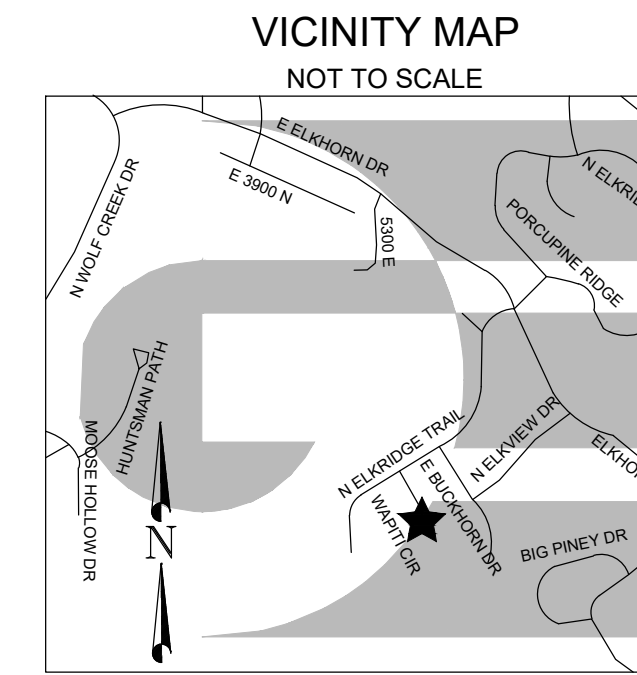


# ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
AND THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, SEPTEMBER 2017

FOUND W/C CENTERLINE MONUMENT  
INTERSECTION OF ELKRIDGE TRAIL  
AND WAPITI CIRCLE 3" BRASS CAP 6"  
BELOW THE SURFACE OF RING.



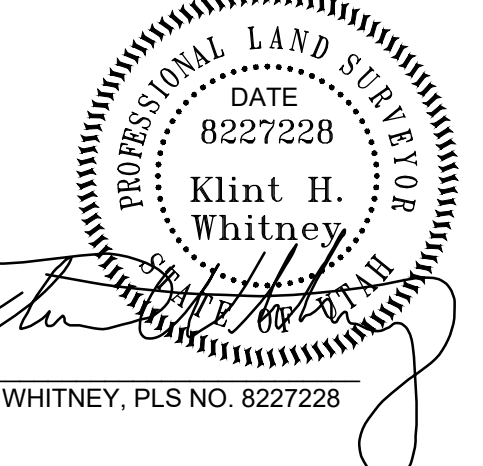
### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH WESTERLY RIGHT-OF-WAY LINE OF WAPITI CIRCLE BEING LOCATED SOUTH 31°41'11" EAST 170.00 FEET ALONG THE MONUMENTED CENTERLINE OF WAPITI CIRCLE AND SOUTH 58°18'49" WEST 30.00 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF ELKRIDGE TRAIL AND WAPITI CIRCLE; RUNNING THENCE ALONG SAID SOUTH WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 31°41'11" EAST 100.64 FEET; (2) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 46.01 FEET, HAVING A CENTRAL ANGLE OF 105°28'28" CHORD BEARS SOUTH 21°02'03" WEST 39.78 FEET; (3) ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT 133.50 FEET, HAVING A CENTRAL ANGLE OF 139°04'35", CHORD BEARS SOUTH 41°13'00" WEST 103.06 FEET TO THE NORTHWEST CORNER OF LOT 35 OF THE ELKHORN SUBDIVISION PHASE 2; THENCE ALONG THE WESTERLY LINE OF SAID LOT 35 SOUTH 45°09'50" WEST 175.99 FEET TO THE SOUTH BOUNDARY OF THE ELKHORN SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 89°07'48" WEST 132.10 FEET TO THE SOUTHEAST CORNER OF LOT 29 OF ELKHORN SUBDIVISION PHASE 2; THENCE ALONG THE EAST LINE OF SAID LOT 29 NORTH 10°55'54" EAST 133.01 FEET TO THE SOUTHEAST CORNER OF LOT 30 OF ELKHORN SUBDIVISION PHASE 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 30 NORTH 40°26'18" EAST 94.44 FEET TO THE SOUTHEAST CORNER OF LOT 31 OF SAID ELKHORN SUBDIVISION PHASE 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 31 NORTH 22°33'40" EAST 86.08 FEET TO THE SOUTH WESTERLY CORNER OF LOT 32 OF THE ELKHORN SUBDIVISION PHASE 2; THENCE ALONG THE SOUTH WESTERLY LINE OF SAID LOT 32 NORTH 58°18'49" EAST 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 54,888 SQ FT OR 1.26 A/C MORE OR LESS AND TWO (2) LOTS.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.



### OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

By: Terry J. Spallino

By: Linda J. Spallino

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 2017, before me \_\_\_\_\_, A Notary Public, personally appeared Terry J. Spallino and Linda J. Spallino Husband and Wife as joint tenants. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

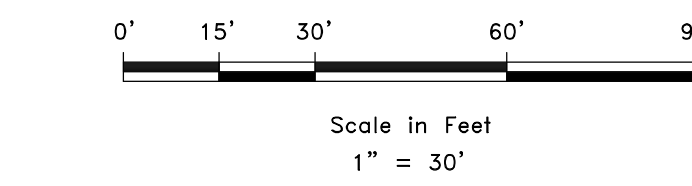
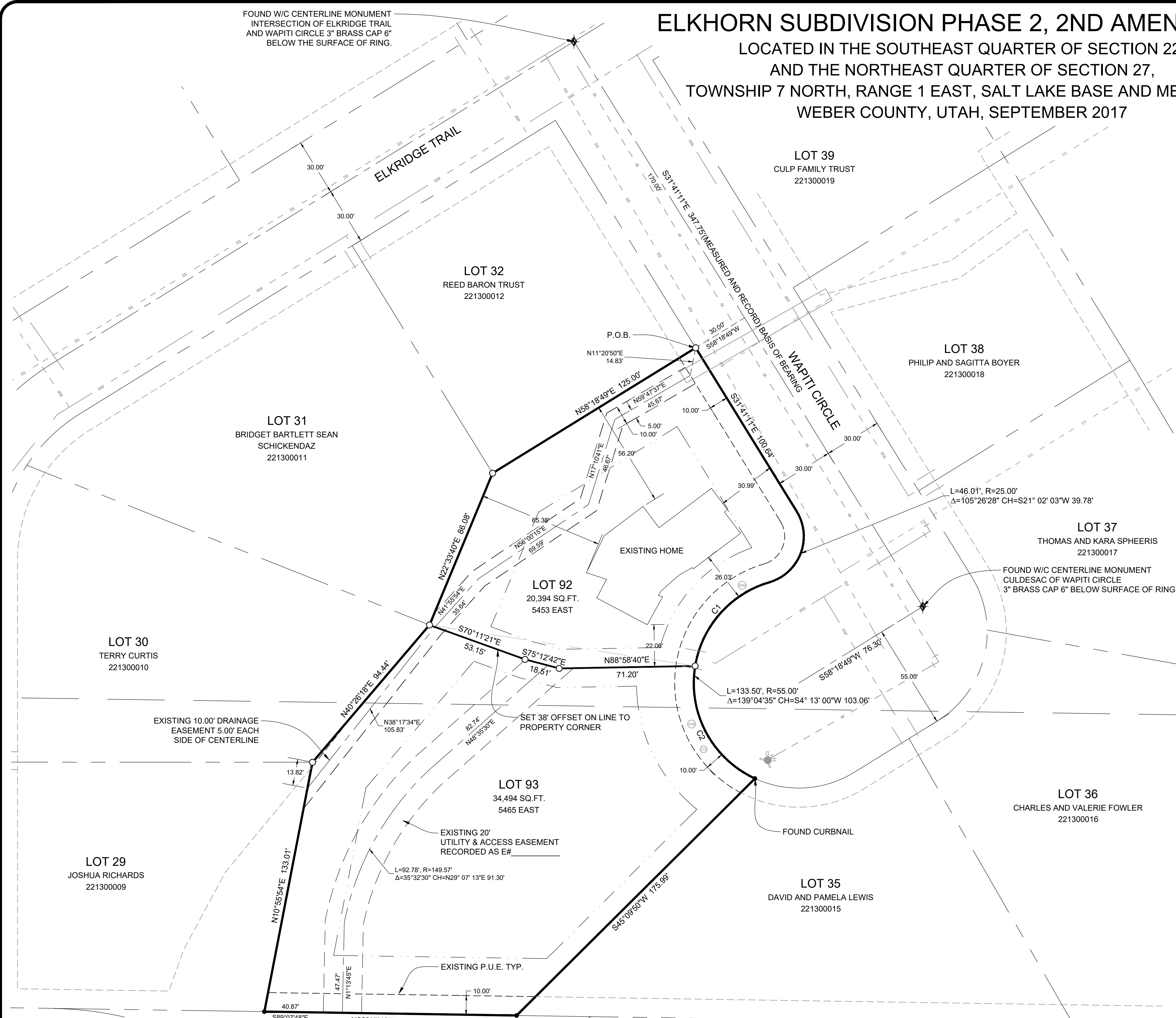
NOTARY PUBLIC

### NOTES

- ZONE RE-15 CURRENT YARD SETBACKS: MINIMUM AREA - 15,000 SQ.FT., MINIMUM LOT WIDTH 100', FRONT YARD SETBACK - 30', SIDE FACING STREET SETBACK - 20', SIDE YARD - 10', REAR YARD 30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "OTHER NOT DEFINED" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49957C0229F, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2005.
- LOTS 92 AND 93 OF THE ELKHORN SUBDIVISION PHASE 2 - 2ND AMENDMENT, IS LOCATED WITHIN A POTENTIAL NATURAL HAZARDS AREA. THE PREPARATION OF A GEOTECHNICAL AND GEOLOGIC STUDY HAS BEEN WAIVED DUE TO THE SITE BEING PREVIOUSLY DEVELOPED. FUTURE DEVELOPMENT MAY REQUIRE FURTHER GEOTECHNICAL OR GEOLOGIC STUDIES.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TERRY SPALLINO. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. CURRENT VESTING DEED RECORDED AS ENTRY NO.1949341 AND DEDICATED PLAT RECORDED AS ENTRY NO.1415849 AS WELL AS EXISTING PROPERTY CORNERS AS SHOWN AND NOTED HEREON WERE ALSO USED TO ESTABLISH THE BOUNDARY. THE BASIS OF BEARING IS THE CENTERLINE OF WAPITI CIRCLE WHICH BEARS SOUTH 31°41'11" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



### LEGEND

- ◆ WEBER COUNTY CENTERLINE MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND GARDNER ENGINEERING REBAR AND CAP
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - PUBLIC UTILITY AND DRAINAGE EASEMENT
- - - DRAINAGE EASEMENT
- - - SETBACK LINE
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- - - EXISTING SECONDARY WATER LINE
- ⊙ EXISTING BUILDING
- ⊙ EXISTING WATER STUB
- ⊙ EXISTING SEWER STUB

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

COUNTY SURVEYOR

### 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

COUNTY ENGINEER

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION