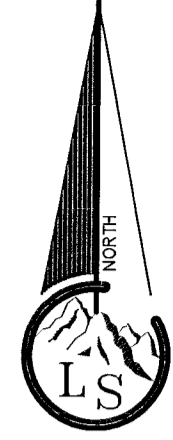


FLAT CANYON VIEW ESTATES RECORD OF SURVEY

PART OF THE NE 1/4 OF SECTION 7 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2020



Scale ~ 1" = 50'
0 50 100

Legend

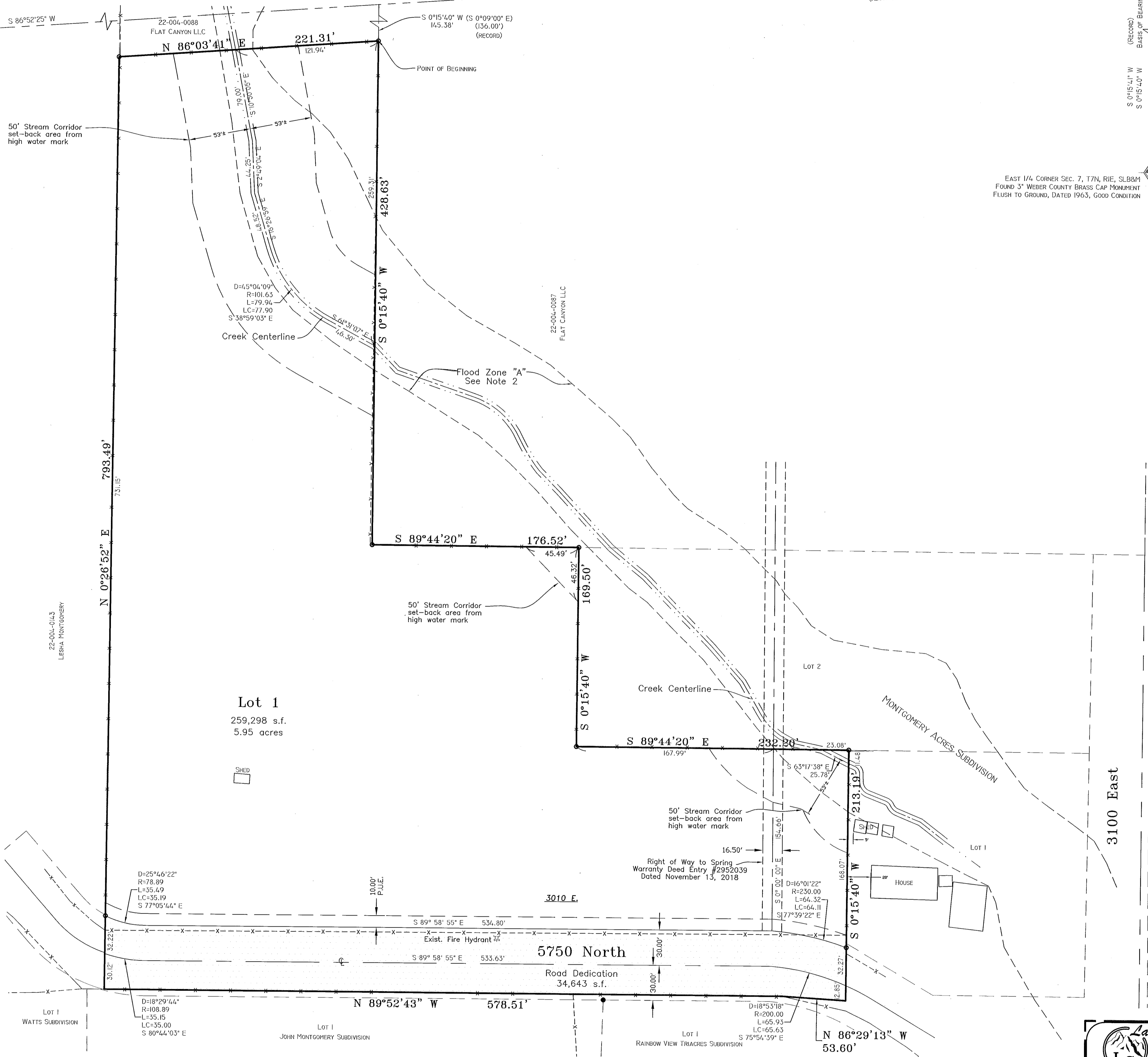
- x-x- EXISTING FENCE
- - - EASEMENTS
- - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▨ ROAD/STREET DEDICATION

NORTH QUARTER CORNER SEC. 7, 17N, 17E, SLB&M
FOUND 3" WEBER COUNTY BRASS CAP MONUMENT
2" ABOVE GROUND, DATED 1989, GOOD CONDITION

NORTHEAST CORNER SEC. 7, 17N, 17E, SLB&M
FOUND 3" WEBER COUNTY BRASS CAP MONUMENT
FLUSH TO GROUND, DATED 1993, GOOD CONDITION

EAST 1/4 CORNER SEC. 7, 17N, 17E, SLB&M
FOUND 3" WEBER COUNTY BRASS CAP MONUMENT
FLUSH TO GROUND, DATED 1963, GOOD CONDITION

- NOTE:
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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 future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
 - Flood Plane information is determined from Flood Insurance Rate Map, Map No. 4905700207F, Panel 0207F, Effective Date: June 2, 2015. Flood Plane is Zone "A" with No Base Flood Elevations determined on map. According to Weber County Ordinance 106-1-8(c)(6), the floodplain area shall be designated as non-buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of title 12, Flood Damage Prevention Ordinance.



BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 7, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is 660.49 feet South 86°03'40" West and 136.00 feet South 0°15'40" West from the Northeast Corner of said Section 7; and running thence South 0°15'40" West 428.63 feet; thence South 89°44'20" East 176.52 feet to the Northwest corner of Montgomery Acres Subdivision, according to the official plat thereof; thence along said Subdivision the following three (3) courses: (1) South 0°15'40" West 169.50 feet, (2) South 89°44'20" East 232.20 feet and (3) South 0°15'40" West 213.19 feet to the North line extended of John Montgomery Subdivision and North line of Rainbow View Triacres Subdivision, according to the official plats thereof; thence along said North line the following two (2) courses: (1) North 86°29'13" West 53.60 feet and (2) North 89°52'43" West 578.51 feet to a fence line extended; thence along said fence line and extended North 0°26'52" East 793.49 feet; thence North 86°03'41" East 221.31 feet to the point of beginning.

Contains 293,933 s.f. or 6.75 acres.

RECEIVED
JAN 28 2020
BY: 6447

NARRATIVE

The purpose of this survey is to create a one (1) Lot subdivision as shown.

Documents used to aid in this survey:

- Weber County Tax Plat 22-004 (current and prior years).
- Deeds of record as found in the Weber County Recorder's Office for parcels 22-004-0091, 22-004-0143, 22-004-0145, 22-004-0155, 22-004-0156, 22-004-0097, 22-004-0143, 22-004-0145, 22-004-0155, 22-004-0156.
- Warranty Deed Entry No.2952039 dated Nov. 13, 2018 of Weber County Records.
- Plats of Record: 46-21 Montgomery Acres Subdivision, 53-074 Rainbow View Triacres Subdivision, 61-055 John Montgomery Subdivision, 68-015 Watts Subdivision.
- Record of Surveys: #319, #2133, #4530

Record description from Warranty Deed Entry No.2952039 was rotated and adjusted to fit existing fence line evidences which match existing subdivision boundaries. Ties to existing Section corners in this Plat have been adjusted to current Weber County published bearings. 5250 North Street was established by using previously recorded Subdivision's and observed evidence of fence lines. West line was held to the existing fence line and coincides with the East boundary of Parcel 6 in Record of Survey #4530. The South boundary line of the deed of record fit the North line of John Montgomery Subdivision and the Western part of the North line of Rainbow View Triacres Subdivision but left a gap towards the East end of this deed and said Rainbow View Triacres Subdivision. Per request from the Weber County Surveyor's office the Easterly line of this subdivision was extended South to fit the North line of said Rainbow View Triacres Subdivision.

Basis of bearing is state plane grid from monuments as shown.

RECORD OF SURVEY

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		<p>Weber County Recorder</p>	
<p>DEVELOPER: SHANNON SANDBERG</p> <p>Address: 3047 E. 5750 N. Liberty UT, 84310</p>		<p>1</p>		<p>Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____ 2016. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilt By Deputy: _____</p>	
<p>NE 1/4 of Section 7, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		<p>Subdivision Plat</p>		<p>Revisions _____ DRAWN BY: TK CHECKED BY: TK DATE: _____</p>	