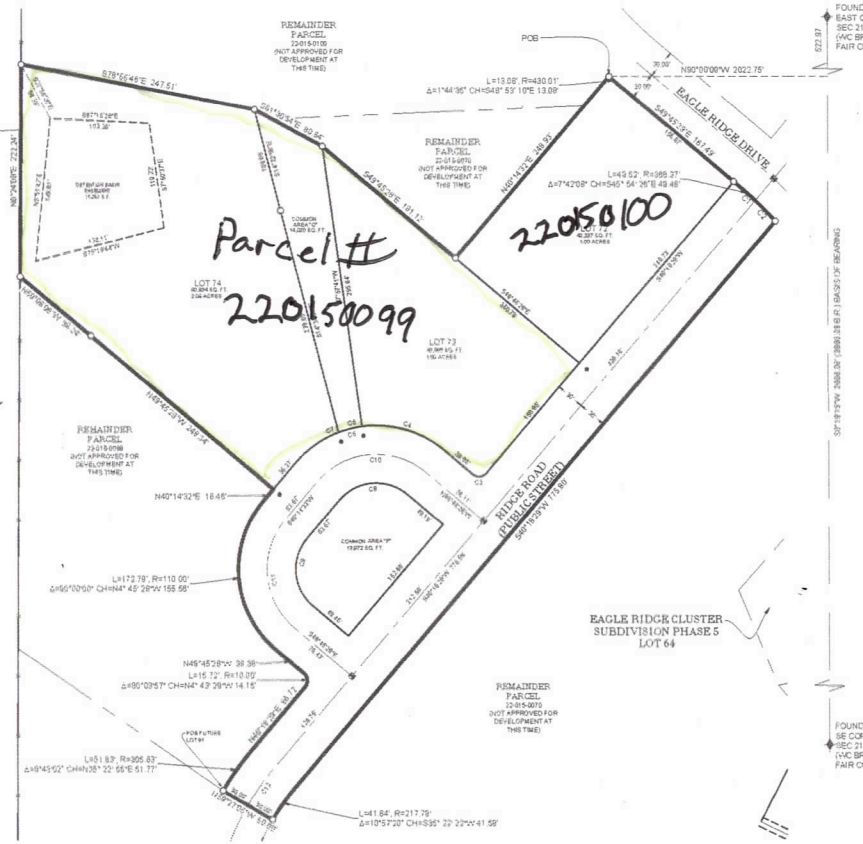
EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9

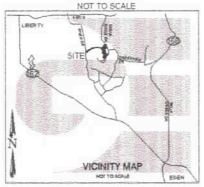
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

MARCH 2022



VICINITY MAP

NOT TO SCALE

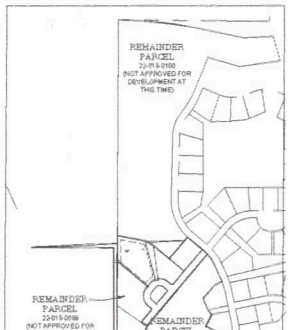


LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDINER ENGINEERING
- FOUND CENTERLINE MONUMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- STREET CENTERLINE
- SECTION LINE
- EASEMENT
- SET CURB NAIL

0' 30' 60' 120' 180'

Scale In Feet
1" = 60'



NOTES

1. ZONE RE-20AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH BOTH SIDES EQUAL TO 24', SIDE FACING STREET 20', 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. 49057C0289F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE. FRONT LOT CORNERS TO BE SET WITH NAIL AND WASHER IN CURB AT LOT LINE EXTENSION.
4. LOT SIZE, ZONING AND SETBACK REQUIREMENTS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT WITH WEBER COUNTY.
5. LAND DRAIN SYSTEM OWNERSHIP AND MAINTENANCE IS TO BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

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.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS AND TYSEN BUTTERS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°19'15" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

ACKNOWLEDGEMENT

STATE OF UTAH)
:§
COUNTY OF WEBER)

On this____day of _____2022, before me _____, a Notary Public, personally appeared TYSEN BUTTERS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
:§
COUNTY OF WEBER)

On this____day of _____2022, personally appeared before me _____, 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 _____ of _____, 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 _____ acknowledged to me that said *Corporation executed the same.

STAMP

NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF T
LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLO

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE DRIVE BEING LOCA
0°19'15" WEST 522.97 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WES
FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SOU
RIGHT-OF-WAY FOLLOWING TWO (2) COURSES; (1) ALONG THE ARC OF A 430.01 FOOT RADIUS CU
LEFT 13.08 FEET, HAVING A CENTRAL ANGLE OF 1°44'36" WITH A CHORD BEARING SOUTH 48°53'1
FEET; (2) SOUTH 49°45'28" EAST 167.49 FEET; THENCE ALONG THE ARC OF A 986.37 FOOT RADIUS
THE RIGHT 49.52 FEET, HAVING A CENTRAL ANGLE OF 2°42'08" WITH A CHORD BEARING SOUTH 4
49.48 FEET; THENCE SOUTH 49°18'28" WEST 775.80 FEET; THENCE ALONG THE ARC OF 217.79 FO
CURVE TO THE LEFT 41.64 FEET, HAVING A CENTRAL ANGLE OF 10°57'20" WITH A CHORD BEARIN
35°22'22" WEST 41.58 FEET; THENCE NORTH 59°27'05" WEST 60.00 FEET; THENCE ALONG THE ARC
FOOT RADIUS CURVE TO THE RIGHT 51.83 FEET, HAVING A CENTRAL ANGLE OF 3°16'43" WITH A C
BEARING NORTH 35°22'55" EAST 51.77 FEET; THENCE NORTH 40°18'29" EAST 86.72 FEET; THENCE
ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.72 FEET, HAVING A CENTRAL ANGLE OF 90
A CHORD BEARING NORTH 4°43'29" WEST 14.15 FEET; THENCE NORTH 49°45'28" WEST 38.58 FEET
ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 172.79 FEET, HAVING A CENTR
90°00'00" WITH A CHORD BEARING NORTH 44°45'28" WEST 155.56 FEET; THENCE NORTH 40°14'32" E
FEET; THENCE NORTH 49°45'28" WEST 248.34 FEET; THENCE NORTH 50°08'06" WEST 98.24 FEET; T
NORTH 0°24'08" EAST 222.24 FEET; THENCE SOUTH 78°56'48" EAST 247.51 FEET; THENCE SOUTH E
EAST 80.84 FEET; THENCE SOUTH 49°45'28" EAST 181.12 FEET; THENCE NORTH 40°14'32" EAST 24
THE POINT OF BEGINNING. CONTAINING 278,229 SQUARE FEET OR 6.39 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR I
OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER
PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHOR
OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLA
SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER T
AS EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9 IN ACCORDANCE WITH SECTION 17-23-17 AND HA
ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS IND
ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREME
LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ES
LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022

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
SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME S

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9

AND HEREBY DEDICATE, GRANT AND DEDICATE TO WEBER COUNTY, UTAH A PERPETUAL EASE
UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE U
INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAG
OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NAT
WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BU
STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT AND CON
SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRA
DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOS
BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTH
SUBDIVISION AND GRANT AND DEDICATE, TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AN
ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AR
OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE
AND GRANT DEDICATE AND CONVEY TO WEBER COUNTY ANY LAND DESIGNATED AS DETENTION EA
THE PURPOSE AND USE OF STORM DRAIN FACILITIES OPERATION AND MAINTENANCE, WITH NO B
STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____ 2022

EAGLE RIDGE EDEN LLC.

_____
BY: ORLUFF OPHEIKENS

EAGLE RIDGE CLUSTER SUBDIVISION HOME OWNER'S ASSOCIATION

_____
BY: ORLUFF OPHEIKENS

_____
BY: TYSEN BUTTERS

ACKNOWLEDGEMENT

STATE OF UTAH)
:§
COUNTY OF WEBER)

On this____day of _____2022, personally appeared before me _____, 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 _____ of _____, 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 _____ acknowledged to me that said *Corporation executed the sa

STAMP

NOTARY PUBLIC

TY SURVEYOR

AT THE WEBER COUNTY
AS REVIEWED THIS PLAT
FIED FOR APPROVAL BY THIS
TIFIED. THE APPROVAL
THE WEBER COUNTY
RELIEVE THE LICENSED
O EXECUTED THIS PLAT
LITIES AND/OR LIABILITIES
D THEREWITH.

Y OF _____, 2022

SURVEYOR

TY ENGINEER

THAT THE REQUIRED
NT STANDARDS AND
THIS SUBDIVISION
OUNTY STANDARDS
OF THE FINANCIAL
FFICIENT FOR THE
SEE IMPROVEMENTS

Y OF _____, 2022

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 _____, 2022

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
NAME/TITLE

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 _____, 2022

DIRECTOR WEBER-MORGAN HEALTH DEPT

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 _____, 2022

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2022

COUNTY ATTORNEY

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.38	388.37	3.01	S48° 15' 03"E	19.38
C2	30.14	388.37	4.69	S44° 23' 59"E	30.13
C3	15.70	10.00	89.93	S85° 16' 31"W	14.13
C4	92.42	110.00	48.14	S73° 29' 04"E	89.73
C5	173.45	110.00	90.34	N85° 24' 50"E	156.03
C6	25.32	110.00	13.19	S75° 51' 09"W	25.26
C7	55.71	110.00	29.02	S54° 45' 03"W	55.12
C8	78.98	50.00	90.51	S85° 29' 49"W	71.02
C9	78.54	50.00	90.00	S4° 45' 28"E	70.71
C10	126.22	80.00	90.40	S85° 26' 37"W	113.53
C11	125.66	80.00	90.00	S4° 45' 28"E	113.14
C12	46.73	275.63	9.71	S35° 22' 49"W	46.67

DEVELOPER:
ORLUFF OPHEIKENS
933 WALL AVENUE,
OGDEN, UT 84404
801-621-1839

S1 / 1

COUNTY REC

ENTRY NO. _____ FEE

FILED FOR AND RECORDE

AT ____ IN BOOK ___

RECORDS, PAGE ____

FOR _____

COUNTY RECO

BY: ____

GARDINER ENGINEERING
5130 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066