

Eastwood Estates Subdivision No. 10 2nd Amendment

~~Lots 28 & 29~~

A part of the West Half of Section 24, T5N,
R1W, SLB & M, U.S. Survey Weber County, Utah
May, 2018

Need to name differently

Tentative Final For Review

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

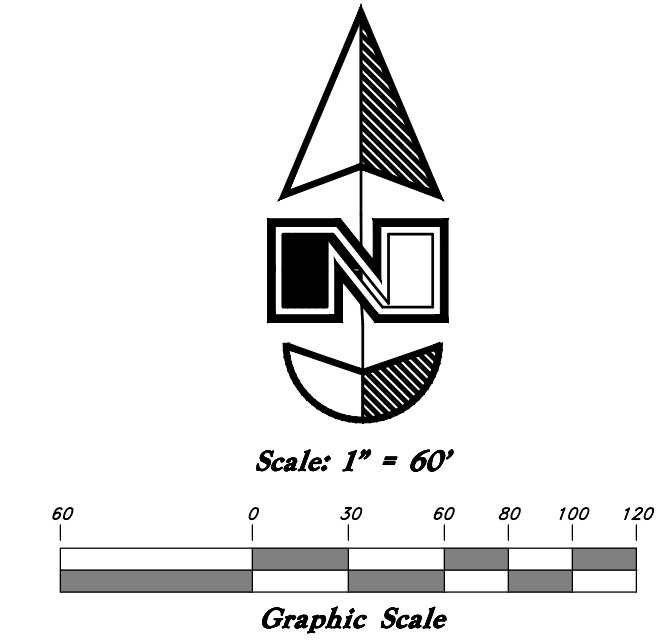
(this applies to section monuments and centerline monuments)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

(I have personally observed 3 additional CL monuments within this subdivision in the past month that could be used for the basis of bearings, along with the W1/4 Section Monument, which cannot be measured by GPS)
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 17-23-17(3)(d)

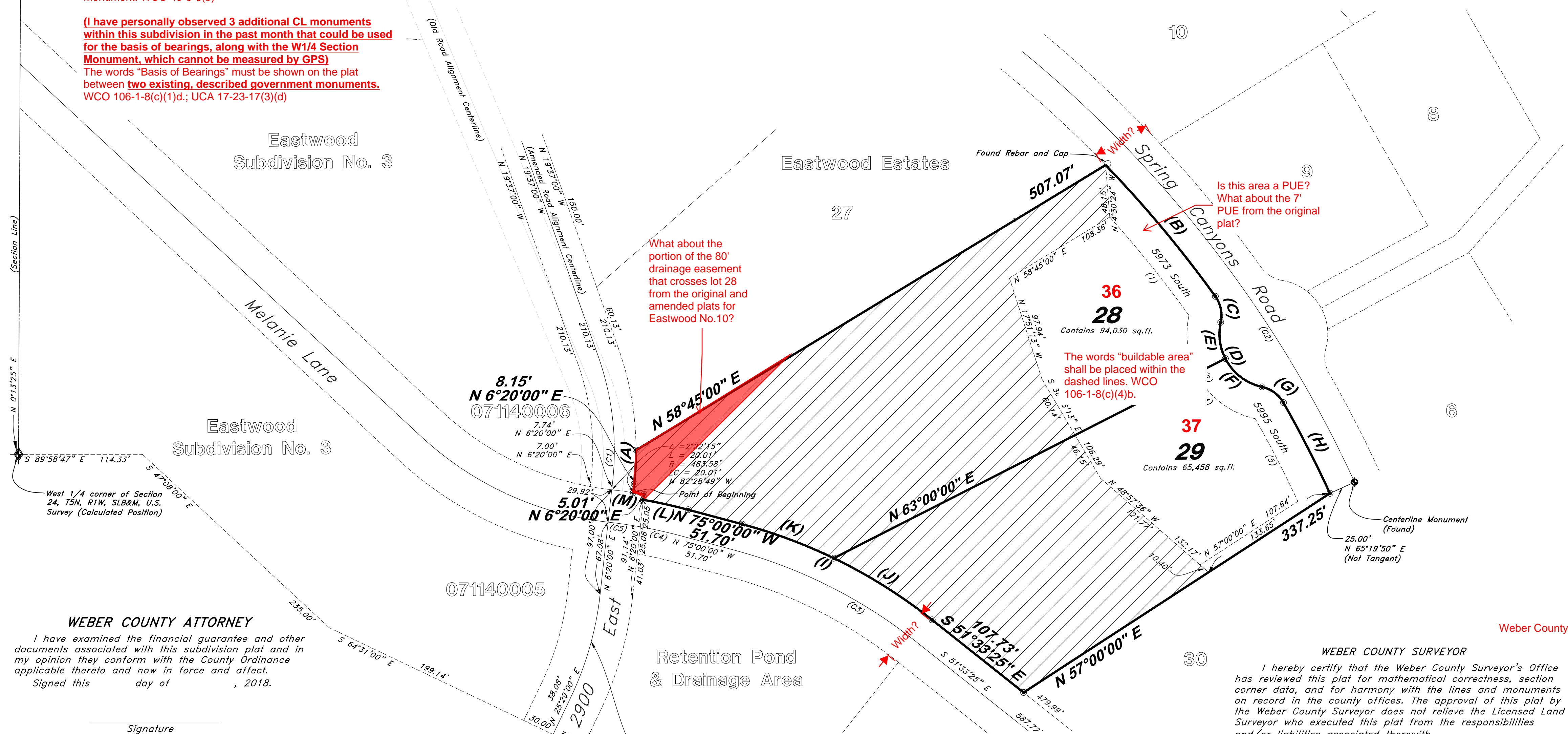
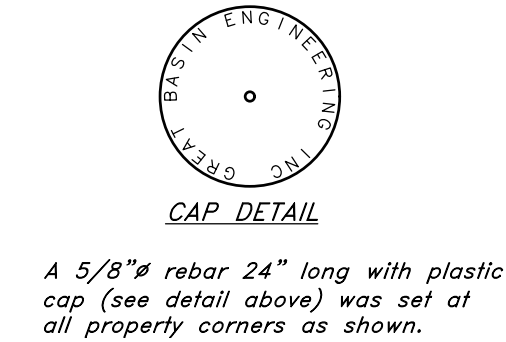
Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊙ Set Hub & Tack
- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Fence
- ▭ Non-buildable 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)

Plats with lots which include "buildable areas" shall include the following notification on the final plat: "Notice to Purchasers of Lots with Designated Building Areas. Lots with designated 'building areas' have been approved subject to the condition that building development shall take place only within such designated areas." WCO 106-1-8(c)(4)a.



SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that "Eastwood Estates Subdivision No. 10 - 1st Amendment" in Weber County, Utah 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, and of a survey made on the ground in accordance with Section 17-23-17, Monumented Lot corners have been set as shown on this drawing. I also certify that all the lots within the Summit at Ski Lake No. 132 in Weber County meet the frontage and area requirements of the Weber County Zoning Ordinance. Signed this day of , 2018.

166484 License No. Mark E. Babbitt

OWNER'S DEDICATION

We, the undersigned owners of the hereon 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 Eastwood Subdivision No. 10 - 1st 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 hereby dedicate, grant and convey to Ogden City 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 Ogden City, with no buildings or structures being erected within such easements. Signed this day of , 2018.

Herb Christian

The 1987 deed shows the ownership as HERBERT D. CHRISTIAN AND B. CAROL CHRISTIAN, husband and wife, as joint tenants with full rights of survivorship - both need to sign the plat. If that's not possible, another document may need to be recorded before plat signing to be certain that the owner's dedication is correctly signed.

ACKNOWLEDGEMENT

State of Utah } ss
County of }
On the day of , 2018, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledge to me they signed it freely and voluntarily and for the purposes therein mentioned.
Residing At: _____
A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

BOUNDARY DESCRIPTION

All of Lots 28 & 29 Eastwood Subdivision No. 10 Weber County Utah - According to the official Plat thereof. Add a metes and bounds description

Description of land to be included in the subdivision. WCO 106-1-8(c)(1)h.1. A written boundary description of property surveyed. UCA 17-23-17(3)(f)
Fill in the blanks

WEBER COUNTY RECORDER

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

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 effect. Signed this day of , 2018.

Signature

PROPERTY LINE CURVE DATA

(A)	(B)	(C)	(D)	(E)	(F)	(G)
$\Delta = 6^{\circ}21'50''$ L = 51.15' R = 280.41' LC = 31.13' N 3^{\circ}09'05'' E	$\Delta = 8^{\circ}18'22''$ L = 158.04' R = 1090.21' LC = 157.91' N 39^{\circ}53'21'' W	$\Delta = 48^{\circ}07'03''$ L = 25.19' R = 30.00' LC = 24.46' N 11^{\circ}40'39'' W	$\Delta = 90^{\circ}06'44''$ L = 78.64' R = 50.00' LC = 70.78' S 32^{\circ}40'29'' E	$\Delta = 39^{\circ}22'26''$ L = 34.36' R = 50.00' LC = 33.69' S 71^{\circ}18'20'' E	$\Delta = 50^{\circ}44'17''$ L = 44.28' R = 30.00' LC = 42.84' S 52^{\circ}21'42'' E	$\Delta = 48^{\circ}07'03''$ L = 25.19' R = 30.00' LC = 24.46' N 53^{\circ}40'19'' W
(H)	(I)	(J)	(K)	(L)	(M)	
$\Delta = 4^{\circ}56'48''$ L = 94.12' R = 1090.21' LC = 94.09' N 27^{\circ}08'23'' W	$\Delta = 23^{\circ}26'36''$ L = 197.66' R = 483.08' LC = 196.28' N 63^{\circ}16'43'' W	$\Delta = 12^{\circ}44'13''$ L = 107.39' R = 483.08' LC = 107.17' S 57^{\circ}55'32'' W	$\Delta = 10^{\circ}42'23''$ L = 90.27' R = 80.00' LC = 90.14' S 69^{\circ}38'50'' W	$\Delta = 5^{\circ}04'24''$ L = 42.35' R = 478.58' LC = 42.36' N 77^{\circ}32'12'' W	$\Delta = 1^{\circ}11'10''$ L = 10.01' R = 1060.21' LC = 10.01' N 80^{\circ}42'07'' W	

EASEMENT CURVE DATA

(1)	(2)	(3)	(4)	(5)
$\Delta = 6^{\circ}17'55''$ L = 116.55' R = 1060.21' LC = 116.49' N 38^{\circ}53'08'' W	$\Delta = 90^{\circ}06'44''$ L = 125.82' R = 80.00' LC = 113.25' S 32^{\circ}40'29'' E	$\Delta = 39^{\circ}22'36''$ L = 54.98' R = 80.00' LC = 53.90' S 52^{\circ}21'42'' E	$\Delta = 50^{\circ}44'07''$ L = 70.84' R = 80.00' LC = 70.78' S 71^{\circ}18'20'' E	$\Delta = 4^{\circ}38'17''$ L = 85.82' R = 1060.21' LC = 85.80' N 27^{\circ}17'39'' W

CENTERLINE CURVE DATA

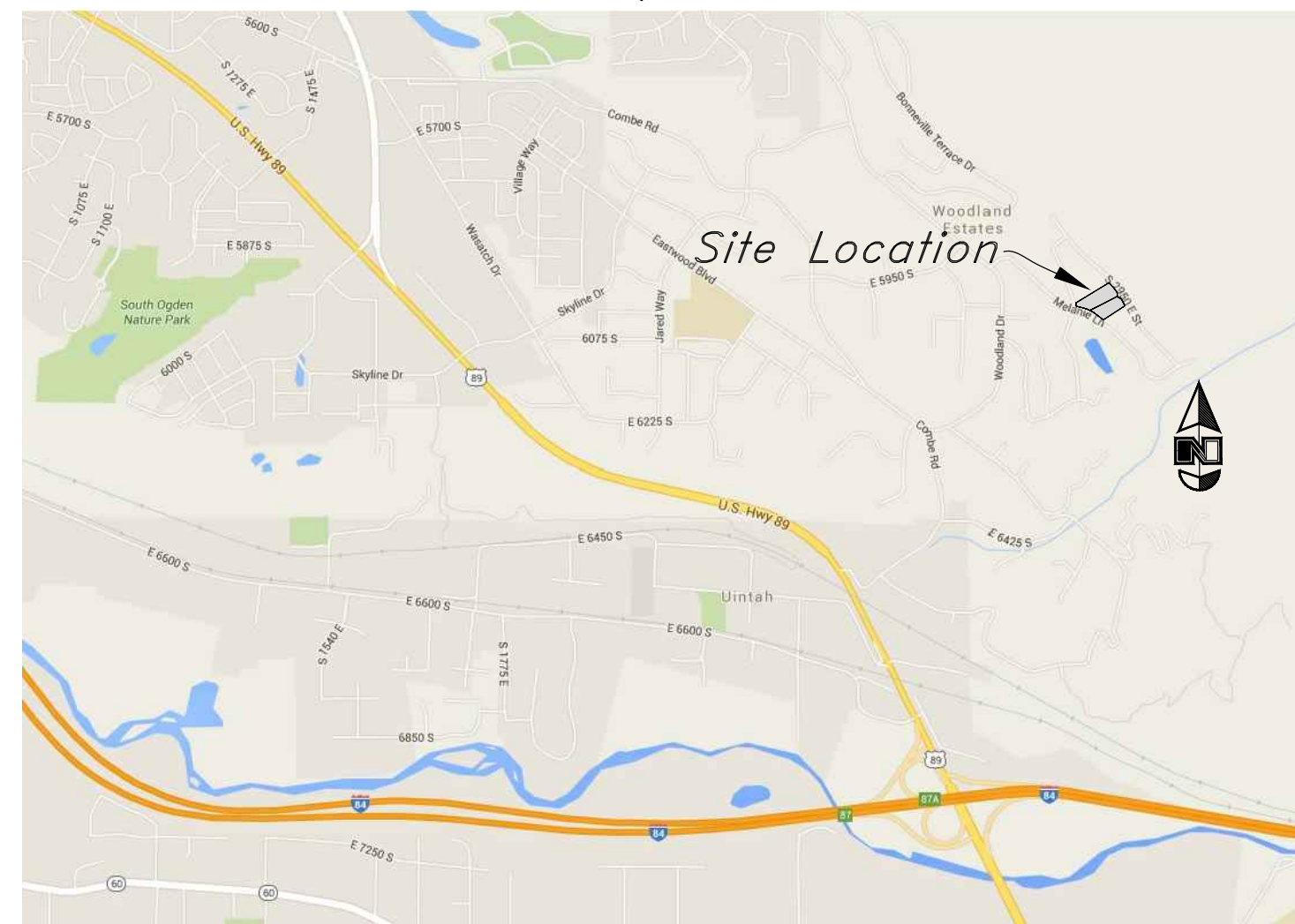
(C1)	(C2)	(C3)	(C4)	(C5)
$\Delta = 29^{\circ}22'32''$ L = 260.41' R = 117.94' LC = 116.93' N 6^{\circ}38'29'' W	$\Delta = 23^{\circ}26'36''$ L = 377.13' R = 1115.21' LC = 375.33' N 34^{\circ}21'16'' W	$\Delta = 4^{\circ}56'48''$ L = 187.43' R = 458.08' LC = 186.13' N 63^{\circ}16'43'' W	$\Delta = 4^{\circ}56'48''$ L = 187.43' R = 458.08' LC = 186.13' N 77^{\circ}26'19'' W	$\Delta = 3^{\circ}47'33''$ L = 30.02' R = 453.58' LC = 30.02' N 81^{\circ}46'10'' W

NOTE:

1. 10' Wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, unless otherwise shown.



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 S.L.C (801) 521-0222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM



Vicinity Map N.T.S.

A signature block for County Surveyor conforming to state code and county ordinance.

Webster 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 , 2018.

Webster County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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 day of , 2018.

Signature

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 , 2018.

Title _____
Attest _____
Chair, Weber County Commission

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of , 2018.

Chair, Weber County Planning Commission

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 , 2018.

Signature

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

The narrative shall contain the documentary, parcel, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)