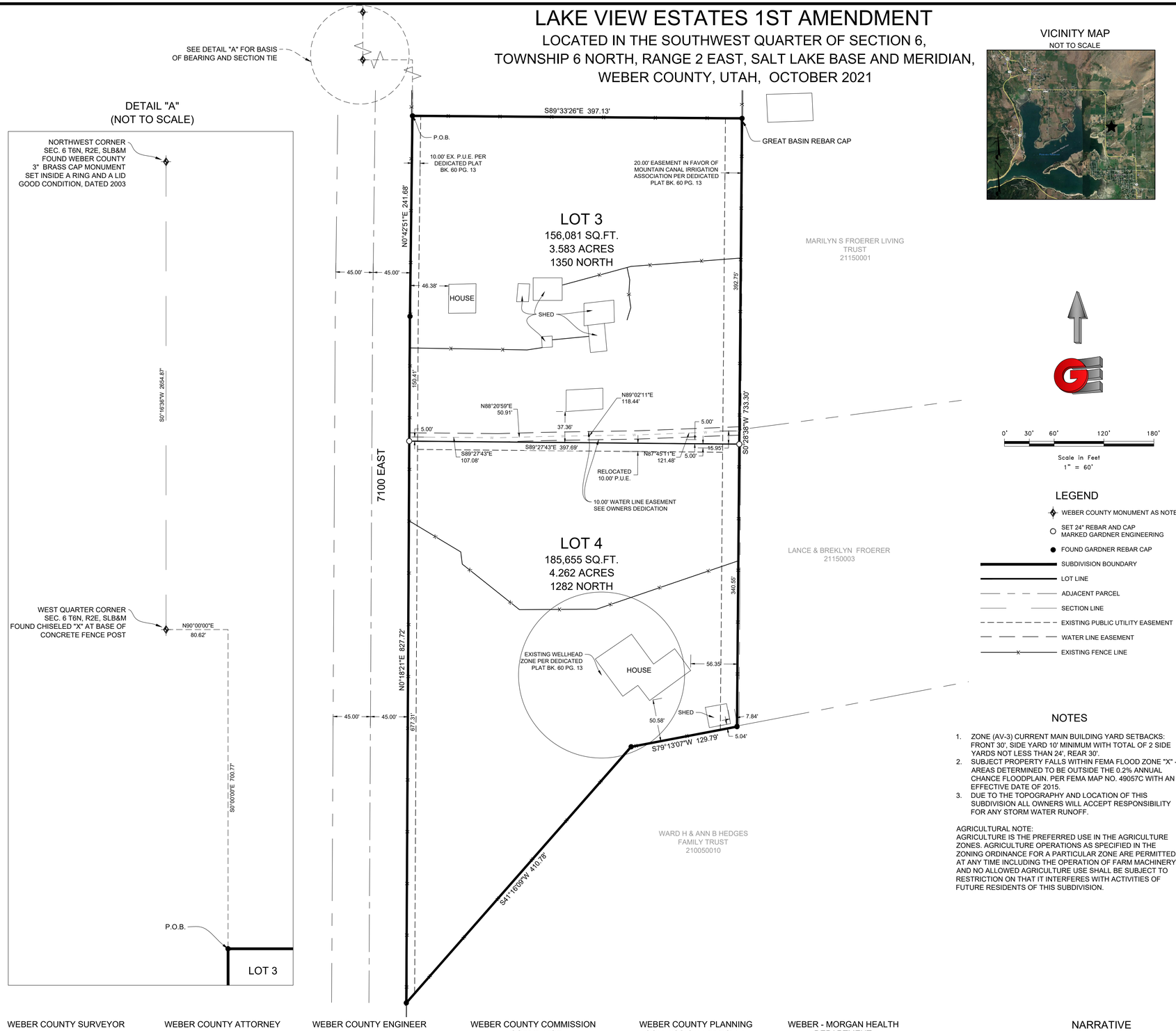
LAKE VIEW ESTATES 1ST AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, OCTOBER 2021



VICINITY MAP

NOT TO SCALE

0' 30' 60' 120' 180'

Scale in Feet
1" = 60'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND GARDNER REBAR CAP
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING PUBLIC UTILITY EASEMENT
- WATER LINE EASEMENT
- EXISTING FENCE LINE

NOTES

1. ZONE (AV-3) CURRENT MAIN BUILDING YARD SETBACKS: FRONT 30', SIDE YARD 10' MINIMUM WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C WITH AN EFFECTIVE DATE OF 2015.
3. DUE TO THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 7100 EAST SAID POINT BEING EAST 80.62 FEET AND SOUTH 700.77 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (BASIS OF BEARING NORTH 00°16'36" EAST FROM SAID WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SAID SECTION 6; THENCE AS FOLLOWS: SOUTH 89°33'26" EAST 397.13 FEET ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF MIDDLE FORK RANCHES AND A REBAR CAP SET BY GREAT BASIN; THENCE SOUTH 00°28'38" WEST 733.30 FEET ALONG SAID MIDDLE FOR RANCHES LINE AND AN EXISTING FENCE LINE; THENCE SOUTH 79°13'07" WEST 129.79 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 41°16'09" WEST 410.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 7100 EAST STREET; THENCE NORTH 00°18'21" EAST 827.72 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 00°42'51" EAST 241.68 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. CONTAINING 341,732 SQUARE FEET OR 7.845 ACRES.

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 LAKE VIEW ESTATES 1ST 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 _____, 2021.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER 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:

LAKE VIEW ESTATES 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 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A WATER LINE EASEMENT FOR THE MAINTENANCE AND OPERATION OF A WATER LINE AND FACILITIES AS SHOWN HEREON.

SIGNED THIS____ DAY OF _____ 2021.

GERALD J. ALLRED OR JUDY G. ALLRED, OR THEIR SUCCESSOR, AS TRUSTEE UNDER AGREEMENT WITH THE G& J ALLRED FAMILY TRUST DATED THE 16TH DAY OF DECEMBER, 2008 AND AMENDED AND RESTATED THE 25 DAY OF OCTOBER 2018

_____
BY: JUDY G. ALLRED, TRUSTEE

_____
BY: GERALD J. ALLRED, TRUSTEE

THUNDERING HERD LLC

_____
BY: GERALD J. ALLRED, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2021, personally appeared before me JUDY G. ALLRED, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE of GERALD J. ALLRED OR JUDY G. ALLRED, OR THEIR SUCCESSOR, AS TRUSTEE UNDER AGREEMENT WITH THE G& J ALLRED FAMILY TRUST DATED THE 16TH DAY OF DECEMBER, 2008 AND AMENDED AND RESTATED THE 25 DAY OF OCTOBER 2018, and that said document was signed by him/her in behalf of said trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JUDY G. ALLRED acknowledged to me that said trust executed the same.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2021, personally appeared before me GERALD J. ALLRED, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE of GERALD J. ALLRED OR JUDY G. ALLRED, OR THEIR SUCCESSOR, AS TRUSTEE UNDER AGREEMENT WITH THE G& J ALLRED FAMILY TRUST DATED THE 16TH DAY OF DECEMBER, 2008 AND AMENDED AND RESTATED THE 25 DAY OF OCTOBER 2018, and that said document was signed by him/her in behalf of said trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said GERALD J. ALLRED acknowledged to me that said trust executed the same.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2021, personally appeared before me GERALD J. ALLRED, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of THUNDERING HERD LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said GERALD J. ALLRED acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC

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 _____, 2021.

_____
WEBER COUNTY SURVEYOR
RECORD OF SURVEY #_____

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 _____, 2021.

_____
COUNTY ATTORNEY

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 _____, 2021.

_____
COUNTY ENGINEER

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.

SIGNED THIS____DAY OF _____, 2021.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

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_____, 2021.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2021

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JERRY ALLRED. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°16'36" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF LAKE VIEW ESTATES, WARRANTY AND QUIT CLAIM DEEDS RECORDED AS ENTRY NUMBERS 2986985, 2786775, AND THE FOUND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE BOUNDARY LOCATION.

DEVELOPER:
JERRY ALLRED
P.O. BOX 441
HUNTSVILLE, UT 84317
801-673-4200

S1 / 1

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

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

_____
COUNTY RECORDER
BY: _____

R:\2601 - MISC.SURVEY\21144 - JERRY ALLRED\SURVEY\DWG\JERRY ALLRED.DWG