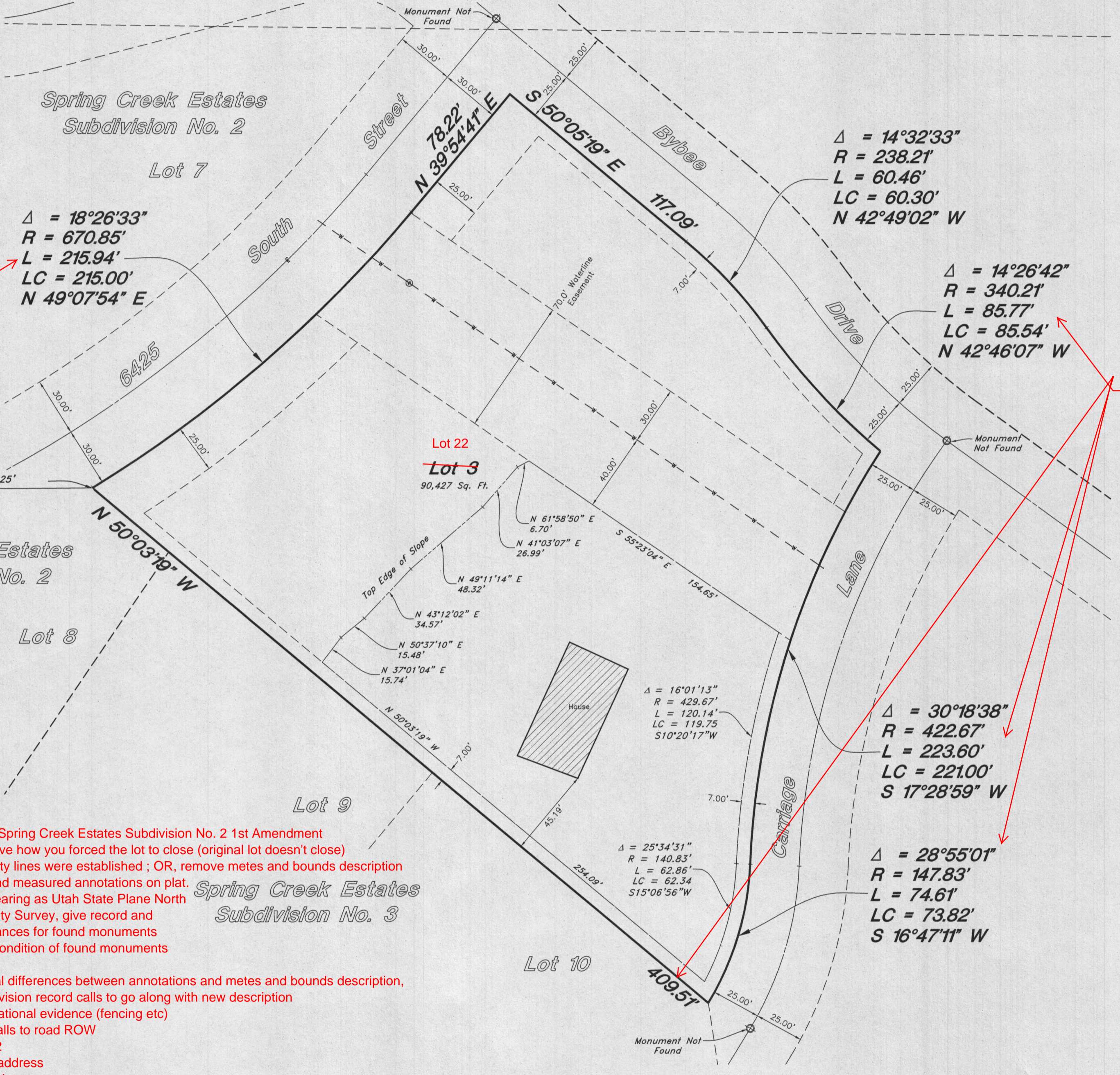
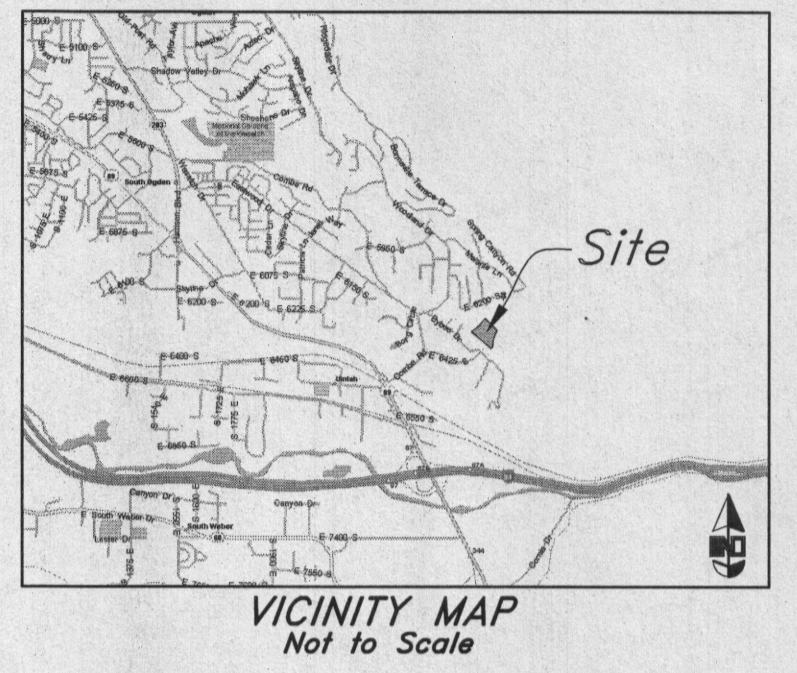
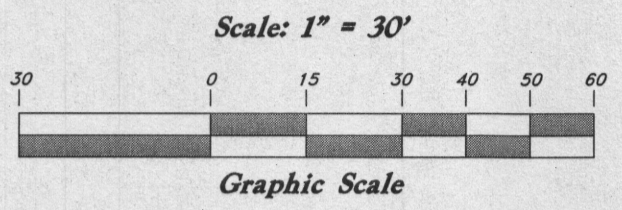


SHADY ACRES Spring Creek Estates Subdivision No. 2 - Amending Lot 3

A part of Northwest Corner of Section 25, T5N, R1W, SLB&M, U.S. Survey

Weber County, Utah
October 2014

West Quarter Corner of Section 24, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)
N 1°12'20" E
2594.92' (M.C.S.)
(Basis of Bearings)
Southwest Corner of Section 24, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)
S 2°29'52" E
5201.52' (M.C.S.)
237.34'
S 89°30'08" W
364.25'
N 0°29'52" E
5201.52' (M.C.S.)
Northwest Corner of Section 25, T5N, R1W, SLB&M, U.S. Survey (Positioned from W.C.S. Info)



These annotations vary from metes and bounds description

A couple of these vary from metes and bounds description

- ### Legend
- ▲ Set Nail & Washer
 - Set Rebar & Cap w/ Fencepost
 - ⊙ Set Hub & Tack
 - ⊕ Monument to be set (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - - - Fence
 - Found Nail
 - PU&DE Public Utility & Drainage Easement
 - (W.C.S.) Weber County Survey

1. Sub name to be Spring Creek Estates Subdivision No. 2 1st Amendment
2. Explain in narrative how you forced the lot to close (original lot doesn't close) and how the property lines were established; OR, remove metes and bounds description and show record and measured annotations on plat.
3. Show basis of bearing as Utah State Plane North as per Weber County Survey, give record and measured distances for found monuments
4. Show date and condition of found monuments
5. Label POB
6. There are several differences between annotations and metes and bounds description, show original subdivision record calls to go along with new description
7. Show any occupational evidence (fencing etc)
8. Give bounding calls to road ROW
9. This will be lot 22
10. Show property address
11. Show staked points
12. Show structures within 20' (there appears to be some buildings to the south that may be within 30' of prop line)
13. Certify the zoning in your surveyor's cert
14. Apply legend to this drawing
15. Show developer's name and mailing address

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 _____, 2014.

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION
This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the _____ day of _____, 2014.
Chair, Ogden Valley Township Planning Commission

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 _____, 2014.

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 _____, 2014.

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Spring Creek Estates Subdivision No. 2 - Amending Lot 3 in Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2014.
6242920 License No.
Andy Hubbard

OWNERS DEDICATION
I, the undersigned owner 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 this tract The Spring Creek Estates Subdivision No. 2 - Amending Lot 3, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, perpetual right and easement over, upon and under the lands designated hereof as public utility, easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities as may be authorized by governing authority with no buildings or structures being erected within such easements.
Dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.
Signed this _____ day of _____, 2014.

Rebecca L. Costello
Rebecca L. Costello
ACKNOWLEDGMENT
State of Utah
County of _____ } ss
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____
Residing At: _____
Commission Number: _____
Commission Expires: _____
A Notary Public commissioned in Utah
Print Name _____

NARRATIVE
This survey and subdivision plat was requested by Mr. Val Weathers for the purpose of Amending the Buildable Area of this Lot to better fit the existing topography.
A line between the West Quarter Corner and the Southwest Corners of Section 24 with a Bearing of North 1°12'20" East was used for the Basis of Bearings.
Lot corners were established as depicted on this plat.

BOUNDARY DESCRIPTION
All of Lot 3, Spring Creek Estates Subdivision No 2, Weber County, Utah, according to the Official Plat thereof.
More particularly described as follows:
Beginning at the Northwest corner of said Lot 3, being a point on a curve to the left, of which the radius point lies North 31°38'50" West; said point also being thence Northeastly along the arc of a 670.85 foot radius curve to the left a distance of 215.93 feet, (Central angle equals 18°26'15", Long Chord bears North 48°44'24" East 215.00 feet); thence North 39°54'41" East 78.22 feet; thence South 50°05'19" East 117.09 feet to a point of curvature; thence Southeastly along the arc of a 238.21 foot radius curve to the right a distance of 60.46 feet (Central Angle equals 14°32'33" and Long Chord bears South 42°49'03" East 60.30 feet) to a point of reverse curvature; thence Southeastly along the arc of a 340.21 foot radius curve to the left a distance of 85.77 feet (Central Angle Equals 14°26'42", and Long Chord bears South 42°46'07" East 85.55 feet) to the point of curve of a non-tangent curve of which the radius point lies South 57°21'42" East; thence Southerly along the arc of a 422.67 foot radius curve to the left a distance of 223.60 feet (Central Angle Equals 30°18'38", and Long Chord bears South 17°28'59" West 221.01 feet) to a point of reverse curvature; thence Southerly along the arc of a 147.83 foot radius curve to the right a distance of 74.61 feet (Central Angle Equals 28°55'01", and Long Chord bears South 16°47'11" West 73.82 feet); thence North 50°03'19" West 409.57 feet to the Point of Beginning.
Containing 90,427 square feet (show acreage)



WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY