BIG SKY ESTATES NO. 1 - LOT 23 1ST AMENDMENT OWNER'S DEDICATION A PART OF THE WEST 1/2 OF SEC. 33 T.7N., R.1E., S.L.B.&M. We the undersigned owners of the herein described tract of land, FND. W.C. MONUMENT 1987 NORTHWEST SEC 33, T7N, R1E do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract <u>BIG SKY ESTATES ND. 1 -</u> GOOD CONDITION LOT 23 1ST AMENDMENT and do hereby dedicate to public use all WEBER COUNTY, UTAH those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever. also 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, the same to be MAY 2015 SURVEYOR'S CERTIFICATE used for the installation, maintenance and operation of public utility service line, storm drainage facilities or for the perpetual preservation of water channels in their natural state whichever is I Tyler D. Knight, holding license number 9008384-2201 in accordance with Title 58, Chapter 22, Professional Engineers and applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. 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 <u>BIG SKY ESTATES NO. 1</u> <u>- LOT 23 1ST AMENDMENT</u> in Weber County, Utah, has been Karl Lundin 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 ACKNOWLEDGMENT Recorders Office, Weber County Surveyors Office and of a survey made on the ground. State of Utah }ss County of Weber On this ____ day of _____ 20_, personally appeared before me, the undersigned notary public, the signers of the Signed this _____ day of _____ 20_. above owners dedication ______ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned. Notary Public -POINT OF BEGINNING BOUNDARY DESCRIPTION S 89°56′36″ E All of Lot 23, Big Sky Estates No. 1, Weber County, Utah, according to the More particularly described as follows: Part of the West 1/2 of Section 33, Township 7 North, Range 1 East, Salt LOT 22 Lake Base & Meridian, U.S. Survey. Beginning at the Southwest corner of Lot 22 of said Big Sky Estates No.1 which is South 0°03'24" West 2661.10 feet along the Section line and South 89°56'36" East 892.39 feet from the Northwest corner of said Section 33; and running thence South 79°53'16" East along the South line of said Lot 22 407.71 feet to the Easterly boundary of said subdivision; thence South 25°06'44" West along said Easterly boundary 163.38 feet to the Northeast corner of Lot 24 of said subdivision; thence North 79°53′16″ West along the North line of said Lot 24 444.33 feet to the Easterly right of way of Panorama Circle; thence the following two (2) courses along said right of way: Northerly along the arc of a 81.59 foot radius curve to the right a distance of 26.84 feet (Delta is 18°50'55" and Chord Bears North 28°39'49" East 26.72 feet) and North 38°06'00" East 150.03 feet to the point of beginning. here will need to be a 10ft. PUE along the frontage LOT 23 67,580 S.F. 1.55 acres L=26.84Test Pit ⊕ LC=26.72' The drainage easement needs to continue to the roadway where the water is coming The 20ft easement will need to continue to where the easement originally went to. NARRATIVE GRAPHIC SCALE The purpose of this survey was to amend Lot 23, Big LOT 24 Shy Estates No.1 and the Drainage Easement from the original plat to run parallel to the Southerly boundary Property corners were found or identified as shown on (IN FEET) - Contours need to be shown on a plan and Bearings from the original plat have been rotated to 1 inch = 40 ft.submitted for review. match Weber County bearings per the Weber County Surveyors Office. SET REBAR — & CAP -Will there be any area on this lot that has a slope of 25% or greater? Basis of Bearing is as shown between the Southeast corner and the South Quarter corner and is State ◯ SET 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594 — SOUTHWEST SEC 33, T7N, R1E • FOUND REBAR & CAP LOCATED PER W.C. DATA LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE WEBER COUNTY RECORDER WEBER COUNTY SURVEYOR 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 WEBER COUNTY ATTORNEY PHDNE 801-731-4075 WEBER COUNTY COMMISSION ACCEPTANCE I hereby certify that the Weber County Surveyor's ENTRY #_____ FEE _____ www.landmarksurveyutah.com WEBER COUNTY PLANNING office has reviewed this plat for mathematical WEBER COUNTY ENGINEER correctness, Section Corner data, and for harmony I have examined the financial guarantee and The 20' Drainage Easement for this lot as shown on BIG SKY ESTATES NO. 1, Weber FILED FOR RECORD & RECORDED COMMISSION APPROVAL This is to certify that this subdivision plat, the dedication of with lines and monuments on record in County other documents associated with this CLIENT: Karl Lundin streets and other public ways and financial guarantee of I hereby certify that the required public improvement offices. The approval of this plat by the Weber subdivision plat and in my opinion they standards and drawings for this subdivision conform with county standards and the amount of the financial County, Utah, Book 15, Page 14 & 15, is vacated per UCA 17-27a-609. THIS ____ DAY \square F _____ 20_. public improvements associated with this subdivision thereon are County Surveyor does not relieve the licensed Land conform with the County Ordinance This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of Surveyor who executed this plat from the hereby approved and accepted by the Commissioners of Weber LOCATION: 2292 Panorama Circle, Liberty, UT 84310 applicable thereto and now in force and guarantee is sufficient for the installation of these County, Utah this _____, day of _____, 20__. _____ IN BOOK ____ OF___ responsibilities and/or liabilities associated therewith. W 1/2 SEC 33, T.7N., R.1E., S.L.B.&M. Signed this ____ day of ____, 20_. PAGE _____ Signed this ____ day of _____, 20__. SURVEYED: DATE _____, 20__. Signed this ____ day of _____, 20__. Title: Chairman, Weber County Commission _____ Signature **REVISIONS:** DRAWN BY: TK Attest: _____ Signature _____ Signature WEBER COUNTY RECORDER CHECKED BY: DKB BY _____ DEPUTY **DATE:** 04-04-15 **FILE:** 3359