

EDGEWATER BEACH RESORT PHASE 1 AMMENDMENT #2

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UT MAY 2016

Owner's dedication certificate WCO 106-1-8(c)(1)h.3

CURVE TABLE with columns for CURVE #, LENGTH, RADIUS, DELTA

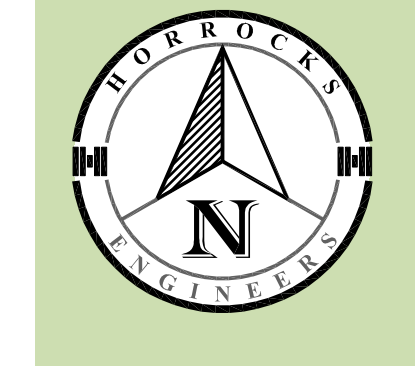
LINE TABLE with columns for LINE #, LENGTH, DIRECTION

LINE TABLE with columns for LINE #, LENGTH, DIRECTION

LINE TABLE with columns for LINE #, LENGTH, DIRECTION

DEVELOPER JACK FISHER HOMES DAN ROSS 1148 W LEGACY CROSSING BLVD., STE 400 CENTERVILLE, UTAH 84014 801-335-8500

LAND USE table showing TOTAL AREA, COMMON AREA, ROAD AREA, OPEN AREA, LIMITED COMMON AREA, PRIVATELY OWNED BUILDING, PUBLIC STREET DEDICATION



VICINITY MAP NO SCALE

NOTES

- 1. ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS... 2. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT... 3. CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION... 4. THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE... 5. ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE... 6. ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT... 7. UNITS 101-104 ARE TO BE DEDICATED AS CONDOMINIUM UNITS... 8. ALL AREAS LABELED AS COMMON AREA, INCLUDING STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT...

PROJECT BENCHMARK MONUMENT NO. 3-JRH ELEVATION=4969.025' (MAINTAINED BY WEBER COUNTY SURVEYOR)

BASIS OF BEARINGS THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°36'57"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS, AND TO CREATE A SUBDIVISION PLAT. THE NORTH LINE WAS DETERMINED BY THE OWNER TO A FUTURE PHASE LINE. THE EAST LINE WAS DETERMINED BY THE PROPERTY OF THE UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT PARCEL 20-013-0007 ALONG A FENCELINE ON THE COMMON BOUNDARY BETWEEN THE PARCELS. THE SOUTH BOUNDARY IS ALONG THE RIGHT OF WAY FOR HIGHWAY 39 AS LOCATED BY A WEBER COUNTY SURVEY OF PINEVIEW FEDERAL BOUNDARY PROJECT NO. 003429 AND R.O.W. MARKER FOUND ON GROUND. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED 'REEVE & ASSOCIATES'.

2nd PAGE STATES YOUR SETTING HORROCKS CAPS



4905 SOUTH 1500 WEST SUITE 100 RIVERDALE, UT 84405 801-621-1025

Weber County Surveyor: I hereby certify that the Weber County Surveyor's 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 \_\_\_, 20\_\_\_, Weber County Surveyor WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

ACKNOWLEDGMENT STATE OF UTAH ) SS COUNTY OF WEBER ) ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_ THAT HE SIGNED THE 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. NOTARY PUBLIC RESIDING IN WEBER COUNTY, STATE OF UTAH MY COMMISSION EXPIRES: \_\_\_

SURVEYOR'S CERTIFICATE I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, LICENSE NO. 5251295; 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 EDGEWATER BEACH RESORT PHASE 1 - AMMENDMENT #2 IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS 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.



C. DAVID MCKINNEY PROFESSIONAL LAND SURVEYOR 10/31/17 DATE

BOUNDARY DESCRIPTION PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING N00°25'49"E 240.87 FEET AND S89°34'11"E 8.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 13: THENCE N00°09'59"E 361.28 FEET; THENCE S89°34'11"E 103.01 FEET; THENCE N65°29'31"E 39.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.50 FEET, A RADIUS OF 66.72 FEET (CHORD BRG S69°52'48"E CHORD DST 58.45 FEET), DELTA 51°57'15"; THENCE S17°58'09"E 66.23 FEET; THENCE S72°01'51"E 103.01 FEET; THENCE S17°38'34"E 8.59 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET (CHORD BRG S60°20'46"E, CHORD DST 20.55 FEET) DELTA 86°27'51"; THENCE S13°34'41"W 26.0 FEET; THENCE S18°32'05"E 88.52 FEET; THENCE S06°58'25"W 95.65 FEET; THENCE S17°56'43"W 87.35 FEET; THENCE S70°43'57"E 69.24 FEET; THENCE S17°56'43"W 128.53 FEET; THENCE S14°34'00"W 21.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.69 FEET, A RADIUS OF 1869.86 FEET (CHORD BRG N71°58'42"W, CHORD DST 81.68 FEET) DELTA 02°30'11", AND (2) N70°43'36"W 309.30 FEET TO THE POINT OF BEGINNING. WEBER COUNTY ALREADY OWNS THE ROAD SHOWN AND DEDICATED ON THE PREVIOUS PLAT CONTAINING 165,380 SQUARE FEET OR 3.796 ACRES.

CORPORATE ACKNOWLEDGMENT STATE OF UTAH ) SS COUNTY OF WEBER ) ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_ THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME. NOTARY PUBLIC RESIDING IN WEBER COUNTY, STATE OF UTAH MY COMMISSION EXPIRES: \_\_\_

ACKNOWLEDGMENT STATE OF UTAH ) SS COUNTY OF WEBER ) ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_ THAT HE SIGNED THE 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. NOTARY PUBLIC RESIDING IN WEBER COUNTY, STATE OF UTAH MY COMMISSION EXPIRES: \_\_\_

EDGEWATER BEACH RESORT PHASE 1 - AMMENDMENT #2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

SUBDIVISION PLAT FOR PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH

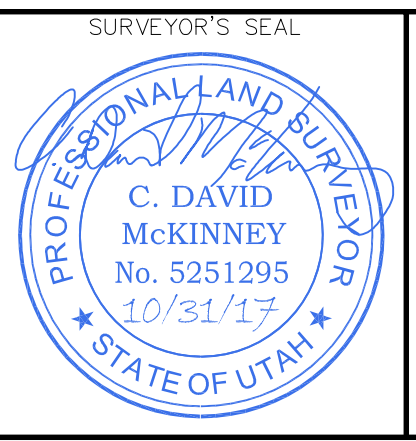
WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION SIGNED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_\_ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER I HERBY 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 WEBER COUNTY ENGINEER

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 \_\_\_, A.D. 20\_\_\_ WEBER COUNTY ATTORNEY

MORGAN/WEBER HEALTH DEPT. 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. MORGAN/WEBER HEALTH DEPARTMENT

A signature block for Board of County Commissioner's conforming to state code and county ordinance. Weber County Commission acceptance: This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_ day of \_\_\_, 20\_\_\_. Chairman, Weber County Commission Attest: \_\_\_ Title: WCO 106-1-8(c)(1)h.8; WCO 106-1-8(c)(1)h.9; WCO 106-8-1(5)



COUNTY SURVEYOR COUNTY ENGINEER'S SEAL CLERK-RECORDER SEAL 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)j

EDGEWATER BEACH RESORT  
PHASE 1 - AMMENDMENT #2

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

If a subdivision boundary line is a curve then the radius, arc length, and central angle must be shown or noted. WCO 106-1-8(c)(1)d

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c)

ADDRESSES WILL BE GIVEN ON NEXT REVIEW

**S13°34'41"E**  
**1706.07'**  
**L=22.64'**  
**R=15.00'**  
**CB=S60°20'46"E**  
**CD=20.55'**  
**Δ=86°27'51"**

**S17°38'34"E**  
**8.59'**

**N72°01'51"E**  
**1706.07'**

**L=60.50'**  
**R=66.72'**  
**CB=S69°52'48"E**  
**CD=58.45'**  
**Δ=51°57'15"**

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

ONCE A COMMITMENT IS SUPPLIED EASEMENTS WILL BE CHECKED AGAINST

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

DIMENSIONS ALONG ROAD AND BUILDINGS DIFFER FROM PREVIOUS PLAT. THERE IS ALSO SOME PLACES THAT WERE COMMON ON THE PREVIOUS AND NOW ARE LIMITED COMMON. THESE AREAS DO NOT INVOLVE THE COMMERCIAL OR STORAGE AREA PADS.

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(e)(1)d.; UCA 17-23-17(3)(e)

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

ROAD HAS ALREADY BEEN DEDICATED. PLEASE UPDATE BOUNDARY

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)j

LEGEND

- = SECTION CORNER AS NOTED
- = REFERENCE MONUMENT
- = SET 5/8" REBAR WITH CAP = STAMPED "HORROCKS ENGINEERS"
- = LIMITED COMMON AREA
- = PRIVATE OWNERSHIP
- = PAVED AREA (COMMON AREA)
- = COMMON AREA

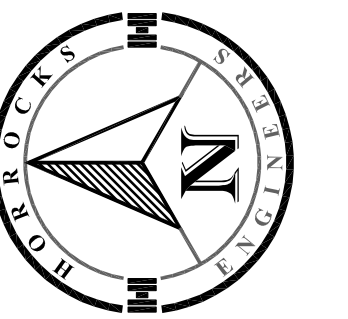
A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

FOUND BRASS CAP  
RM S14 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

FOUND BRASS CAP  
RM S14 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

CALCULATED  
S 1/4 COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.

BASIS OF BEARING  
N89°36'57"E 2660.60' (MEASURED)  
N89°36'44" 2660.83' (RECORD PER  
WEBER COUNTY STATE PLANE)



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

FOUND BRASS CAP  
SW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY WEBER COUNTY 2006

FOUND BRASS CAP  
FOUND NW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM

