

# VALLEY CENTER ESTATES-2ND AMENDMENT

LOCATED IN THE EAST HALF OF SECTION 34

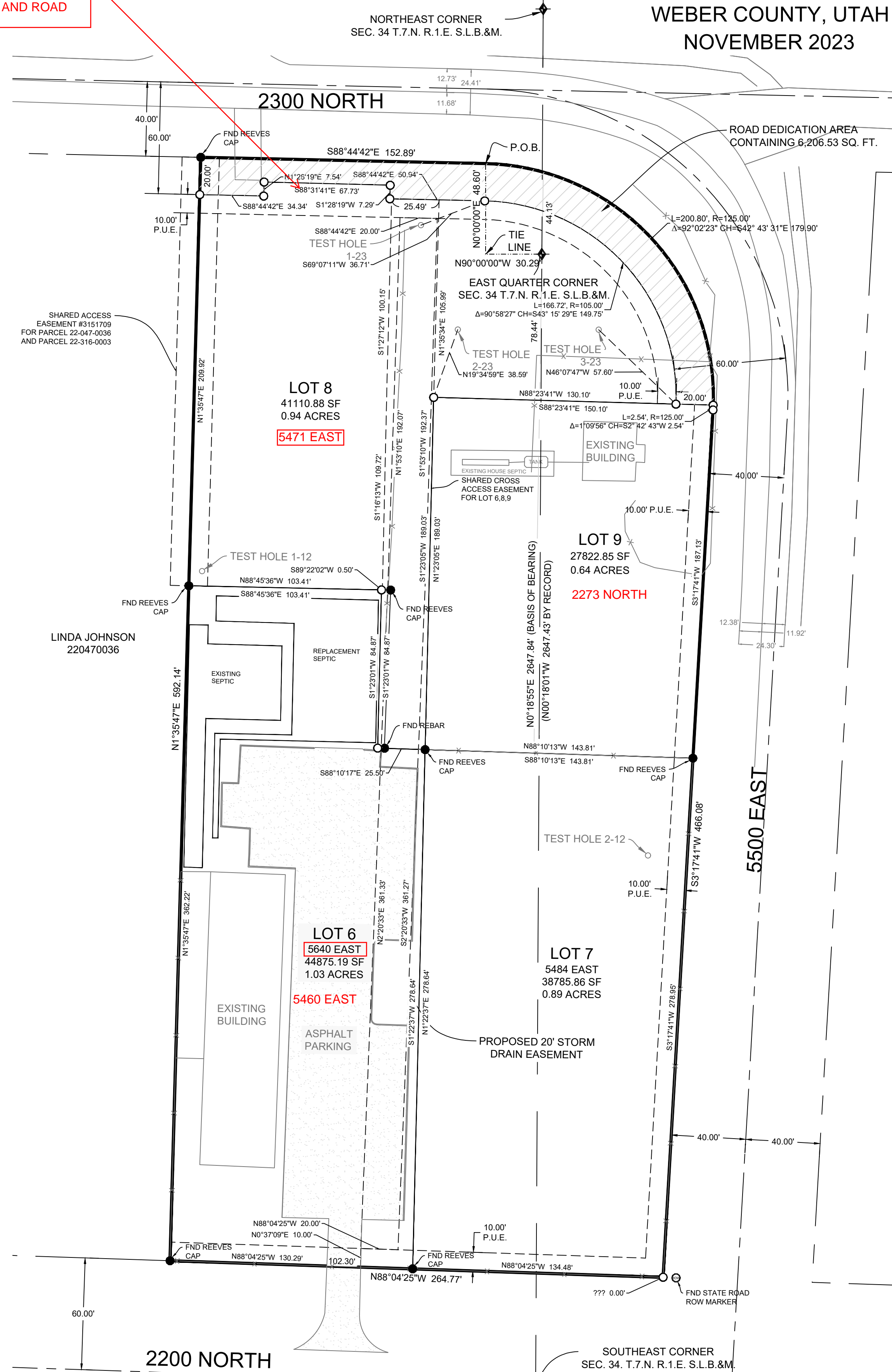
AND THE WEST HALF OF SECTION 35,

TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

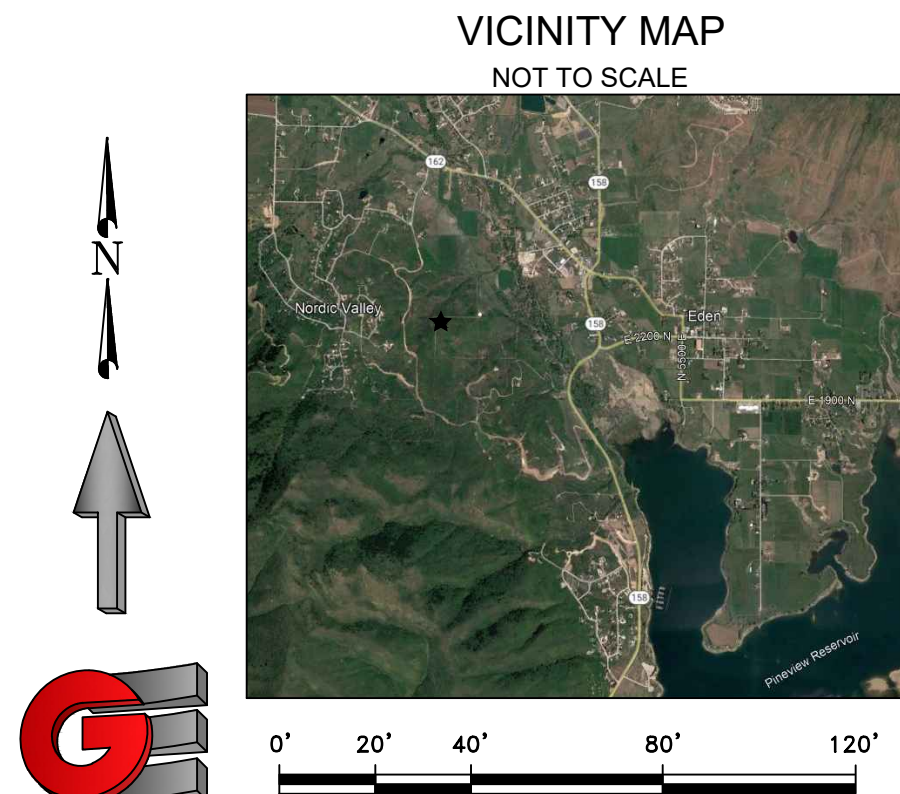
WEBER COUNTY, UTAH

NOVEMBER 2023

SEE COMMENTS FROM WEBER COUNTY PLANNING REGARDING THIS SECTION OF EASEMENT AND ROAD DEDICATION.



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 THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

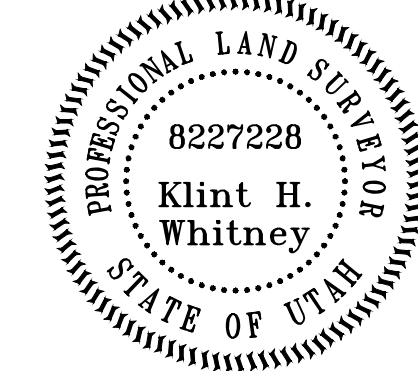


LEGEND
WEBER COUNTY MONUMENT AS NOTED
FOUND REBAR AND CAP
FOUND ROW MARKER
SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
SUBDIVISION BOUNDARY
LOT LINE
EXISTING FENCE
ADJACENT PARCEL
SECTION LINE
EASEMENT
ORIGINAL LOT LINE
ROAD DEDICATION AREA

SITE SOIL INFORMATION
TEST HOLES 2012
TEST HOLE 1-12 UTM ZONE 12 NAD 83 (12T) 431653 E 4572395±18 N
0-20" SILTY LOAM, GRANULAR 20-45" SILTY CLAY LOAM, MASSIVE 45-72" GRAVELLY LOAM SANDY, SINGLE GRAINED, 30% GRAVEL (HIGH CLAY)

ACKNOWLEDGEMENT
STATE OF UTAH )
COUNTY OF WEBER )
On this day of 2023, personally appeared before me (ZANE B. FROERER) (OWNER/SIGNER), 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 (MANAGER), (TITLE) of (ZV INVESTMENTS LLC) (CORP/TRUST), 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 (ZANE B. FROERER), (OWNER/SIGNER) acknowledged to me that said "Corporation executed the same.

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 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 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.



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:
VALLEY CENTER ESTATES-2ND AMENDMENT
AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROAD DEDICATION AREA, THE SAME TO BE USED AS PUBLIC THROUGHFARES 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A 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 DRIVEWAY TO BE USED AS PUBLIC ACCESS TO ALL ADJOINING LOTS WITH THE EXCEPTION OF LOT 7 AS DESCRIBED ON THE PLAT HEREON. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THOSE PARTS OR PORTION OF SAID TRACT OF LAND DESIGNATED AS STORM DRAIN EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF A STORM DRAIN LINE AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO.

ACKNOWLEDGEMENT
STATE OF UTAH )
COUNTY OF WEBER )
On this day of 2023, personally appeared before me (ZANE B. FROERER) (OWNER/SIGNER), 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 (MANAGER), (TITLE) of (ZBF INVESTMENTS LLC) (CORP/TRUST), 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 (ZANE B. FROERER), (OWNER/SIGNER) acknowledged to me that said "Corporation executed the same.

NOTES
1. ZONE FB - MJC (FORM-BASED ZONE - MIXED USE COMMERCIAL) CURRENT YARD SETBACKS: FRONT: NO MINIMUM, MAXIMUM OF FIVE (5) FEET OR TWENTY (20) IF PROVIDING PUBLIC DINING OR GATHERING SPACE
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.
3. 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.
4. RIGHT-OF-WAY DEDICATION TO THE COUNTY WILL OCCUR ACCORDING TO THE APPLICABLE RIGHT-OF-WAY CROSS SECTIONS SPECIFIED IN THE FORM-BASED ZONE AS DEVELOPMENT OCCURS ON EACH LOT OR PARCEL.

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 THERETO.
SIGNED THIS DAY OF 2023.

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 2023.
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 2023.
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 2023.
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 2023.
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 2023.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ZANE & LANCE FROERER. 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 EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°18'55" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER: ZANE FROERER, LANCE FROERER, 2600 WASHINGTON BLVD, OGDEN, UTAH 801-668-0920, 801-668-0924
COUNTY RECORDER
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_
FILED FOR AND RECORDED \_\_\_\_\_
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_
COUNTY RECORDER
BY: \_\_\_\_\_



R:\2023\11\INDIAN\2102\_FROEBERSURVEY\VALLEY CENTER ESTATES-2ND AMENDMENT PLAT 11-15-23.DWG