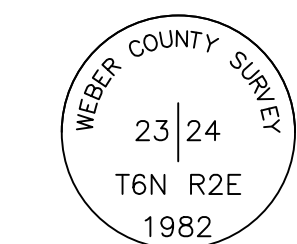


SHADOW OAKS SUBDIVISION NO. 3, 1ST AMENDMENT

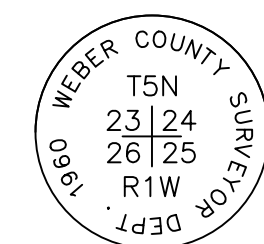
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2021



VICINITY MAP
(NOT TO SCALE)



MONUMENT
DETAIL 1
(NOT TO SCALE)



MONUMENT
DETAIL 2
(NOT TO SCALE)

BOUNDARY DESCRIPTION

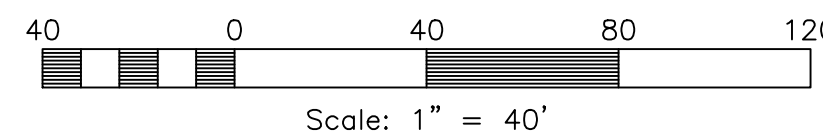
ALL OF LOTS 18 AND 19 OF SHADOW OAKS SUBDIVISION NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°29'50"E 350.74 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°29'53"E 452.17 FEET; THENCE N89°38'37"W 433.85 FEET TO THE EAST LINE OF LOT 17 OF SHADOW OAKS SUBDIVISION NO. 3; THENCE N13°37'53"E ALONG SAID EAST LINE, 176.17 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 93.37 FEET, A DELTA ANGLE OF 118°52'38", A CHORD BEARING OF N64°18'48"E, AND A CHORD LENGTH OF 77.50 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 29.36 FEET, AN ARC LENGTH OF 28.18 FEET, A DELTA ANGLE OF 54°59'52", A CHORD BEARING OF N21°44'07"E, AND A CHORD LENGTH OF 27.11 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 307.96 FEET, AN ARC LENGTH OF 192.27 FEET, A DELTA ANGLE OF 35°46'19", A CHORD BEARING OF N66°28'55"E, AND A CHORD LENGTH OF 189.17 FEET; THENCE N84°22'04"E 25.39 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 129.39 FEET, AN ARC LENGTH OF 191.64 FEET, A DELTA ANGLE OF 84°51'44", A CHORD BEARING OF N41°56'13"E, AND A CHORD LENGTH OF 174.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 117552 SQUARE FEET OR 2.698 ACRES MORE OR LESS.

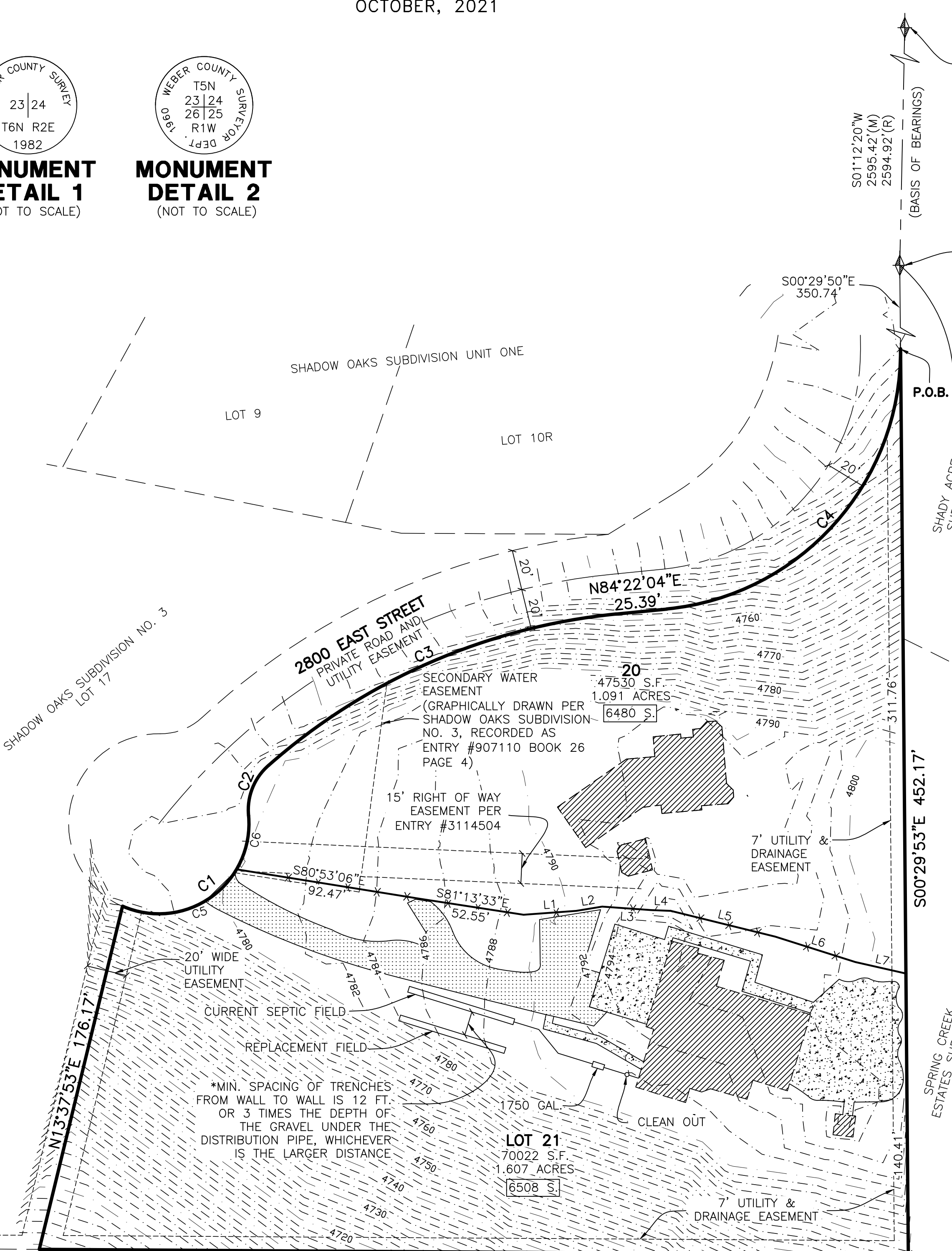
LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = FENCE/WALL LINE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING STRUCTURE



CURVE TABLE

| # | RADIUS | ARC LENGTH | CHORD LENGTH | TANGENT | CHORD BEARING | DELTA ANGLE |
|----|---------|------------|--------------|---------|---------------|-------------|
| C1 | 45.00' | 93.37' | 77.50' | 76.21' | N54°18'48"E | 118°52'38" |
| C2 | 29.36' | 28.18' | 27.11' | 15.28' | N21°44'07"E | 54°59'52" |
| C3 | 307.96' | 192.27' | 189.17' | 99.39' | N66°28'55"E | 35°46'19" |
| C4 | 129.39' | 191.64' | 174.60' | 118.28' | N41°56'13"E | 84°51'44" |
| C5 | 45.00' | 65.54' | 59.90' | 40.13' | N72°01'32"E | 83°27'10" |
| C6 | 45.00' | 27.82' | 27.38' | 14.37' | N12°35'13"E | 35°25'28" |



EAST QUARTER CORNER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT FLUSH WITH GROUND. SEE DETAIL 1

SOUTHEAST CORNER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT 4" ABOVE GROUND. SEE DETAIL 2

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N85°49'26"E | 26.34' |
| L2 | N80°36'E | 13.16' |
| L3 | S85°52'32"E | 24.44' |
| L4 | S87°39'31"E | 9.92' |
| L5 | S76°10'23"E | 53.72' |
| L6 | S72°25'30"E | 41.89' |
| L7 | S77°11'57"E | 25.89' |

NOTES

- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- LOT(S) 20 & 21 IS(ARE) LOCATED WITHIN A NATURAL HAZARD STUDY AREA, AS DEFINED IN WEBER COUNTY'S LAND USE CODE. A NATURAL HAZARD STUDY AND REPORT MAY BE REQUIRED, AS PROVIDED BY THE LAND USE CODE, PRIOR TO ANY BUILDING OF DEVELOPMENT AFTER THE DATE THIS SUBDIVISION IS RECORDED.
- SEPTIC LOCATION GRAPHICALLY SHOWN FROM ON-SITE WASTEWATER DISPOSAL PERMIT #00-010. FIELD VERIFY FOR EXACT LOCATION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S01°12'20"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND AND PREPARE AN AMENDED SUBDIVISION PLAT FOR THE SUBJECT PARCELS. THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL SUBDIVISION PLAT USING THE MONUMENTS SHOWN HEREON. THE PLAT WAS ROTATED TO MATCH THE RECORD SECTION LINE BEARING ALONG THE EAST LINE OF THE SECTION AND SOME SMALL MATHEMATICAL MISCLOSEURES WERE FORCED TO CLOSE. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; 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 **SHADOW OAKS SUBDIVISION NO. 3, 1ST AMENDMENT** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S 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.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID **SHADOW OAKS SUBDIVISION NO. 3, 1ST AMENDMENT**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, 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.

SIGNED THIS _____ DAY OF _____, 20____.

DANIEL PUSTY

JERRY A WRIGHT

BARBARA TRAINOR

SALLY H WRIGHT

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE 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.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH

Designer: E. ROCHE

Begin Date: 10-7-21

Name: SHADOW OAKS SUBD. NO. 3, 1ST AMEND.

Number: 7779-01

Revision: 2-14-22 E.R.

Scale: 1"=40'

Checked: _____

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

DEVELOPER:

BARBARA TRAINOR
6508 S. 2800 E.
OGDEN, UT. 84403

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

WEBER 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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

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

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 _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

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.

SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____ Filed For Record

At _____ in Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

Deputy.