

# Valley Lake Estates No. 3

## Lot 34 1st Amendment

A part of the Northeast Quarter of Section 24, T6N, R1E, SLB&M, U.S. Survey  
Unincorporated Weber County, Utah  
April 2013

### 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 this plat of Valley Lake Estates No. 3 Lot 34 1st Amendment, a subdivision in Weber County, Utah has been properly 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 current lots within Valley Lake Estates No. 3 Lot 34, a Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

166484

Mark E. Babbitt

### OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on this plat and name this tract Valley Lake Estates No. 3 Lot 34 1st Amendment, a Subdivision and do hereby dedicate to public thoroughfares, also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public and private utility, storm water detention ponds drainage easements, slope easements and canal maintenance easements, the same to be used for the installation, maintenance and operation of public and private utility service lines, 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 governing authority with no buildings or structures being erected within such easements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013 ~Owner~

Chris M. Hansen

Daniel J. Hansen

~Owner~

Rochelle Pfeaster

### ACKNOWLEDGMENTS

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me, Chris M. Hansen who being by me duly sworn did say that she is a signer of the above Owner's Dedication (1) one in number, who duly acknowledged to me she signed it freely and voluntarily and for the purposes there-in mentioned.

Residing at: \_\_\_\_\_  
A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2012, personally appeared before me, Daniel J. Hansen who being by me duly sworn did say that he is a signer of the above Owner's Dedication (1) one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes there-in mentioned.

Residing at: \_\_\_\_\_  
A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me, Rochelle Pfeaster who being by me duly sworn did say that he is a signer of the above Owner's Dedication (1) one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes there-in mentioned.

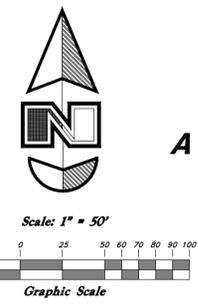
Residing at: \_\_\_\_\_  
A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

### BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian.  
Beginning at the Northeast corner of The Summit at Ski Lake No. 9, a subdivision in Weber County, Utah, which is South 0°26'54" West 1717.93 feet, East 437.92 feet and South 77°20'18" East 115.72 feet from the North Quarter Corner of said Section 24; running thence South 77°20'18" East 25.23 feet to the Southeast corner of Lot 35 Valley Lake Estates No. 3 Weber County, Utah; thence North 22°23'03" East 224.57 feet along the Easterly line of said Lot 35 to the South line of 1100 South Street; thence Southeasterly along said South line the following two (2) courses: Southeasterly along the arc of a 521.52 foot radius curve to the left 24.35 feet (Long Chord bears S 66°31'45" E 24.35') and South 67°36'57" East 205.00 feet to the Northwest corner of Lot 33 of said Valley Lake Estates No. 3; thence along said Lot 33 for the following two (2) courses: South 22°23'03" West 184.71 feet and South 77°20'18" East 281.67 feet to the boundary line of The Summit at Ski Lake No. 9, Weber County, Utah; thence along said boundary line the following four (4) courses: South 12°39'42" West 69.67 feet, Southwesterly along the arc of a 84.52 foot radius curve to the right a distance of 121.34 feet (Long Chord bears S 53°47'22" W 111.18'), North 85°04'57" West 441.52 feet and North 4°55'03" East 214.87 feet to the point of beginning.  
Contains 139,833 sq. ft. / 3.210 acres

**Narrative:**  
At the request of Chris M. Hansen, owner of Valley Lake Estates Lot 34 Amended, we have prepared this subdivision plat adding (2) two acres to the original Valley Lake Estates Lot 34 for the purpose of complying with Weber County Zoning Ordinances.  
Lot 34 of Valley Lake Estates No. 3 has been rotated 0°15'03" onto The Summit at Ski Lake No. 9 basis. Therefore, the basis of bearing for this plat is N 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.

- ### LEGEND
- Set 5/8" Rebar (24" long) & cap w/ Ferncapost & Set Hub & Tack
  - ◆ Location of street monuments to be set upon completion of road improvements.
  - (Rad.) Radial line
  - (N/R) Non-Radial line
  - W.C.S. Weber County Survey
  - ◆ Section Corner
  - A 5/8" rebar 24" long with plastic cap (see detail below) was set at all property corners.



Northwest corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Bureau of Land Management Good condition (0.5' above ground) Brass Cap - (1987)

(Section Line) S 89°36'57" E 2660.80' Calc. from measurements (2660.83' W.C.S.) (Basis of Bearing)

North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Weber County Brass Cap (1991) Good condition (0.5' above ground)

2662.21' W.C.S.

1717.93'

East

437.92'

Point of Beginning

115.72'

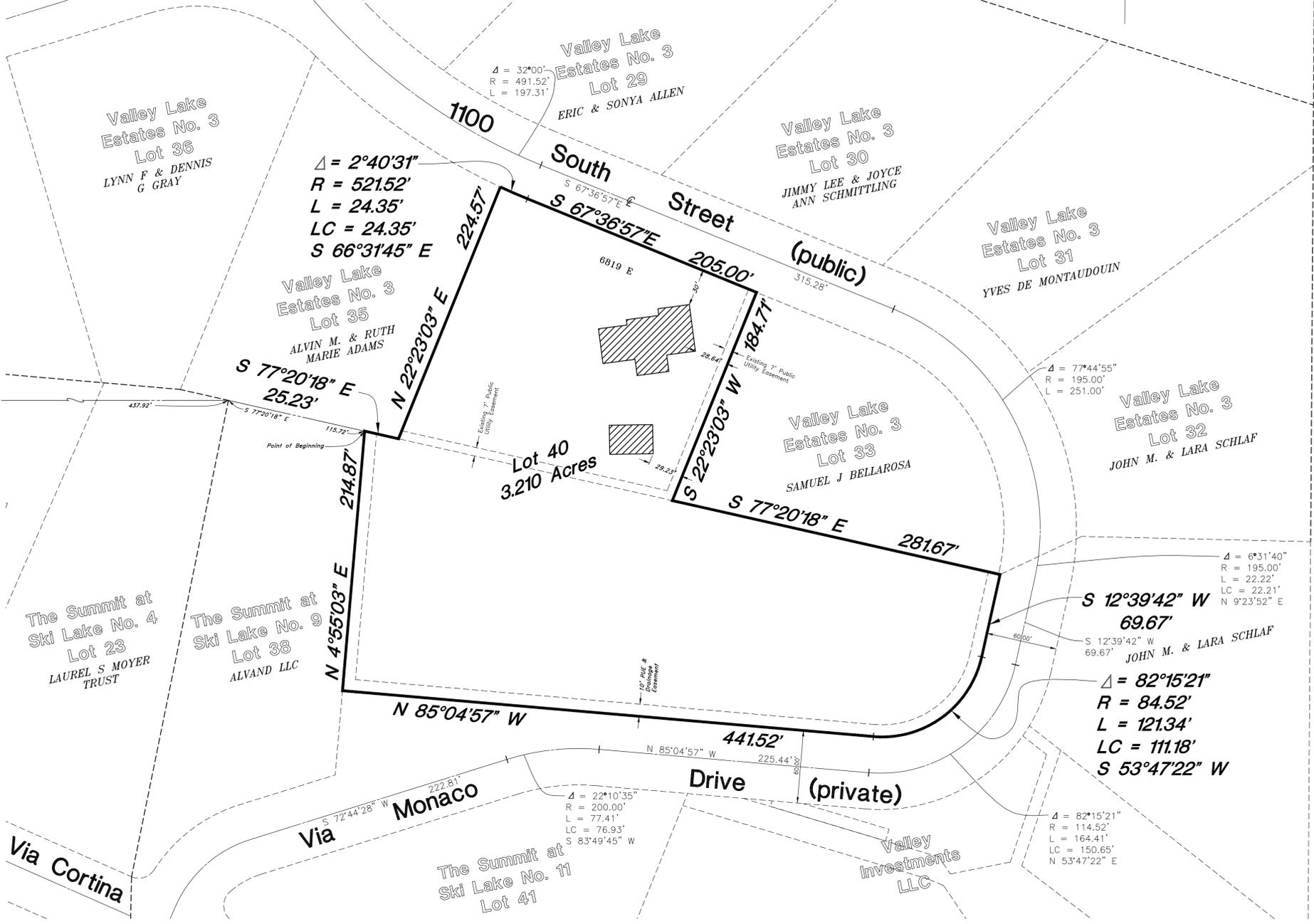
2654.32' calc. from W.C.S.

S 89°45'09" E

Center of Section 24, T6N, R1E, SLB&M, U.S. Survey (Found Weber County Monument, dated 2005, Good Condition)

West 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey (Not found - position calc. from Position Map) Weber County Monument

1/4 Section line



DEVELOPER:  
CHRIS HANSEN  
6819 E 1100 S  
HUNTSVILLE, UTAH 84317

NOTE:  
1. 10.00' wide Utility and Drainage Easements along the frontage of each lot as indicated by dashed lines, except as otherwise shown.

**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 \_\_\_\_\_, 2013.

**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 \_\_\_\_\_, 2013.

**OGDEN VALLEY TOWNSHIP PLANNING COMMISSION**  
This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
Chair, Ogden Valley Township 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 \_\_\_\_\_, 2013.

**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 \_\_\_\_\_, 2013.  
Chair, Weber County Commission

**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND SURVEYORS  
5746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150046, Ogden, Utah 84415  
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_

WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY