Spring Creek Estates Subdivision No. 2 - 1st Amendment Amending Lots 6 & 7

A part of Southwest Corner of Section 24, T5N, R1W, SLB&M, U.S. Survey

Weber County, Utah

March 2016

The lines, dimensions, bearings, areas, and numbers of all parts reserved for

Southwest Corner of Section 24, T5N, R1W, SLB&M

Beginning -

274.05"

(Found 3" Weber County Brass Cap Monument

4" above ground, set in 1960 in good condition)

The existing location, widths, and other dimensions of

all existing or platted watercourses, wetlands, streams

corridor setbacks, flood plain within and immediately

adjacent (within 30') to the tract to be subdivided.

WCO 106-1-5(a) (6)

any reason within the subdivision. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e.



A 5/8"ø rebar 24" long with plastic cap (see detail above) was set at property corners as shown.

State of Utah

County of Weber

Eastwood Subdivision

WHY DOES THIS

RECORD? DOESNT

DIFFER FROM

EXPLAIN IN THE

NARRATIVE OR

GRAPHICALLY,

PRECEDENCE

The existing location, widths, and other

dimensions of all existing or platted exceptional

topography within and immediately adjacent

(within 30') to the tract to be subdivided. WCO

ROAD TAKES

OVER LOT

streets within and immediately adjacent (within 30') to the tract to be

The individual or company names and address of the subdivider of the

106-1-5(a) (6)

subdivided. WCO 106-1-5(a)(6)

subdivision. WCO 106-1-5(a)(4)

The existing location, widths and other dimensions of all existing or platted

lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water

topography, easements and buildings and structures within and immediately

10' Utility and Drainage Easements each side of Property Line as indicated by dashed

streets and other important features such as, but not limited to, railroad

setbacks, floodplain, fence lines or other lines of occupation, exceptional

lines except as otherwise shown.

wells, land drains, culverts, watercourses, wetlands, stream corridor

adjacent (within 30 feet) to the tract of land to be subdivided. WCO 106-1-5(a) (6) **NOTE:**

SHOW

The names, widths, lengths, bearings

and curve data on centerlines of

106-1-5(a)(7); WCO 106-1-8(c)(1)e.

MISSING 3' CALL ON

proposed easements. WCO

Legend

Set Rebar & Cap w/ Lathe ■ Set Hub & Tack Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line XX Fence

▲ Set Nail & Washer

• Found Nail PU&DE Public Utility & Drainage Easement ----- Property Line

(W.C.S) Weber County Survey ----- Utility Easement Line ---- Adjoining Property Line Buildable Area

Graphic Scale

The narrative explains and identifies the found monuments or deed elements hat controlled the established or reestablished lines. WCO 106-1-8(c)(1)k(iii): UCA 17-23-17(4)(a)(iii)

NARRATIVE

This survey was requested by Mr. Colin Murphy for the purpose of acquiring a portion of Lot 7 that he had been occupying. A Brass Cap Monument was found at the Southwest Corner of Section 24, T5N, R1W, SLB&M, U.S. Survey, a Rebar & Cap was found at the Southwest Corner of Lot 3 of Spring Creek Estates Subdivision No.2. a line bearing South 54°13'43" East between the Southwest Corner of Section 26 and the Southwest corner of Lot 3 was used as the basis of bearings. Property corners were monumented as depicted on this drawing.

The Township, range, and quarter section of the Subdivision in bold letters at

If the description calls for any monuments in a broad sense of the term (right of

N 1°06'36" W

The existing location, widths,

existing or platted easements

tract to be subdivided. WCO

and other dimensions of all

within and immediately adjacent (within 30') to the

106-1-5(a) (6)

way lines, subdivision boundaries, fences, ect.) the surveyor should indicate

what he found relating to these calls. WCO 106-1-8(c)(1)k(iii).

∆ =\50°09'34"

L = 534.92'

R = 611.02'

LC = 518.00'

S 64°36'04" W

S 89°40'51" W

the top of the sheet. WCO 106-1-8(c)(1)a.; UCA 17-23-17(3)(a)

The surveyor should explain what decisions he made in formulating the boundary such as the basis of bearing for the description or the use of any proration methods. WCO 106-1-8(c)(1)k(ii

Plotted Buildable area from original plat to remain in affect, unless Geotechnical study has been completed and approved by Weber.

BOUNDARY DESCRIPTION

All of Lot 6 & 7 of Spring Creek Estates No. 2, a subdivision in Uintah City, Weber County, Utah.

More Particularly Described as Beginning at the Southwest Corner Section 24, T5N, R1W, SLB&M also being the Northeast line of Shadow Oaks Subdivision Unit 1 thence running North 40°52'01" West 224.87 feet along said line to the Southwest Corner of Eastwood Subdivision No. 4; thence North 52°18'15" East 183.04 feet along said line to the West line of Bybee Drive; thence Six (6) courses along said West line as follows; (1) South 38°41'43" East 184.76 feet; (2) South 37°45'56" East 133.98 feet to a point of curvature; (3) Southeasterly along the arc of a 142.78 foot Radius curve to the left a distance of 167.58 feet (Delta Angle equals 67°14'48", Center bears North 52°14'04" East, and Long Chord bears South 71°23'20" East 158.13 feet); (4) North 74°59'16" East 141.86 feet to a point of curvature; (5) Northeasterly along the arc of a 47.61 foot Radius curve to the right a distance of 45.31 feet (Delta Angle equals 54°32'01", Center bears South 15°00'44" East, and Long Chord bears South 77°44'43" East 43.62 feet); (6) South 50°28'43" East to the North line of 6425 South Street; thence Three (3) courses along said North line as follows; (1) South 39°31'17" West 73.22 feet to a point of curvature; (2) Southwesterly along the arc of a 611.02 foot Radius curve to the right a distance of 534.92 feet (Delta Angle equals 50°09'92". Center bears North 50°28'43" West, and Long Chord bears South 64°36'04" East 518.00 feet); (3) South 89°40'51" West 141.86 feet to the Southeast Corner of Shadow Oaks Subdivision Unit 1; thence North 1°06'36" West 274.05 feet along said line to the point of beginning.

Contains 3.477 acres.

WEBER 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 day of , 2016. Director,

Weber Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission

Chair, Weber County Planning Commissiom

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

Southwest Corner of Lot 3 of

(Found Great Basin Engineering

Spring Creek Estates No. 2

North Rebar and Cap)

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA

The Government monuments may be section corners, city or county street monuments, or horizontal network stations maintained by a government

The State Plane Grid Bearings shall be used in the survey and noted on the

agency. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

the installation of these improvements. Signed this day of

Signature

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

S 50°28'43" E

, 2016.

Signature

WEBER COUNTY PLANNING COMMISSION Approved and Accepted by the Weber County Planning Commission on this ____

Found Great Basin

 $\Delta = 67^{\circ}14'48''$

L = 167.58'

-R = 142.78'

LC = 158.13'

S 71°23'20" E

 $\Delta = 54^{\circ}32'01''$

L = 45.31'

R = 47.61'

LC = 43.62'

S 77°44'43" E

EASEMENT IS ONLY

THIS LONG? HOW

23

6371

Planning Commission Chair

day of _____, 2016.

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

Chair, Weber County Commission Attest

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a 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 hereon 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 - 1st Amendment 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. I also certify the lots within Rick Russell Subdivision, conform to the frontage and area requirements of the

Weber County Zoning Ordinance. Monuments have been found or placed as represented on this plat.

The Registered Land Surveyors certification on such plats hall indicate that that all lots meet the requirements of the Land Use Code. WCO 106-1-8(c)(1) Signed this _____ day of _____, 2016. 6242920 License No. Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots and Streets as shown on this plat, and name said tract Spring Creek Subdivision No. 2 - 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 dedicate, grant and convey to Uintah City, Weber County Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Uintah City, Weber County, Utah, Signed this day of

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable: "Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 lines, 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 easemer Rick Russell Collin Murphey

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this_____ day of Commission Number: Commission Expires:

TRUST ACKNOWLEDGMENT

ACKNOWLEDGMENT

State of Utah County of Weber } ss The foregoing instrument was acknowledged before me this_____ day of ______ 20__ by _____. Commission Number: Commission Expires:_____

> A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information. WCO 106-1-8(c)(1)i.

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 the lines and monuments on record in the 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 , 2016. day of

Signature

— 2.74 in — WEBER COUNTY RECORDER ENTRY NO._____FEE PAID _____FILED FOR RECORD AND _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE______. RECORDEL WEBER COUNTY RECORDER

GREAT BASIN 0 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

Rick Russell