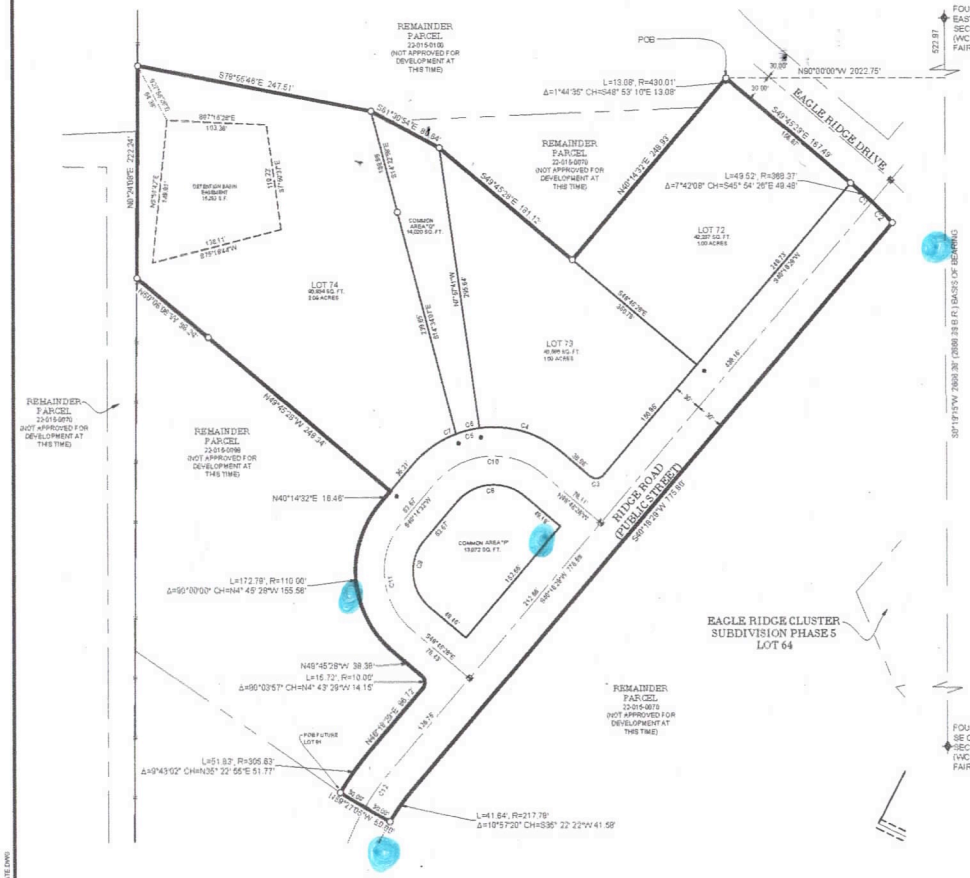
●=Current usable fire Hydrants.

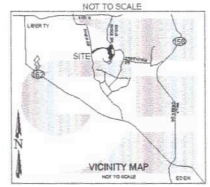
EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9

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



BOUNDARY DESCRIPTION

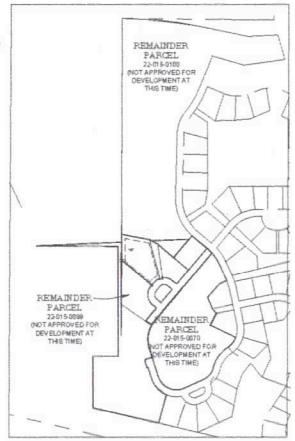
A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE DRIVE BEING LOCATED SOUTH 0°18'15" WEST 522.97 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WEST 2022.75 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY FOLLOWING TWO (2) COURSES; (1) ALONG THE ARC OF A 430.01 FOOT RADIUS CURVE TO THE LEFT 13.08 FEET, HAVING A CENTRAL ANGLE OF 1°44'35" WITH A CHORD BEARING SOUTH 48°53'10" EAST 13.08 FEET; (2) SOUTH 48°45'29" EAST 167.49 FEET; THENCE ALONG THE ARC OF A 386.37 FOOT RADIUS CURVE TO THE RIGHT 49.52 FEET, HAVING A CENTRAL ANGLE OF 7°42'08" WITH A CHORD BEARING SOUTH 45°54'26" EAST 49.48 FEET; THENCE SOUTH 40°13'20" WEST 775.80 FEET; THENCE ALONG THE ARC OF 217.79 FOOT RADIUS CURVE TO THE LEFT 41.64 FEET, HAVING A CENTRAL ANGLE OF 10°57'20" WITH A CHORD BEARING SOUTH 35°22'22" WEST 41.58 FEET; THENCE NORTH 59°27'05" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 305.83 FOOT RADIUS CURVE TO THE RIGHT 51.83 FEET, HAVING A CENTRAL ANGLE OF 9°42'02" WITH A CHORD BEARING NORTH 35°22'55" EAST 51.77 FEET; THENCE NORTH 40°13'20" EAST 86.72 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.72 FEET, HAVING A CENTRAL ANGLE OF 90°03'57" WITH A CHORD BEARING NORTH 4°43'29" WEST 14.15 FEET; THENCE NORTH 49°45'28" WEST 38.36 FEET; THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 172.79 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING NORTH 4°45'28" WEST 155.56 FEET; THENCE NORTH 40°14'32" EAST 18.46 FEET; THENCE NORTH 49°45'28" WEST 248.34 FEET; THENCE NORTH 50°08'06" WEST 98.24 FEET; THENCE NORTH 0°24'05" EAST 222.24 FEET; THENCE SOUTH 78°56'48" EAST 247.51 FEET; THENCE SOUTH 61°30'54" EAST 80.84 FEET; THENCE SOUTH 49°45'28" EAST 181.12 FEET; THENCE NORTH 40°14'32" EAST 248.93 FEET TO THE POINT OF BEGINNING. CONTAINING 278,229 SQUARE FEET OR 6.39 ACRES MORE OR LESS.

LEGEND

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

0' 30' 60' 120' 150'
Scale In Feet
1" = 60'



NOTES

1. ZONE RE-20/AV-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. 49057C0255F WITH AN EFFECTIVE DATE OF JUNE 2, 2016.
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 0°18'15" 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

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 EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9 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 _____, 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 APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9

AND HEREBY DEDICATE, GRANT AND DEDICATE TO WEBER COUNTY, UTAH 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 HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE, TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND GRANT DEDICATE AND CONVEY TO WEBER COUNTY ANY LAND DESIGNATED AS DETENTION EASEMENT FOR THE PURPOSE AND USE OF STORM DRAIN FACILITIES OPERATION AND MAINTENANCE, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____ 2022

EAGLE RIDGE EDEN LLC

_____
BY: ORLUFF OPHEIKENS

EAGLE RIDGE CLUSTER SUBDIVISION HOME OWNERS 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 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 _____, 2022.

_____
COUNTY SURVEYOR

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 _____, 2022.

_____
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 _____, 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	368.37	3.01	S48° 15' 03"E	19.38
C2	30.14	368.37	4.69	S44° 23' 59"E	30.13
C3	15.70	10.00	89.93	S85° 18' 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' 57"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
801-621-1899

S1/1

COUNTY RECORDER

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

COUNTY RECORDER

BY _____

GARDNER ENGINEERING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0702 FAX: 801.476.9006

P:\2021 - PROJECTS\21-0088 - EAGLE RIDGE\SUBDIVISION\PLAT\EAGLE RIDGE PHASE 9.DWG