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

A part of Southeast 1/4 of Section 23, The Southwest 1/4 of Section 24 and the Northwest 1/4 of Section 25, T5N, R1W, SLB&M, U.S. Survey
Weber County, Utah
May 2016

CAP DETAIL

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

Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Lathe
- 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
- Property Line
- Utility Easement Line
- Adjoining Property Line
- Buildable Area from Original Plat

Scale: 1" = 40'

Graphic Scale

NARRATIVE

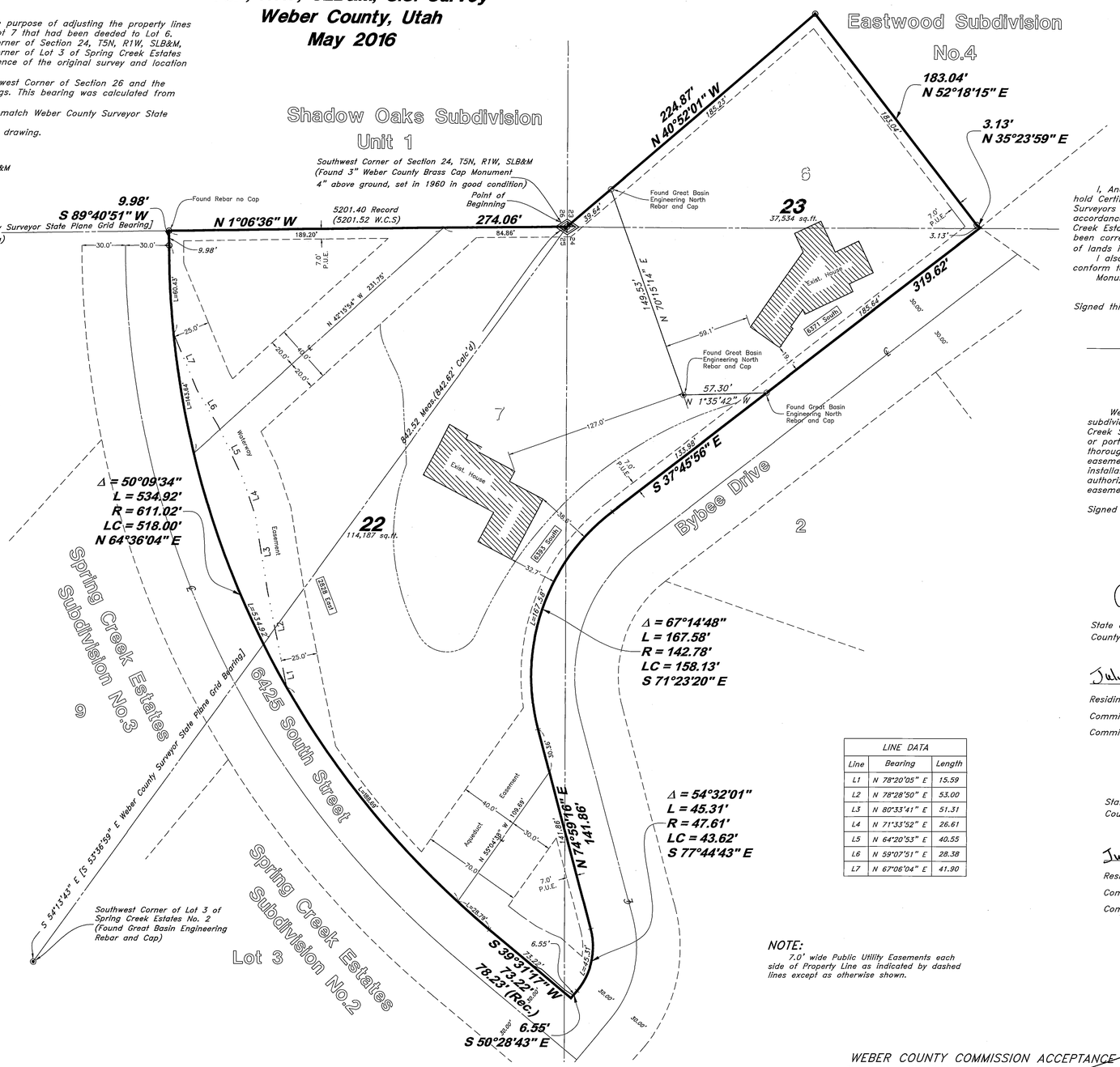
This survey was requested by Richard L. Russell for the purpose of adjusting the property lines to match parcel line deeds between parcels, a portion of Lot 7 that had been deeded to Lot 6.

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. These monuments were the used as evidence of the original survey and location and ground location and their locations were honored.

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. This bearing was calculated from the original subdivision plat recorded as Entry #1057482.

Record bearings can be rotated clockwise 0°36'44", to match Weber County Surveyor State Plane Grid bearings.

Properly corners were monumented as depicted on this drawing.



LINE DATA		
Line	Bearing	Length
L1	N 78°20'05" E	15.59
L2	N 78°28'50" E	53.00
L3	N 80°33'41" E	51.31
L4	N 71°33'52" E	26.61
L5	N 64°20'53" E	40.55
L6	N 59°07'51" E	28.38
L7	N 67°06'04" E	41.90

Note:

Plotted Buildable area from original plat to remain in affect, unless an updated Geotechnical study is completed and approved by Weber County.

A Geologic Hazards Report of this area is on file at the Weber County Planning Commission Office.

BOUNDARY DESCRIPTION

All of Lot 6 & 7 of Spring Creek Estates No. 2, a subdivision in, 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 and North 35°23'59" East 3.13 feet along said line to the West line of Bybee Drive; thence Five (5) courses along said West line as follows; (1) South 37°45'56" East 319.62 feet to a point of curvature; (2) 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); (3) North 74°59'16" East 141.86 feet to a point of curvature; (4) Southeasterly 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); (5) 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°09'34", 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 9.98 feet to the Southeast Corner of Shadow Oaks Subdivision Unit 1; thence North 1°06'36" West 274.06 feet along said line to the point of beginning.

Contains 3.48 acres.

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 Amending Lots 6 & 7 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 Spring Creek Estates Subdivision No. 2 – 1st Amendment Amending Lots 6 & 7, conform to the frontage and area requirements of the Weber County Zoning Ordinance.

Monuments have been found or placed as represented on this plat.

Signed this 7th day of July, 2016.

6242920
License No.

7-7-16
No. 6242920
ANDY HUBBARD
STATE OF UTAH
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 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 Weber County, Utah, with no buildings or structures being erected within such easements.

Signed this 28th day of July, 2016.

Collin F. Murphy
John Beal
Lisa Ann Murphy
Stephanie J. Ralston

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 28th day of July 2016, by Collin F. Murphy, and Lisa Ann Murphy.

Residing At: Roy Utah
Commission Number: 685792
Commission Expires: 11-26-2019

A Notary Public commissioned in Utah
Laura Hall
Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 8th day of July 2016, by John Beal, and Stephanie J. Ralston.

Residing At: Roy, Utah
Commission Number: 685792
Commission Expires: 11-26-2019

A Notary Public commissioned in Utah
Laura Hall
Print Name

Subdivider:
Richard and Lee Ann Russell Family Trust
Adress: 6393 Bybee Drive
Ogden, Utah 84403

SEE RECORD OF SURVEY # 5513

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 on the day of, 2016.

Chair, Weber County Planning Commission

NOTE:

7.0' wide Public Utility Easements each side of Property Line as indicated by dashed lines except as otherwise shown.

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 1 day of August, 2016.

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 affect.

Signed this day of, 2016.

Signature

WEBER COUNTY PLANNING COMMISSION

Approved and Accepted by the Weber County Planning Commission on this 11th day of August, 2016.

Planning Commission Chair

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, 2016.

Title

Attest

Chair, Weber County Commission

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 1st day of August, 2016.

Signature

WEBER COUNTY RECORDER

ENTRY NO. 2818987 FEE PAID 22.00
FILED FOR RECORD AND RECORDED 21-SEP-2016. AT 10:07
IN BOOK 79 OF OFFICIAL RECORDS, PAGE 87 RECORDED FOR GREAT BASIN
LEANN H KILTS
WEBER COUNTY RECORDER
BY: SARA YOUNG
DEPUTY

Rick Russell

79-87

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