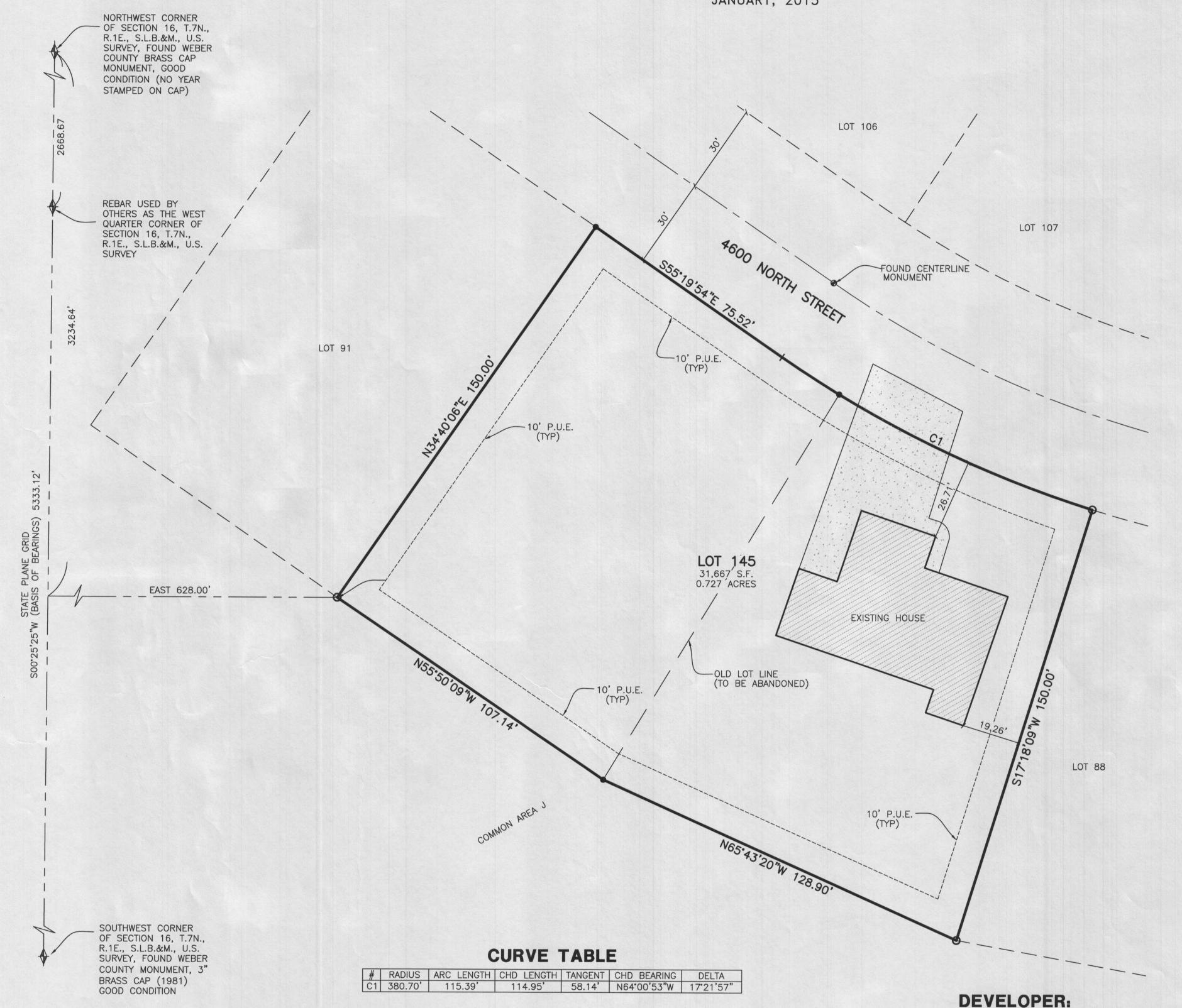
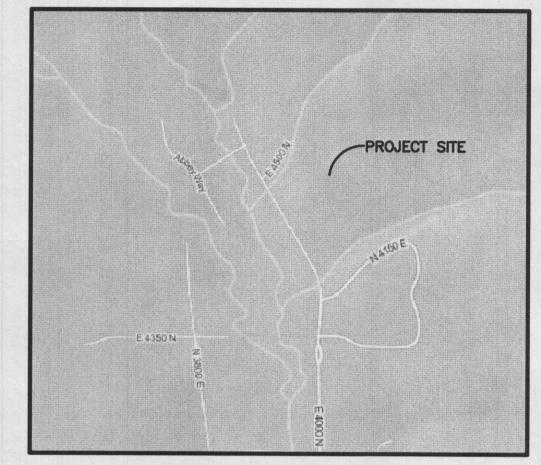
AMENDING LOTS 89 & 90 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY

WEBER COUNTY, UTAH JANUARY, 2015





VICINITY MAP SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER SECTION 16, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS NO0°25'25"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED SUBDIVISION PLAT COMBINING LOTS 89 AND LOT 90 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3. ALL BOUNDARY CORNERS WERE EITHER SET OR FOUND AS SHOWN ON PLAT. ALL CORNERS SHOWN ON PLAT AS SET WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°25'25"W 3234.64 FEET AND EAST 628.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE N34'40'06"E 150.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 4600 NORTH STREET; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S55'19'54"E 75.52 FEET; (2) THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 115.39 FEET. A RADIUS OF 380.70 FEET, A CHORD BEARING OF N64°00'53"W, AND A CHORD LENGTH OF 114.95 FEET: THENCE S17'18'09"W 150.00 FEET: THENCE N65°43'20"W 128.90 FEET: THENCE N55°50'09"W 107.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,667 SQUARE FEET OR 0.727 ACRES

LEGEND = SECTION CORNER = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" = FOUND CENTERLINE MONUMENT = FOUND REBAR = BOUNDARY LINE --- - = ADJOINING PROPERTY ---- = EASEMENTS — — — = SECTION TIE LINE = ROAD CENTERLINE EXISTING HOUSE = EXISTING CONCRETE = PUBLIC UTILITY EASEMENT Scale: 1" = 20'

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____, DAY OF _____, 20___.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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. SIGNED THIS _____ DAY OF .

CHAIRMAN, WEBER COUNTY COMMISSION

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ATTEST

WEBER COUNTY SURVEYOR

SALT LAKE CITY, UT. 84124

DAVID MANGUM

2810 HERMOSA WAY

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 _____, 20____,

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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

SIGNED THIS _____, DAY OF ______, 20___.

WEBER COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS DAY O	OF, 20_	
		STERED LAND SUR
		7736336 CHAD A. ANDERSON
7736336		
UTAH LICENSE NUMBER	CHAD A. ANDERSON	STATE OF UTAT

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT SHEEP CREEK CLUSTER SUBDIVISION PHÁSE 3 1ST AMENDMENT, 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 AND ALSO TO 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 AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS

SIGNED THIS	DAY OF	, 20
STEPHANI	E R. MANGUM	
	ACKBION	
OTATE OF LITAL		LEDGMENT
STATE OF UTAH COUNTY OF)ss.)	
	DAY OF	20 PERSONALLY APPEARED
WHO BEING BY ME	DULY SWORN, DID ACKNO	, 20, PERSONALLY APPEARED BLIC, (AND) /E OWNER'S DEDICATION AND CERTIFICATION, DWLEDGE TO ME SIGNED IT SES THEREIN MENTIONED.
WHO BEING BY ME FREELY, VOLUNTARIL'	DULY SWORN, DID ACKNO	OWLEDGE TO ME SIGNED IT
WHO BEING BY ME FREELY, VOLUNTARIL'	DULY SWORN, DID ACKNOWN, AND FOR THE PURPOS	OWLEDGE TO ME SIGNED IT SES THEREIN MENTIONED.
WHO BEING BY ME FREELY, VOLUNTARIL' COMMISS	DULY SWORN, DID ACKNOW, AND FOR THE PURPOS SIGNER(S) OF THE ABOV DULY SWORN, DID ACKNOW ACKNOW	NOTARY PUBLIC
STATE OF UTAH COUNTY OF ON THE BEFORE ME, THE UN SIGNED THE ABOVE	SIGNER(S) OF THE ABOV DULY SWORN, DID ACKNOW, AND FOR THE PURPOS SION EXPIRES ACKNOW SS. DAY OF DERSIGNED NOTARY PUBLISHING BY ME DULY SWOWN OWNER'S DEDICATION AND	NOTARY PUBLIC

]	Surveyor: C. ANDERSON
RA	Reeve & Associates, Inc. 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-dssoc.com	Number: 6502-0
		Scale: 1"=20'

	E. ROCHE
	Begin Date: 01-19-15
1	Name: SHEEP CREEK CLUST
′°	PHS. 3 1ST AMENDM
om	Number: 6502-01
	Revision:

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES. AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____, 20___, 20___.

WEBER-MORGAN HEALTH DEPARTMENT

Of The Official Records, Po
Recorded For:

Checked:__

Weber County Recorder

Deputy.