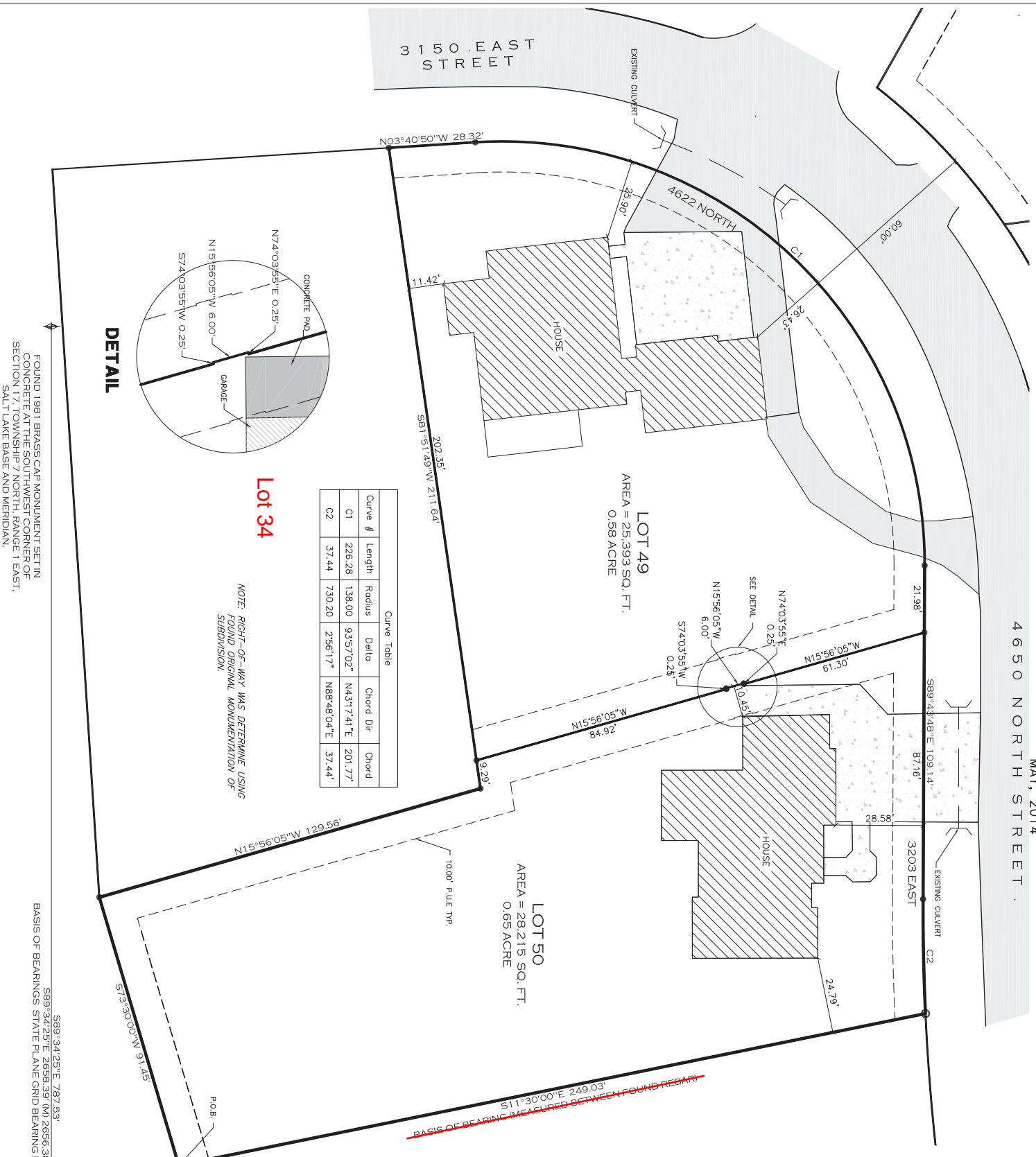


BAILEY ACRES CLUSTER SUBDIVISION PH.1 1ST AMENDMENT

AMENDMENT OF LOTS 35 AND 36
PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2014

4650 NORTH STREET



Curve #	Length	Radius	Delta	Chord Dir	Chord
C1	226.28	138.00	93°57'02"	N43°17'41"E	201.77'
C2	37.44	730.20	2°56'17"	N88°48'04"E	37.44'

Lot 34
NOTE: RIGHT-OF-WAY WAS DETERMINE USING SURROUNDING MONUMENTATION OF SUBDIVISION.

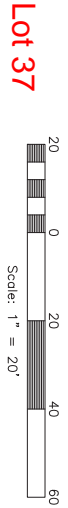
DETAIL

FOUND 1981 BRASS CAP MONUMENT SET IN CONCRETE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

1. Show road CL Data
2. This PDF doesn't print to scale, scale not verified

LEGEND

- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR AND CAP
- = BOUNDARY LINE
- = LOT LINE
- ▨ = EXISTING BUILDING
- = PUBLIC UTILITY EASEMENT



Lot 37

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS 389°34'29"E BETWEEN FOUND REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" QUARTER CORNERS OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (STATE PLANE GRID BEARINGS PER WEBER COUNTY).

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 35 AND 36.

BOUNDARY DESCRIPTION

A PART OF THE SW QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 36 OF THE BAILEY ACRES CLUSTER SUBDIVISION PHASE 1, SAID POINT BEING 783.53 FEET 389°34'29"E ALONG THE SECTION LINE AND 1995.46 FEET NORTH FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S23°30'00"W 91.43 FEET; THENCE N1°35'00"W 28.59 FEET; THENCE S71°52'00"W 129.56 FEET; THENCE N1°56'05"W 129.56 FEET; THENCE S89°43'48"E 109.14 FEET TO A POINT ON A 730.20-FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE 37.44 FEET (CHORD BEARS N43°17'41"E 201.77 FEET); THENCE S89°43'48"E 109.14 FEET TO A POINT ON A 730.20-FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE 37.44 FEET (CHORD BEARS N88°48'04"E 37.44 FEET); THENCE S11°30'00"E 249.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 53,608 SQUARE FEET OR 1.231 ACRES.

DEVELOPER: KENWOOD JOHNSON
13450 OLD SHERIDAN RD
KAND CITY, UT 84702

FOUND 1981 BRASS CAP MONUMENT SET IN CONCRETE AT THE SOUTH 1/4 CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 17-23-1 AND HAVE RECORDED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS PER THE SUBDIVISION PLAN AND RECORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS ACT. I HAVE BEEN DULY LICENSED AND THE DESIGATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN RECORDED 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__.

7736336 CHAD A ANDERSON
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDUDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND TRACT BULLET ACROSS CLUSTER SUBDIVISION PH.1 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 FOR PUBLIC thoroughfares AND ALSO TO GRANT AND DEDICATE TO THE PUBLIC RIGHT OF EASEMENT FOR UTILITIES, WATER, SEWER, GAS, AND OTHER PUBLIC UTILITIES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHOICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20__.

JASON C. LEWIS SHELBY LEWIS
KENWOOD JOHNSON CHARLOTTE JOHNSON

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) WHO BEING BY ME DULY SWORN, DID ADOPT AND SIGN THE FOREGOING INSTRUMENT, IF FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY ARE SIGNED THE ABOVE OWNERS DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: C. ANDERSON
Designer: C. ANDERSON
Begin Date: 05/2014
Name: BAILEY ACRES CLUSTER SUB PH. 1 AMENDED
Number: 6362-01
Revision: _____
Scale: 1"=20'
Checked: _____



WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOLE PRECIPITATION RATES, AND SOIL CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20__.

Webster County Recorder

Entry No. _____ Filed For Record At _____
And Recorded In Book _____
Of The Official Records, Page _____
Recorded For: _____
Webster County Recorder
Deputy: _____

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 UTILITY STANDARDS AND THE COUNTY STANDARDS AND 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 LOCATION OF STREETS AND PUBLIC UTILITIES AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S RECORDS, RECORDS AND RECORDS OF THE COUNTY RECORDS SECTION, CORNER DATA AND RECORD IN COUNTY OFFICES, 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.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS REQUIRED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

WEBER COUNTY ATTORNEY