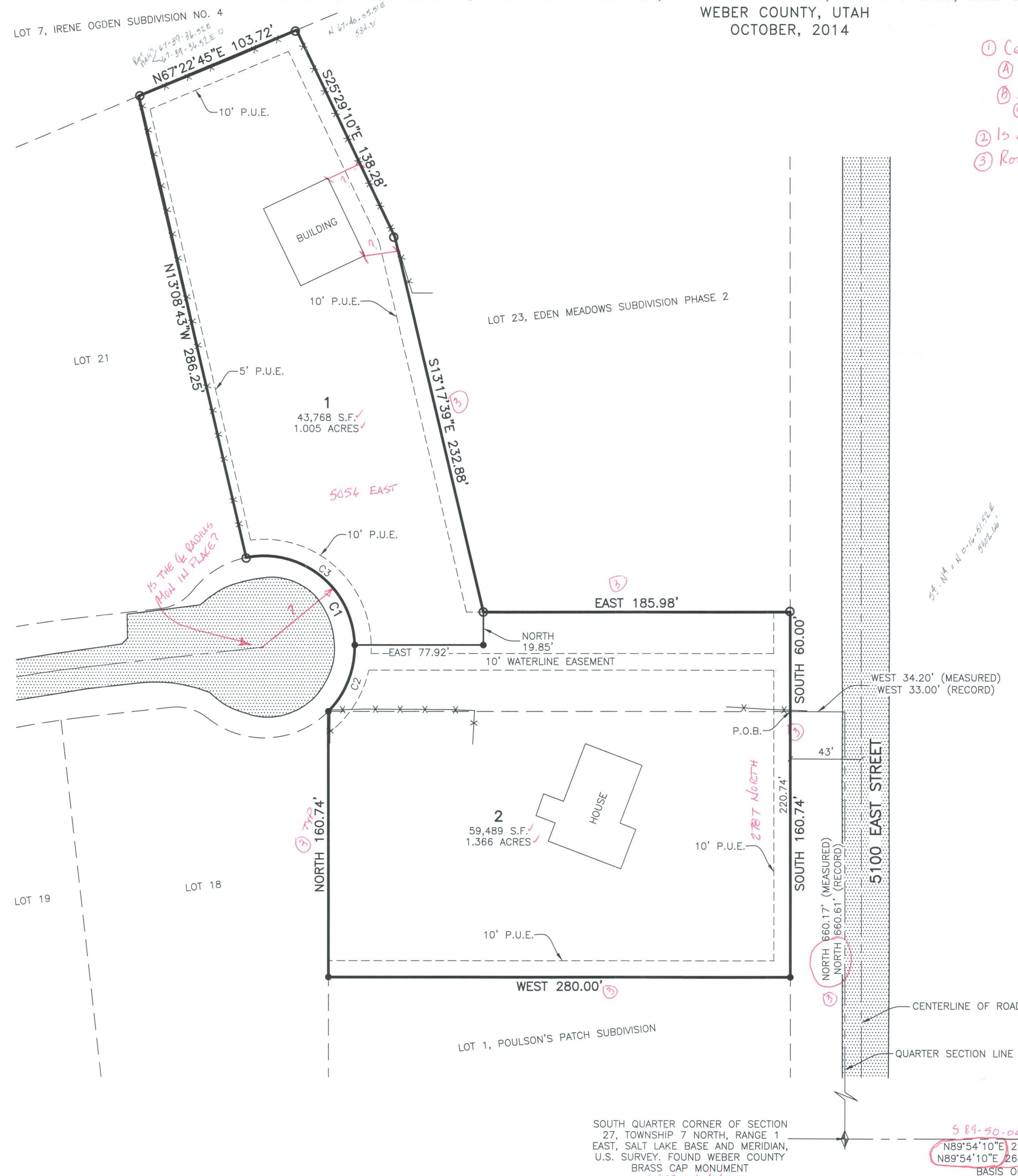


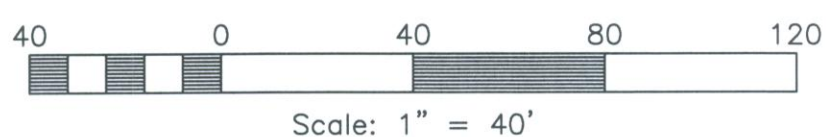
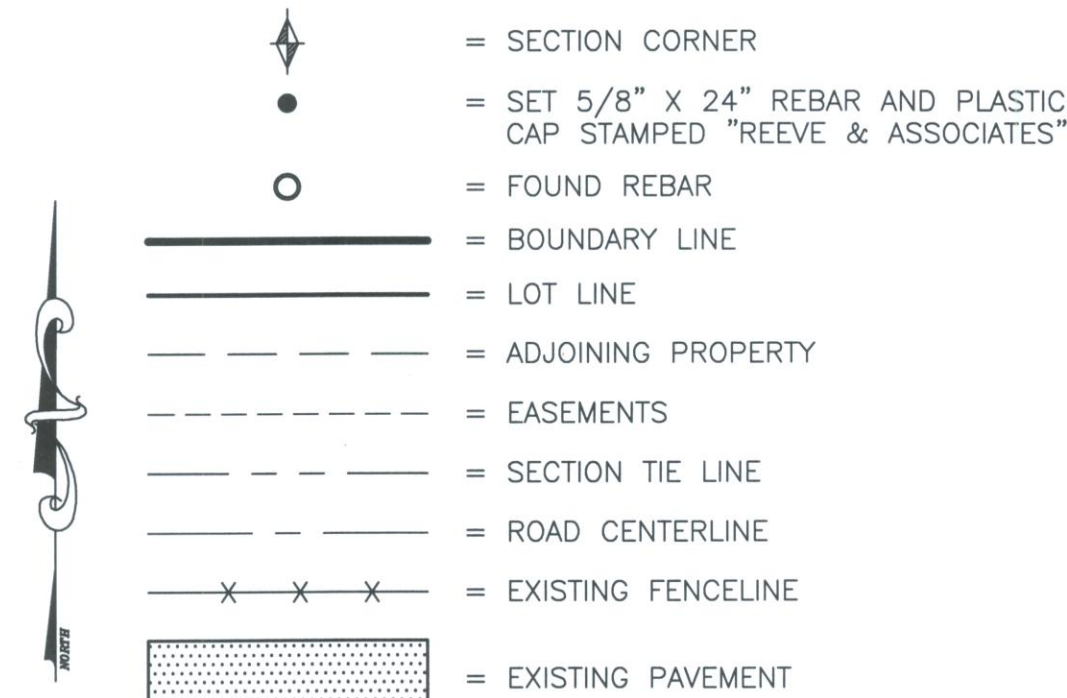
# EDEN DREAM MEADOWS SUBDIVISION

AMENDING LOT 22 OF EDEN MEADOWS SUBDIVISION NO. 3 AND LOT 1 OF DREAM CATCHER SUBDIVISION  
PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
OCTOBER, 2014



- ① CENTERLINE DATA & ROAD WIDTH FOR 5100 E.
  - A) HOW WAS  $\phi$  ESTABLISHED
  - B) HOW WAS THE ROW DETERMINED
  - C) SHOW ROW WIDTH
- ② IS AN AGRICULTURAL ZONE NOTE REQUIRED?
- ③ ROTATE TO A STATE PLANE GRID BEARING

### LEGEND



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°54'10"E

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT AMENDING LOT 22 OF EDEN MEADOWS SUBDIVISION NO. 3 AND LOT 1 OF DREAM CATCHER SUBDIVISION TO REFLECT A BOUNDARY LINE AGREEMENT BETWEEN THE RESPECTIVE OWNERS.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 5100 EAST STREET, SAID POINT LIES NORTH 660.17 FEET AND WEST 34.20 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE, 160.74 FEET; THENCE WEST 280.00 FEET; THENCE NORTH 160.74 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 140.44 FEET, A RADIUS OF 55.00 FEET, A CHORD BEARING OF (N28°09'19"W) AND A CHORD LENGTH OF 105.28 FEET; THENCE N13°08'43"W 286.25 FEET; THENCE N67°22'45"E 103.72 FEET; THENCE S25°29'10"E 138.28 FEET; THENCE S13°17'39"E 232.88 FEET; THENCE EAST 185.98 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 5100 EAST STREET; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 103,256 SQUARE FEET AND 2.370 ACRES

DEVELOPER NAME AND MAILING ADDRESS REQUIRED

SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT  
DATE 04/16/14

STATE PLANE GRID BEARING PER V.L.C.  
S 89-50-04 E  
N89°54'10"E 2643.34' (RECORD)  
N89°54'10"E 2643.31' (MEASURED) VERIFY

SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1980

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	55.00'	140.45'	105.28'	181.65'	N28°09'14"W	146°18'35"
C2	55.00'	44.46'	43.26'	23.52'	N21°50'39"E	46°18'50"
C3	55.00'	95.99'	84.26'	65.54'	N51°18'38"W	99°59'46"

146-18-26  
146-18-26  
146-18-26  
146-18-26

### 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 EDEN DREAM MEADOWS SUBDIVISION 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 OF \_\_\_\_\_, 20\_\_\_\_.

UTAH LICENSE NUMBER \_\_\_\_\_ CHAD A. ANDERSON

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT EDEN DREAM MEADOWS SUBDIVISION, 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 APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

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

PETERSON BUILDERS INC LISA H GARRISON MCCLEARY LIVING TRUST

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT (S)HE SIGNED THE WITHIN AND FOREGOING INSTRUMENT IN ACCORDANCE WITH THE AUTHORITY AS TRUSTEE GIVEN UNDER THE INSTRUMENT CREATING SAID TRUST, AND THAT AS TRUSTEE HE EXECUTED THE SAME

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: C. ANDERSON  
Designer: N. ANDERSON  
Begin Date: 10-23-14  
Name: EDEN DREAM MEADOWS SUBDIVISION  
Number: 6455-01  
Revision: \_\_\_\_\_  
Scale: 1"=40'  
Checked: \_\_\_\_\_



### 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 SURVEYOR

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

WEBER COUNTY SURVEYOR

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
At \_\_\_\_\_ Filed For Record \_\_\_\_\_  
In \_\_\_\_\_ Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_  
Deputy: \_\_\_\_\_