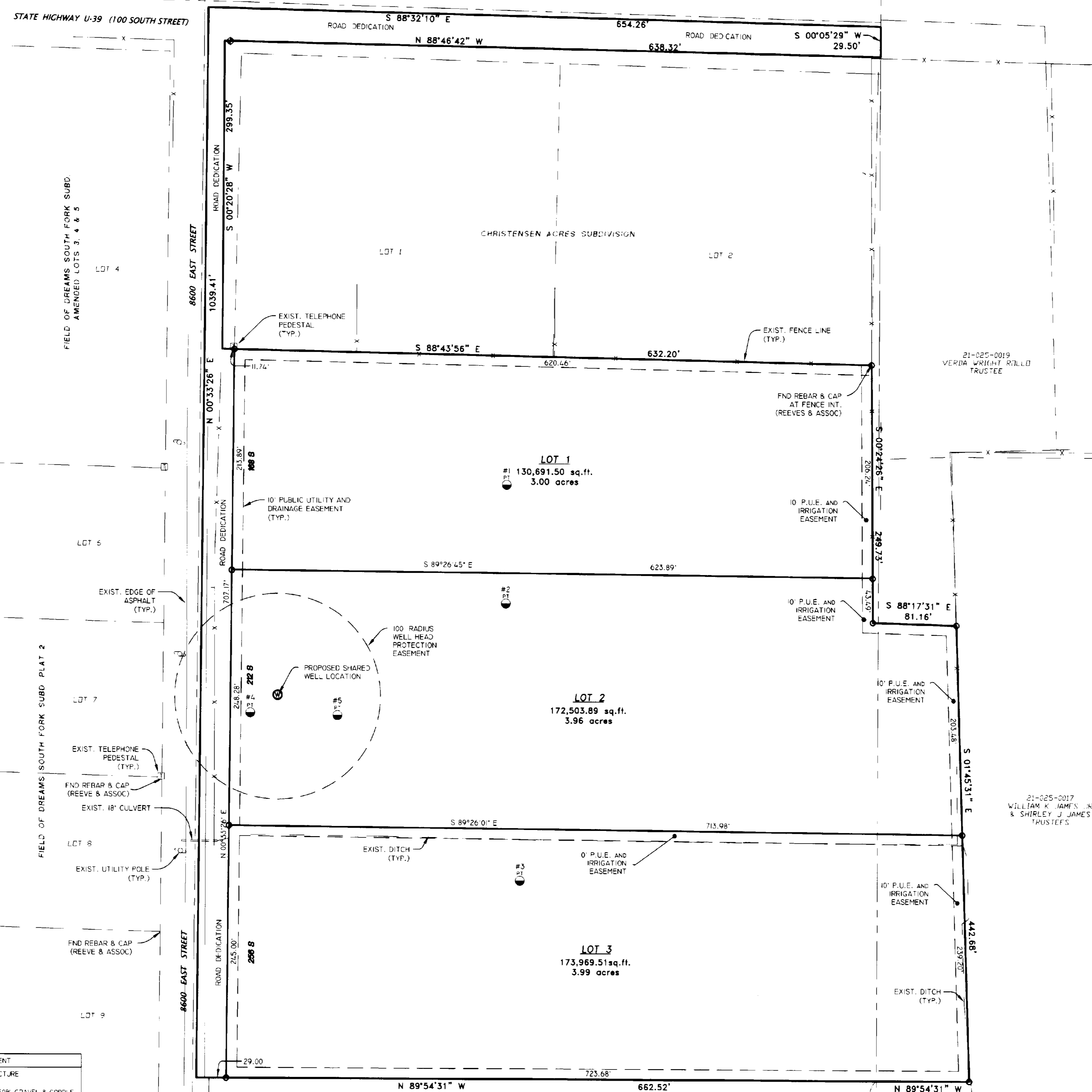
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### PERC TABLE

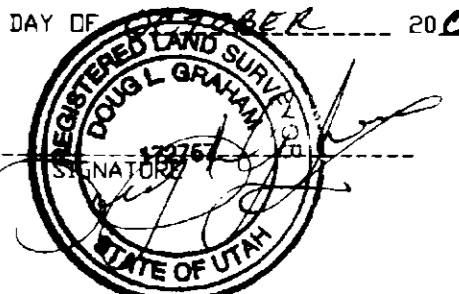
PERC TEST HOLE NO.	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION # 2894, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	48	.66	0-18" VERY FINE SANDY LOAM, VERY FINE GRANULAR STRUCTURE 18-41" SILT LOAM, WEAK BLOCKY STRUCTURE 41-110" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 50% GRAVEL & COBBLE
NO. 2	48	10	0-20" VERY FINE SANDY LOAM, VERY FINE GRANULAR STRUCTURE 20-58" SILT LOAM, WEAK BLOCKY STRUCTURE 58-116" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 50% GRAVEL & COBBLE
NO. 3	48	15.3	0-21" VERY FINE SANDY LOAM, VERY FINE GRANULAR STRUCTURE, 8% GRAVEL 21-44" SILT LOAM, WEAK BLOCKY STRUCTURE, 3% GRAVEL 44-113" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 50% GRAVEL & COBBLE
NO. 4	48	15.3	0-20" VERY FINE SANDY LOAM, VERY FINE GRANULAR STRUCTURE 20-56" SILT LOAM, WEAK BLOCKY STRUCTURE 56-78" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 50% GRAVEL & COBBLE
NO. 5	48	10	0-23" SOILS SIMILAR WITH TEST PIT #4 23-62" SOILS SIMILAR WITH TEST PIT #4 62-95" SOILS SIMILAR WITH TEST PIT #4



### SURVEYORS CERTIFICATE

I, DOUG L. GRAHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF MOUNTAIN VIEW ACRES 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 SURVEYORS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005



R.L.S. # 172757

### OWNERS 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 ACRES SUBDIVISION, 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 THROUGHWAYS FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER, WATER MAINS 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 CHANNELS IN THEIR NATURAL STATE WHICH EVER 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 DEDICATION, IDENTIFIED BY 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 17 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 00°05'29" EAST 798.60 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE NORTH 89°54'31" WEST 662.52 FEET; THENCE NORTH 00°33'26" EAST 1039.41 FEET; THENCE SOUTH 88°43'56" EAST 632.20 FEET; THENCE SOUTH 00°20'28" WEST 299.35 FEET TO THE SOUTH LINE OF CHRISTENSEN ACRES PROJECTED; THENCE ALONG SAID SOUTH LINE SOUTH 88°43'56" EAST 632.20 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 00°26'26" EAST 249.13 FEET; THENCE SOUTH 88°17'31" EAST 81.16 FEET; THENCE SOUTH 01°45'31" EAST 442.68 FEET; THENCE NORTH 89°54'31" WEST 90.16 FEET TO THE POINT OF BEGINNING. CONTAINS 1.92 ACRES.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 LOT SUBDIVISION, RECORD DEEDS, SURVEYS THAT HAD BEEN PERFORMED IN THE AREA AND ADJACENT SUBDIVISIONS, OF PARTICULAR BENEFIT WAS A SURVEY BY MOUNTAIN WEST SURVEYORS THAT ATTEMPTED TO ESTABLISH THE NORTHEAST CORNER OF SECTION 17. I HAVE ACCEPTED THIS LOCATION AND SET THE EAST LINE OF THE SECTION FOR MY SURVEY FROM THIS POINT TO THE BRASS CAP MONUMENT AT THE EAST 1/4 CORNER, WHICH SEEMS TO BE AN ACCEPTABLE FIT TO OLD OCCUPATION ALTHOUGH NOT TO THE EAST LINE OF CHRISTENSEN ACRES SUBDIVISION. THE NEIGHBORING PARCEL TO THE EAST OF CHRISTENSEN ACRES HAS ADDED FENCING TO THE SOUTH FROM THAT LINE. AN AGREEMENT TO THE NEW FENCE HAS BEEN PREPARED TO RESOLVE THIS ISSUE. THE RECORD DESCRIPTION FOR THE PARCEL WAS RETAINING PROPERTY THAT EXTENDED INTO THE STATE ROAD AND HAS BEEN INCLUDED IN THE ROAD DEDICATION TO PREVENT ANY FUTURE OWNERSHIP ISSUES. THE OTHER PORTIONS OF THE ROAD DEDICATION ALONG 8600 EAST ARE INTENDED TO MEET THE ROAD DEDICATION FROM CHRISTENSEN ACRES AND FIELD OF DREAMS SOUTH FORK SUBDIVISION.

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS OF RECORD IN THE 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 \_\_\_\_\_

RECEIVED  
FEB 14 2006  
WEBER COUNTY

<p><b>LANDMARK SURVEYING INC.</b> A COMPLETE LAND DEVELOPMENT SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075</p>	<p>WEBER COUNTY RECORD</p> <p>ENTRY # _____ FEE _____</p> <p>FILED FOR RECORD &amp; RECORD</p> <p>THIS _____ DAY OF _____</p> <p>AT _____ IN BOOK _____</p> <p>PAGE _____</p>
	<p>CLIENT: MATT LOWE</p> <p>LOCATION: PART OF THE N.E. 1/4 OF SEC. 17, AND A PART OF THE N.W. 1/4 OF SEC. 16, T. 6N., R. 2E., S.L.B. &amp; M.</p> <p>SURVEYED: APRIL 2005</p>
<p>REVISIONS:</p> <p>10-04-05 DLG</p>	<p>DRAWN BY: DLG</p> <p>CHECKED BY: DLG</p> <p>DATE: 05-21-05</p> <p>FILE: 2656PLTDWG</p>

RECORD OF SURVEY

00357