VALLEY CENTER ESTATES-2ND AMENDMENT AMENDED BOUNDARY DESCRIPTION A PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35. TOWNSHIP 7 NORTH, RANGE 1 EAST OF LOCATED IN THE EAST HALF OF SECTION 34 THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET SAID POINT BEING LOCATED NORTH AND THE WEST HALF OF SECTION 35, 90°00'00" WEST 30.29 FEET AND NORTH 00°00'00" EAST 48.60 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34 RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 125 FOOT RADIUS CURVE TO THE RIGHT TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 200.80 FEET WITH A CHORD BEARING OF SOUTH 42°43'31" EAST 179.90 FEET TO A POINT ON THE WEST VICINITY MAP RIGHT-OF-WAY LINE OF 5500 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 03°17'41" WEST 466.08 WEBER COUNTY, UTAH FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET; THENCE ALONG SAID NORTH NOT TO SCALE NORTHEAST CORNER RIGHT-OF-WAY LINE NORTH 88°04'25" WEST 264.77 FEET; THENCE NORTH 01°35'47" EAST 592.14 FEET TO A POINT ON THE SEC. 34 T.7.N. R.1.E. S.L.B.&M. OCTOBER 2023 SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°44'42" EAST 152.89 FEET TO THE POINT OF BEGINNING. CONTAINING 130,306.97 SQUARE FEET OR 2.99 ACRES **2300 NORTH** . P.U.E. S88°44'42"E 152.89' RECORD BEARING SHOWN IS DIFFERENT THAN L=2.96', R=14.07' RECORD BEARING FROM VALLEY CENTER ESTATES Δ=12°02'36" CH=S11° 07' 02"W 2.95' AND VALLEY CENTER ESTATES FIRST AMENDED. DIMENSION THIS S88°44'42"E 20.00'~ BASIS OF BEARINGS SHOWN ON DRAWING DOESN' LOT LINE S46°24'06"W 47.97 MATCH BEARING SHOWN IN NARRATIVE. PLEASE LINE **TEST HOLE** CONFIRM THIS SUBDIVISION STILL ADJOINS LOT 1 OF 1-23 N90°00'00"W 30.29 VALLEY CENTER ESTATES ONCE YOU HAVE DETERMINED YOUR BASIS OF BEARINGS. A CALL TO THE EAST LINE OF LOT 1 IN THE BOUNDARY COULD READ THIS AS, "LOTS 6 TEST HOLE BE BENEFICIAL. TEST HOLE THRU 9" EASEMENT #3151709 N22°26'57"E 33.53' FOR PARCEL 22-047-0036 EAST QUARTER CORNER IF YOU ARE EXCLUDING LO AND PARCEL 22-316-0003 SEC. 34 T.7.N.R.1.E. S.L.B.&I 7, PLEASE CHANGE IT TO SURVEYOR'S CERTIFICATE LOT 8 SOMETHING THAT DOESN'T N59°04'31"W 71.81' I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND Scale in Feet 46645.96 SF **IMPLY LOT 7 IS INCLUDED** THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND N87°42'42"W 150.11' 1" = 40' 1.071 ACRES 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 Δ=2°48'21" CH=S1° 53' 30"W 6.12' TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS VALLEY CENTER ESTATES-2ND 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 EXISTING FENCE 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. ◆ WEBER COUNTY MONUMENT AS NOTED SET 24" REBAR AND CAP DAY OF SECTION LINE FOR LOT 6-9 O MARKED GARDNER ENGINEERING ADDRESSES WILL BE ASSIGNED 10.00' P.U.E. → 8/14/23 ON NEXT REVIEW ---- EASEMENT SUBDIVISION BOUNDARY LOT 9 ORIGINAL LOT LINE TEST HOLE 1-12 28494.30 SF 0.654 ACRES SITE SOIL INFORMATION N88°45'36"W 103.41' TEST HOLES 2012 _S88°45'36"E 103.4 TEST HOLE 1-12 UTM ZONE 12 NAD 83 (12T) 431653 E 4572395±18 N KLINT H. WHITNEY, PLS NO. 8227228 0-20" SILTY LOAM, GRANULAR 20-45" SILTY CLAY LOAM, MASSIVE 45-72" GRAVELLY LOAM SANDY, SINGLE LINDA JOHNSON GRAINED, 30% GRAVEL (HIGH CLAY) 220470036 TEST HOLE 2-12 UTM ZONE 12 NAD 83 (12T) 431725 E 4572345 N OWNER'S DEDICATION 0-16" SILT LOAM, GRANULAR 16-61" SILTY CLAY LOAM, MASSIVE 61-82" GRAVELLY LOAM SANDY, SINGLE GRAINED, 30% GRAVEL (HIGH CLAY). PREDICTED LESS THAN 5MIN/INCH PERCOLATION RATE. TRENCH LIMITED TO 12INCHES 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: **TEST HOLES 2023** VALLEY CENTER ESTATES-2ND AMENDMENT TEST HOLE 1-23 UTM ZONE 12 NAD 83 0431668 E 4572449 N AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT 0-11" LOAM, GRANULAR, 0.5 GPD/SF 11-26" LOAM WEAK, GRANULAR, 0.45 GPD/SF 26-42" GRAVELLY OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT COARSE SANDY LOAM, MASSIVE, 75% GRAVEL, 0.45GPD/SF 42-51" LOAM, MASSIVE, 0.4 GPD/SF 51-88" AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC GRAVELLY SANDY LOAM, SINGLE GRAIN, 80% GRAVEL, 0.45 GPD/SF 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 TEST HOLE 2-23 UTM ZONE 12 NAD 83 0431694 E 4572432 N NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OF 0-19" LOAM, GRANULAR, 0.5 GPD/SF 19-65" LOAM, BLOCKY, 0.5 GPD/SF 65-94" GRAVELLY COARSE LOAMY TEST HOLE 2-12 -STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A SAND, SINGLE GRAINED, 0.45 GPD/SF PERPETUAL EASEMENT OVER, UPON, AND UNDER THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS SHARED CROSS ACCESS EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A SHARED TEST HOLE 3-23 UTM ZONE 12 NAD 83 04311717 E 4572432 N DRIVEWAY TO BE USED AS PUBLIC ACCESS TO ALL ADJOINING LOTS WITH THE EXCEPTION OF LOT 7 AS DESCRIBED ON 0-18" LOAM, GRANULAR, 0.5 GPD/SF 18-60" LOAM, BLOCKY, 0.5 GPD/SF 60-78" GRAVELLY COARSE LOAMY 10.00' THE PLAT HEREON. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND P.U.E. SAND, SINGLE GRAINED, 0.5 GPD/SF UNDER THOSE PARTS OR PORTION OF SAID TRACT OF LAND DESIGNATED AS STORM DRAIN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF A STORM DRAIN LINE AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO. **ACKNOWLEDGEMENT** SIGNED THIS ____ DAY OF _____ 2023. 5640 EAST LOT 7 44875.19 SF 5484 EAST 1.030 ACRES STATE OF UTAH 38785.86 SF 0.890 ACRES COUNTY OF WEBER **EXISTING** BUILDING _2023, personally appeared before me(ZANE B. FROERER)(OWNER/SIGNER), whose identity is On this____day of__ **ASPHALT** 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 PROPOSED 20' STORM PARKING (MANAGER) (TITLE) of (ZW INVESTMENTS LLC) (CORP/TRUST), and that said document was signed by him/her in behalf of said DRAIN EASEMENT *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (ZANE B. FROERER) (OWNER/SIGNER) acknowledged to me that said *Corporation executed the same. **ACKNOWLEDGEMENT** 40.00' ----STAMP NOTARY PUBLIC STATE OF UTAH COUNTY OF WEBER NOTES N88°04'25"W 20.00' \ ___2023, personally appeared before me(ZANE B. FROERER)(OWNER/SIGNER), whose identity is 1. ZONE FB - MUC (FORM-BASED ZONE - MIXED USED COMMERCIAL) CURRENT YARD 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 N0°37'09"E 10.00'the (MANAGER) (TITLE) of (ZBF INVESTMENTS I LLC) (CORP/TRUST), and that said document was signed by him/her in behalf of said P.U.E. FRONT: NO MINIMUM, MAXIMUM OF FIVE (5) FEET OR TWENTY (20) IF PROVIDING PUBLIC *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (ZANE B. FROERER) (OWNER/SIGNER) N88°04'25"W 130.29' DINING OR GATHERING SPACE acknowledged to me that said *Corporation executed the same. SIDE: NONE REAR: NONE 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0237F WITH AN EFFECTIVE DATE OF JUNE 2, 2015. NOTARY PUBLIC STAMP SOUTHEAST CORNER **2200 NORTH** 3. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL SEC. 34. T.7.N. R.1.E. S.L.B.&M ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT **DEVELOPER: COUNTY RECORDER** TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED. ZANE FROERER WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER - MORGAN HEALTH NARRATIVE LANCE FROERER WEBER COUNTY PLANNING ENTRY NO. 2600 WASHINGTON BLVD ACCEPTANCE COMMISSION APPROVAL DEPARTMENT I HEREBY CERTIFY THAT THE WEBER COUNTY I HAVE EXAMINED THE FINANCIAL I HEREBY CERTIFY THAT THE REQUIRED OGDEN, UTAH THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION ON THE PROPERTY AS SHOWN FILED FOR AND RECORDED SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT **GUARANTEE AND OTHER DOCUMENTS** PUBLIC IMPROVEMENT STANDARDS AND THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT. THIS IS TO CERTIFY THAT THIS I DO HEREBY CERTIFY THAT THE SOILS. 801-668-0920, 801-668-0924 AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ZANE & LANCE FROERER. THE AND ALL CONDITIONS FOR APPROVAL BY THIS ASSOCIATED WITH THIS SUBDIVISION DRAWINGS FOR THIS SUBDIVISION THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY PERCOLATION RATES, AND SITE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY OFFICE HAVE BEEN SATISFIED. THE APPROVAL PLAT AND IN MY OPINION THEY CONFORM CONFORM WITH COUNTY STANDARDS WAYS AND FINANCIAL GUARANTEE OF PUBLIC THE WEBER COUNTY PLANNING CONDITION FOR THIS SUBDIVISION HAVE OF THIS PLAT BY THE WEBER COUNTY WITH THE COUNTY ORDINANCE AND THE AMOUNT OF THE FINANCIAL MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION BEEN INVESTIGATED BY THIS OFFICE AND COMMISSION. SURVEYOR DOES NOT RELIEVE THE LICENSED APPLICABLE THERETO AND NOW IN GUARANTEE IS SUFFICIENT FOR THE THEREON ARE HEREBY APPROVED AND ACCEPTED ARE APPROVED FOR ON-SITE THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT RECORDS, PAGE INSTALLATION OF THESE IMPROVEMENTS. LAND SURVEYOR WHO EXECUTED THIS PLAT FORCE AND EFFECT. BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. WASTEWATER DISPOSAL SYSTEMS. LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°18'55" WEST WEBER COUNTY, UTAH NORTH, FROM THE RESPONSIBILITIES AND/OR LIABILITIES NAD 83 STATE PLANE GRID BEARING. ASSOCIATED THEREWITH. SIGNED THIS____DAY OF ______, 2023. SIGNED THIS____DAY OF _____ 2023 DOESN'T MATCH DRAWING SIGNED THIS___DAY OF____ SIGNED THIS DAY OF SIGNED THIS_____DAY OF ____ SIGNED THIS___DAY OF ______, 2023. CHAIRMAN, WEBER COUNTY COMMISSION COUNTY RECORDER MUNICIPAL - LAND SURVEYING WEBER COUNTY SURVEYOR CHAIRMAN, WEBER COUNTY PLANNING DIRECTOR WEBER-MORGAN HEALTH DEPT 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 NAME/TITLE COMMISSION