

JOHN MONTGOMERY JR. ESTATES SUBDIVISION

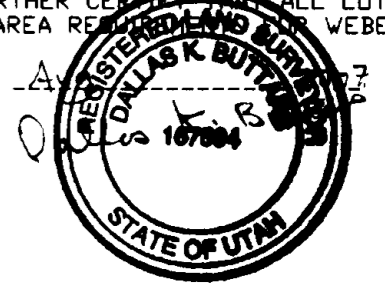
A PART OF THE N. E. 1/4 OF SECTION 7, T. 7 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
RECORD OF SURVEY

NE. COR. SEC. 7,
T. 7 N., R. 1 E., S.L.B. & M.
WEBER CO. BRASS CAP. 1995
GOOD CONDITION

003865

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF JOHN MONTGOMERY JR. ESTATES 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 OF WEBER COUNTY ZONING. SIGNED THIS 31ST DAY OF AUGUST 2007.



BOUNDARY DESCRIPTION

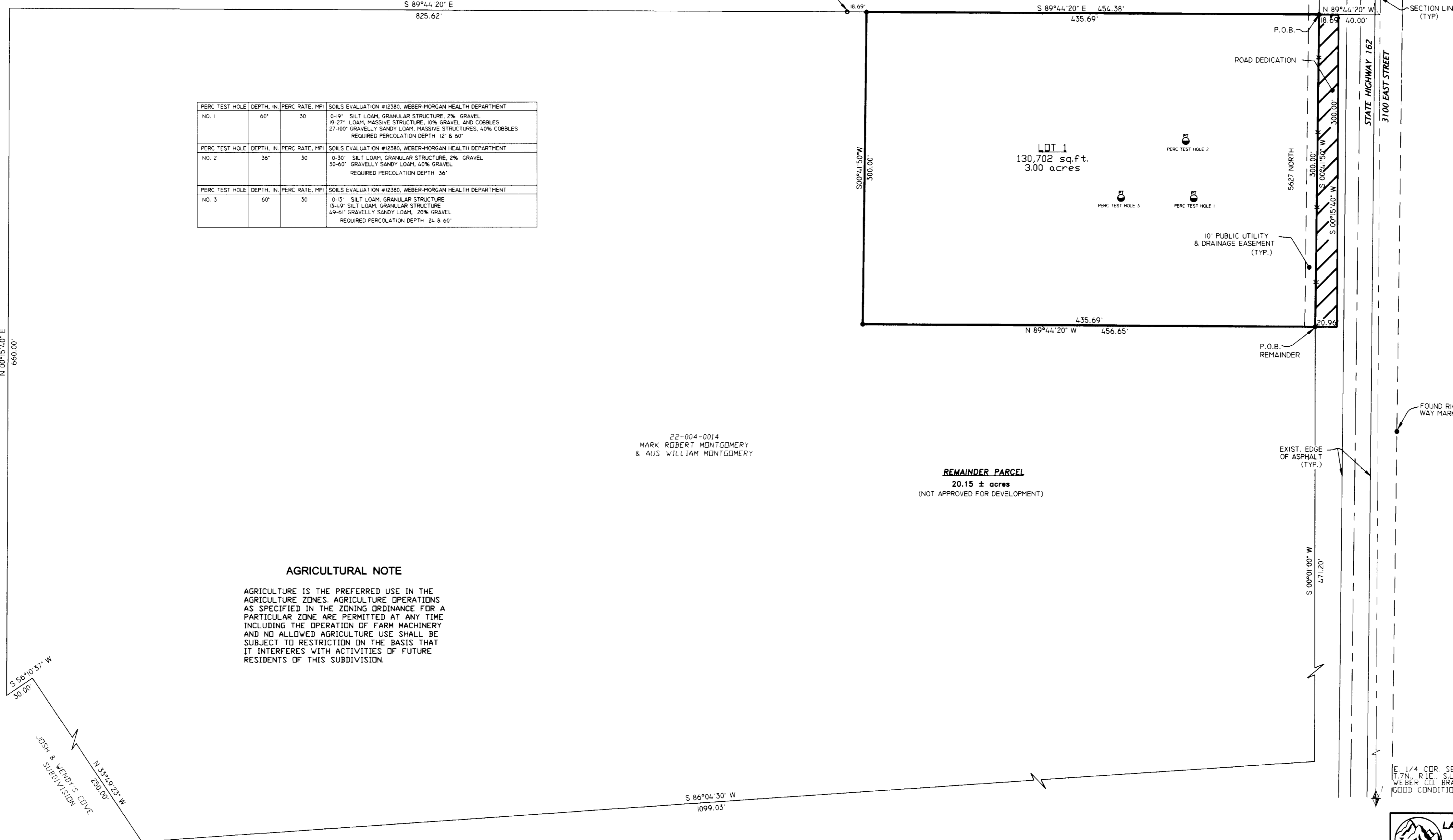
A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF S.R. 162, SAID POINT BEING SOUTH 00°15'40" WEST 1649.48 FEET ALONG THE SECTION LINE, NORTH 89°44'20" WEST 40.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 00°15'40" WEST 300.00 FEET; THENCE NORTH 89°44'20" WEST 456.65 FEET; THENCE NORTH 00°41'50" EAST 300.00 FEET TO THE SOUTH LINE OF CJ MONTGOMERY SUBDIVISION; THENCE SOUTH 89°44'20" EAST 454.38 FEET ALONG THE SOUTH LINE OF CJ MONTGOMERY SUBDIVISION TO THE POINT OF BEGINNING. CONTAINS 3.14 ACRES.

RECORD 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 ON THE NORTHEAST CORNER OF SAID SECTION 7, SAID POINT BEING SOUTH 00°15'40" WEST 1649.48 FEET ALONG THE SECTION LINE, NORTH 89°44'20" WEST 386.59 FEET, AND SOUTH 00°15'40" WEST 300.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 00°15'40" WEST 471.20 FEET; THENCE SOUTH 86°04'30" WEST 1100.85 FEET TO A POINT ON JOSEPH AND WENDY'S COVE SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION NORTH 33°19'23" WEST 2500.00 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION LINE SOUTH 56°10'37" WEST 300.00 FEET; THENCE NORTH 00°15'40" EAST 660.00 FEET; THENCE SOUTH 89°44'20" EAST 825.62 FEET; THENCE SOUTH 00°41'50" WEST 300.00 FEET; THENCE SOUTH 89°44'20" EAST 435.70 FEET TO THE POINT OF BEGINNING. CONTAINS 20.15 ± ACRES.

22-004-0013
MARY ROBERT MONTGOMERY
& AUS WILLIAM MONTGOMERY

FOUND REBAR & CAP
S.W. COR. CJ SUBD.



PERC. TEST HOLE	DEPTH, IN.	PERC. RATE, MP	SOILS EVALUATION #2380, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	60"	30	0-9" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL 9-27" LOAM, MASSIVE STRUCTURE, 10% GRAVEL AND COBBLES 27-100" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 40% COBBLES REQUIRED PERCOLATION DEPTH: 12' & 40"
NO. 2	36"	30	0-30" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL 30-60" GRAVELLY SANDY LOAM, 60% GRAVEL REQUIRED PERCOLATION DEPTH: 36"
NO. 3	60"	30	0-13" SILT LOAM, GRANULAR STRUCTURE 13-49" SILT LOAM, GRANULAR STRUCTURE 49-61" GRAVELLY SANDY LOAM, 20% GRAVEL REQUIRED PERCOLATION DEPTH: 24' & 60"

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.

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.

SCALE: 1" = 60'

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

VIL SDN, ONE LOT SUBD

N 00°15'40" E
640.00'

22-004-0014
MARK ROBERT MONTGOMERY
& AUS WILLIAM MONTGOMERY

REMAINDER PARCEL
20.15 ± acres
(NOT APPROVED FOR DEVELOPMENT)

E. 1/4 COR. SEC. 7,
T. 7 N., R. 1 E., S.L.B. & M.
WEBER CO. BRASS CAP. 1966
GOOD CONDITION

RECEIVED
AUG 31 2007
WEBER CO SURVEYOR

LANDMARK SURVEYING AND ENGINEERING, INC.
A COMPLETE LAND DEVELOPMENT SERVICE
4846 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075

CLIENT: JOHN MONTGOMERY

LOCATION: PART OF THE N.E. 1/4 OF SEC. 7,
T. 7 N., R. 1 E., S.L.B. & M.

SURVEYED: MARCH 2007

REVISIONS:	DRAWN BY: DB KR
05-21-07 DB	CHECKED BY: DB
08-24-07 DB	DATE: 04-25-07
	FILE: 2936

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS ____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY