

Silver Bell Estates No. 1, 3rd Amendment Lots 51 and 53

WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.

December, 2012

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of SILVER BELL ESTATES NO. 1 3RD AMENDMENT LOTS 51 AND 53 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 completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, made on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this _____ day of _____, 2012.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

LOTS 51 AND 53, SILVER BELL ESTATES NO. 1, RECORDED AS ENTRY NO. 365366, BOOK 12 AT PAGE 89-91 OF OFFICIAL RECORDS IN THE OFFICE OF THE WEBER CO. RECORDERS OFFICE MORE PARTICULARLY RECORDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 51 BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 3850 EAST STREET, SAID POINT BEING LOCATED 1365.55 FEET NORTH 15°38'45" WEST FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 78°00'00" WEST 228.92 FEET TO THE ORIGINAL NORTHEAST CORNER OF SAID LOT 53; THENCE SOUTH 22°00'00" WEST 252.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 53 BEING ON THE NORTH RIGHT-OF-WAY LINE OF 2050 NORTH STREET; THENCE TO THE LEFT ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE A DISTANCE OF 157.08 FEET HAVING A CENTRAL ANGLE OF 40°00'06", CHORD BEARS SOUTH 58°00'00" WEST 153.92 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHERLY CORNER OF SAID LOT 53; THENCE NORTH 58°29'00" WEST 275.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 53; THENCE NORTH 09°00'00" EAST 164.68 FEET ALONG THE WEST LINE OF SAID LOT 53 AND THEN LOT 51; THENCE NORTH 19°00'00" EAST 96.54 FEET ALONG THE WEST LINE OF SAID LOT 51; THENCE NORTH 29°00'00" WEST 58.72 FEET ALONG THE WEST LINE OF SAID LOT 51 TO THE NORTHWEST CORNER OF SAID LOT 51; THENCE NORTH 82°00'00" EAST 438.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 51 BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 3850 EAST STREET; THENCE SOUTH 12°00'00" EAST 150.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.355 ACRES AND TWO (2) LOTS.

NARRATIVE

The purpose of this survey was to amend lots 51 and 53, Silver Bell Estates No. 1 recorded as Entry No. 365366, Book 12 at page 89-91 of official records in the office of the Weber Co. Recorder's Office and set the property corners of the amended line as shown and described hereon. Lot 52 was updated to Lot 125 and Lot 53 was updated to Lot 124. The survey was ordered by Brian of Western Region Const. for Kenneth Wright. The control used to establish the property corners was the existing found property corners set within the Silver Bell Subdivision which miss the subdivision layout based on current section corner monumentation by 47". Also used as control was the Weber County Survey Monumentation surrounding Section 32, T7N, R1E, SLB&M. The basis of bearing is the east line of said Section which bears North 00°03'24" East Weber County Survey Grid Bearing.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown hereon and name said tract Silver Bell Estates No. 1, 3rd Amendment Lots 51 and 53, and do hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, 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 preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements and do also hereby Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Signed this _____ day of _____, 2012.

Name Kenneth B. Wright

Name Debra D. Wright

ACKNOWLEDGMENT

State of Utah
County of _____

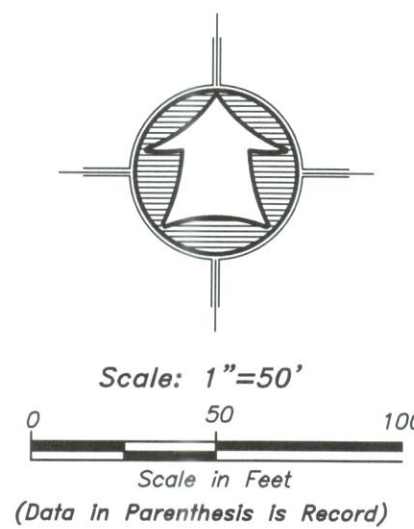
On the _____ day of _____, 2012, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires _____ Notary Public

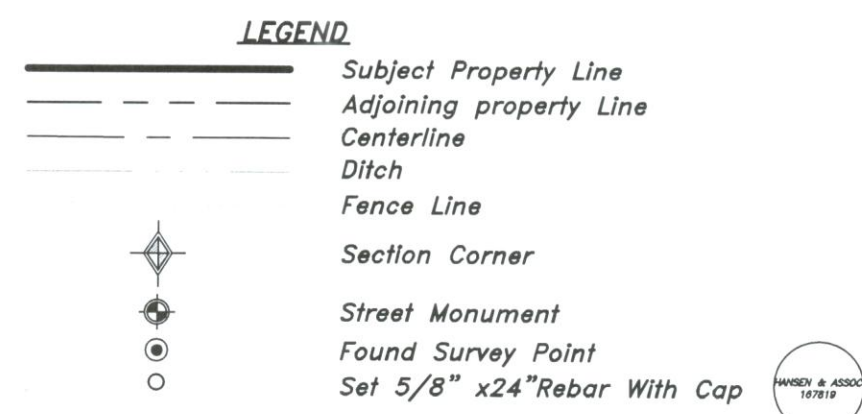
WEBER COUNTY RECORDER

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

DEVELOPER:
Kenneth B. Wright
PO Box 247
Eden, Utah 84310
(801) **



Note:
1 - The surface runoff from 3850 East has historically ran along the side of the roadway in existing 15" RCP, swales and barrows as shown hereon. For the two subject properties, it is hereby agreed that any runoff water that is not collected in said existing 15" RCP, swales and barrows is also allowed on to the subject property.
2 - Public Utility Easements are 5.0 feet each side of property line unless noted otherwise.
3 - Well provides culinary service for Lot 125 only.



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 _____, 2012

Weber County Attorney

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 therewith.
Signed this _____ day of _____, 2012.

Signature

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 _____, 2012.

Signature

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 _____, 2012.

Chairman, Weber County Planning Commission

Attest: _____

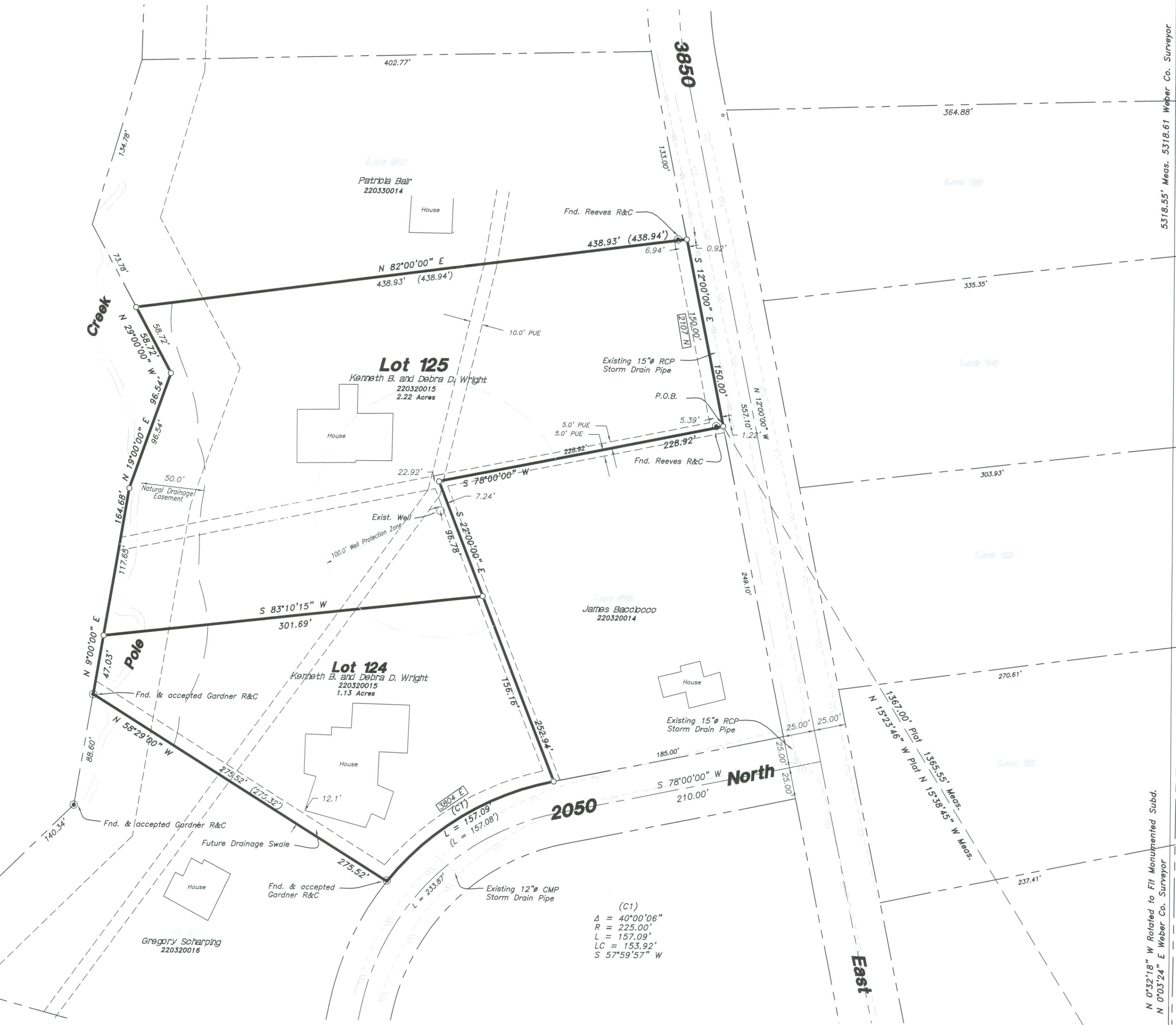
WEBER COUNTY COMMISSION ACCEPTANCE

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 _____, 2012.

Chairman, Weber County Commission

Attest: _____



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