

EAGLES NEST SUBDIVISION AMENDMENT 1

PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B.&M., U.S. SURVEY

WEBER COUNTY, UTAH
MAY, 2016

NORTHWEST CORNER OF SECTION 14,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY,
FOUND WCS BRASS CAP MONUMENT DATED
1989

NORTH QUARTER CORNER OF SECTION 14,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY,
FOUND BRASS CAP MONUMENT DATED 1935

LEGEND

- \odot = SECTION CORNER
 - \bullet = CENTERLINE MONUMENT
 - \circ = FOUND REBAR
 - \bullet = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - \bullet = P.U.E.
- = BOUNDARY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY
 - = EASEMENT
 - = ROAD CENTERLINE
 - = SECTION TIE LINE
 - = EXISTING BUILDING
 - = NON-BUILDABLE AREA

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS WEST SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. SHOWN HEREON AS N00°00'41"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOTS 2 AND 3 AS SHOWN, THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL SUBDIVISION PLAT USING THE MONUMENTS SHOWN HEREON. ALL BOUNDARY CORNERS AND LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

LINE TABLE

LINE BEARING	DISTANCE
L1 N89°37'01"E	11.94
L2 S46°45'30"W	87.66
L3 S77°28'30"W	73.72
L4 S17°20'17"W	124.91
L5 N61°40'04"E	85.71
L6 S28°08'38"W	106.32

PER
FIRST
REVIEW
JOLENE GOSWAMI
21-018-0018

PER
FIRST
REVIEW
PAUL A. JOHNSON
21-018-0021

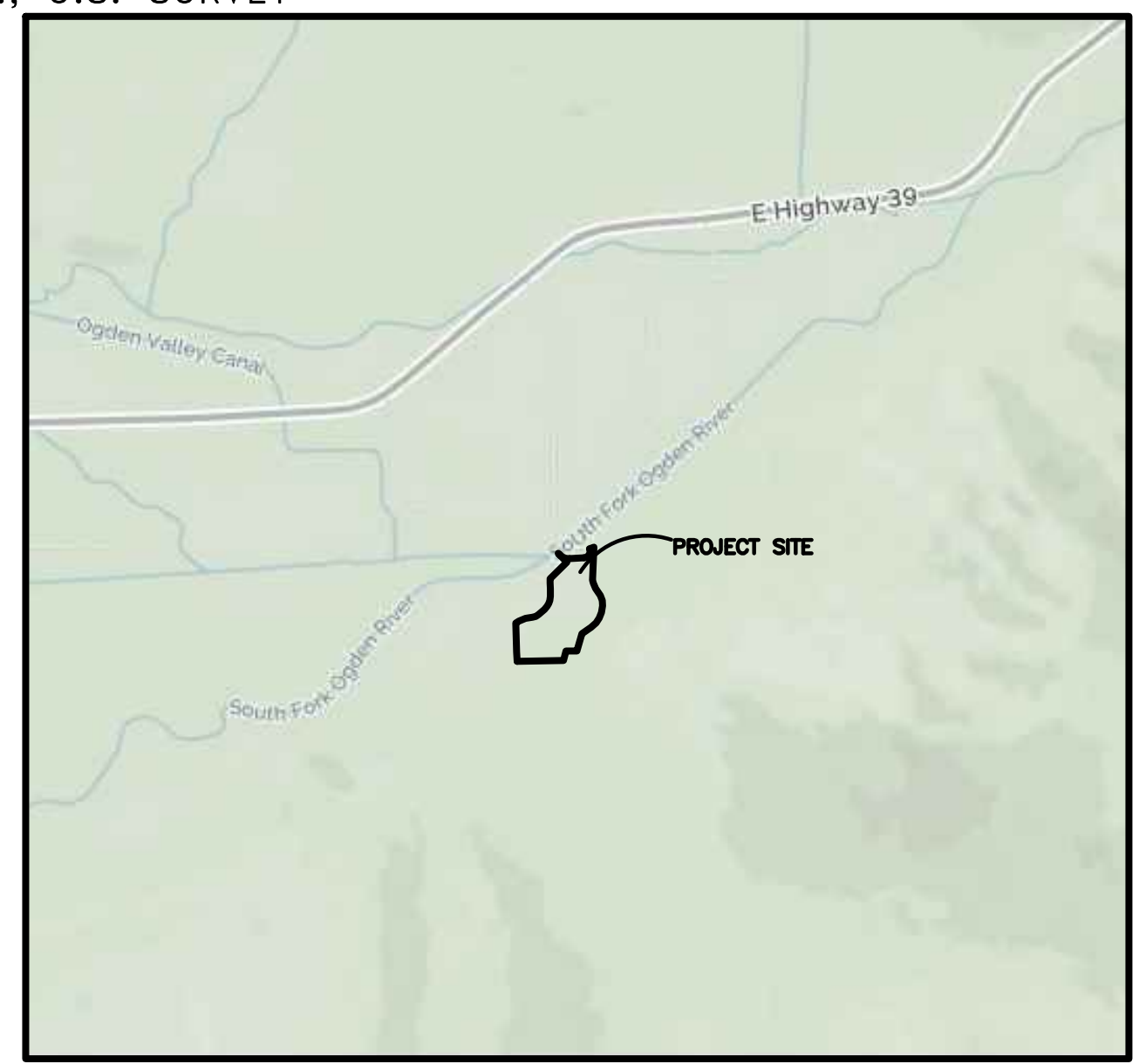
THE FRONT YARD OF LOT 1 SEEMS TO BE INSIDE THIS LOT. THIS ALSO SHOWS A WALKWAY TO THAT HOUSE. ACCESS EASEMENT??

THE EXISTING LOCATION, WIDTHS, AND OTHER DIMENSIONS OF ALL EXISTING OR PLATTED BUILDINGS WITHIN AND IMMEDIATELY ADJACENT (WITHIN 30') TO THE TRACT TO BE SUBDIVIDED. WCO 106-1-8(a) (6) (PER FIRST REVIEW)

DIMENSION OF HOUSE TO EXISTING LOT LINE?

THERE WAS AN ACCESS ALONG THE EAST SIDE OF THE LOT ON THE PRIOR SUB. THIS ACCESS IS NOT SHOWN ON THIS MAP. HOWEVER THE DRIVEWAY FOR LOT 4 CROSSES INTO LOT 1 AND THEN BACK OVER TO LOT 4. THE ACCESS WAS IN THE DEDICATION OF THE LAST PLAT. WITH EXCLUDING LOT 1 DOES THE ORIGINAL ACCESS OUTSIDE OF THE AMENDED SUB STILL WORK. DO WE NEED THE EXISTING ACCESS OF LOT TWO TO BE SHOWN TO WORK WITH THIS AND LOT 1?

HOUSE IS IN NON BUILDABLE AREA?



VICINITY MAP CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	100.00	86.72	84.03	46.30	S69°15'39"E	49°41'17"
C2	55.00	2.66	2.66	1.33	N84°30'27"E	2°48'17"
C3	55.00	99.44	86.44	69.88	N31°19'34"E	103°35'34"
C4	75.00	65.04	63.02	34.72	S69°15'39"E	49°41'10"
C5	67.85	103.11	93.47	84.47	S54°20'27"W	87°04'29"
C6	147.85	88.19	86.89	45.45	S60°23'12"W	34°10'35"
C7	87.94	106.13	99.80	60.60	S51°54'40"W	69°08'47"
C8	12.81	35.07	28.09	22.76	S47°03'57"E	15°56'56"
C9	94.93	66.61	65.25	34.74	N53°18'28"E	40°12'10"
C10	81.51	46.42	45.79	23.86	N55°14'36"E	32°37'37"
C11	1172.72	60.12	59.82	30.37	N76°02'38"E	18°56'37"
C12	18.47	54.92	36.88	20.83	S19°40'15"E	16°36'30"
C13	28.91	89.76	57.81	1573.18	S49°25'25"E	177°53'40"
C14	70.45	47.92	47.00	24.93	S27°16'19"W	38°58'23"

BOUNDARY DESCRIPTION

ALL OF LOT 2 AND 3 AS PER EAGLES NEST SUBDIVISION IN THE OFFICE OF THE WEBER COUNTY RECORDER. ALSO DESCRIBED AS:

PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°00'41"W 279.15 FEET FROM AND N89°51'32"E 709.60 FEET FROM A FOUND WCS BRASS CAP MONUMENT DATED 1989 AT THE WEST QUARTER CORNER OF SAID SECTION 14; AND RUNNING: THENCE N54°34'57"E 29.87 FEET; THENCE N68°10'01"E 60.96 FEET; THENCE N81°37'29"E 61.95 FEET; THENCE N75°21'48"E 28.16 FEET; THENCE N50°59'58"E 29.57 FEET; THENCE N47°36'49"E 64.71 FEET; THENCE N41°10'34"E 33.62 FEET; THENCE N31°39'36"E 28.80 FEET; THENCE N18°37'04"E 28.75 FEET; THENCE N05°45'18"E 34.57 FEET; THENCE N01°32'07"E 63.66 FEET; THENCE N02°56'44"W 49.51 FEET; THENCE N01°48'36"W 35.25 FEET; THENCE N45°53'01"E 201.01 FEET; THENCE N44°24'59"W 83.75 FEET TO THE SOUTHERLY RIGHT OF WAY OF 10450 EAST STREET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 10450 EAST STREET THE FOLLOWING FOUR (4) COURSES; (1) A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.72 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF S69°15'39"E AND A CHORD LENGTH OF 84.03 FEET; (2) N85°53'40"E 123.51 FEET; (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.66 FEET, A RADIUS OF 55.00 FEET, A CHORD BEARING OF N84°30'27"E AND A CHORD LENGTH OF 2.66 FEET; (4) ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 99.44 FEET, A RADIUS OF 55.00 FEET, A CHORD BEARING OF N31°19'34"E AND A CHORD LENGTH OF 86.44 FEET TO THE NORTHWEST CORNER OF LOT 1, EAGLES NEST SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF LOT 1, EAGLES NEST SUBDIVISION THE FOLLOWING THIRTEEN (13) COURSES; (1) N69°31'54"E 41.87 FEET; (2) S02°22'32"W 279.97 FEET; (3) S13°11'33"E 26.52 FEET; (4) S22°41'19"E 49.55 FEET; (5) S34°14'00"E 69.83 FEET; (6) S20°35'33"E 46.79 FEET; (7) S03°19'44"E 43.73 FEET; (8) S09°33'56"W 57.59 FEET; (9) S21°09'46"W 52.59 FEET; (10) S32°53'16"W 46.62 FEET; (11) S48°35'21"W 56.08 FEET; (12) S50°03'57"W 97.06 FEET; (13) S15°21'59"W 153.29 FEET; THENCE N89°51'24"W 94.50 FEET; THENCE S14°53'22"W 82.89 FEET; THENCE S88°57'51"W 392.63 FEET; THENCE N04°07'02"W 77.62 FEET; THENCE N01°13'59"W 247.60 FEET TO THE POINT OF BEGINNING.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

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 _____, 20__.

DEVELOPER

JANALEE TIDWELL WESCHÉ
257 SOUTH 10450 EAST
HUNTSVILLE, UT 84317

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____ TITLE: _____

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS ___ DAY OF _____, 20__.

WEBER-MORGAN HEALTH DEPARTMENT

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.
SIGNED THIS ___ DAY OF _____, 20__.

SIGNATURE

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 WITH THEREWITH.
SIGNED THIS ___ DAY OF _____, 20__.

WEBER COUNTY SURVEYOR

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 FORCED AND EFFECT.
SIGNED THIS ___ DAY OF _____, 20__.

SIGNATURE

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **EAGLES NEST SUBDIVISION AMENDMENT 1** 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__.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

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 AS SHOWN ON THE PLAT AND NAME SAID TRACT **EAGLES NEST SUBDIVISION AMENDMENT 1**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS, 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 RESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 20__.

WHO IS SIGNING?

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)
ON THE ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ (SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
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) _____ (SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, 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 INFORMATION
Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **5-13-2016**
Project Name: **EAGLES NEST SUBDIVISION AMENDMENT 1**
Number: **4842-03**
Scale: **1"=60'**
Revision: **1 of 1**
Page: **1 of 1**

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____



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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

WEBER COUNTY RECORDER
DEPUTY, _____