

SHEEP CREEK CLUSTER SUBDIVISION PHASE-1 LOT 15 & 16 1st AMENDMENT

A PART OF THE SW 1/4 OF SEC. 16 T.7N., R.1E., S.L.B.&M.
WEBER COUNTY, UTAH
JULY 2014

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF SHEEP CREEK CLUSTER SUBDIVISION PHASE-1 LOT 15 & 16 1st AMENDMENT SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____ 20__.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT SHEEP CREEK CLUSTER SUBDIVISION PHASE-1 LOT 15 & 16 1st AMENDMENT SUBDIVISION 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 AS PUBLIC THROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER 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__.

KIRK VAUGHAN
DAVID J. PEPE

ACKNOWLEDGMENT

STATE OF UTAH, ss
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
ALL OF LOT 15 AND ALL OF LOT 16 SHEEP CREEK CLUSTER SUBDIVISION PHASE 1, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

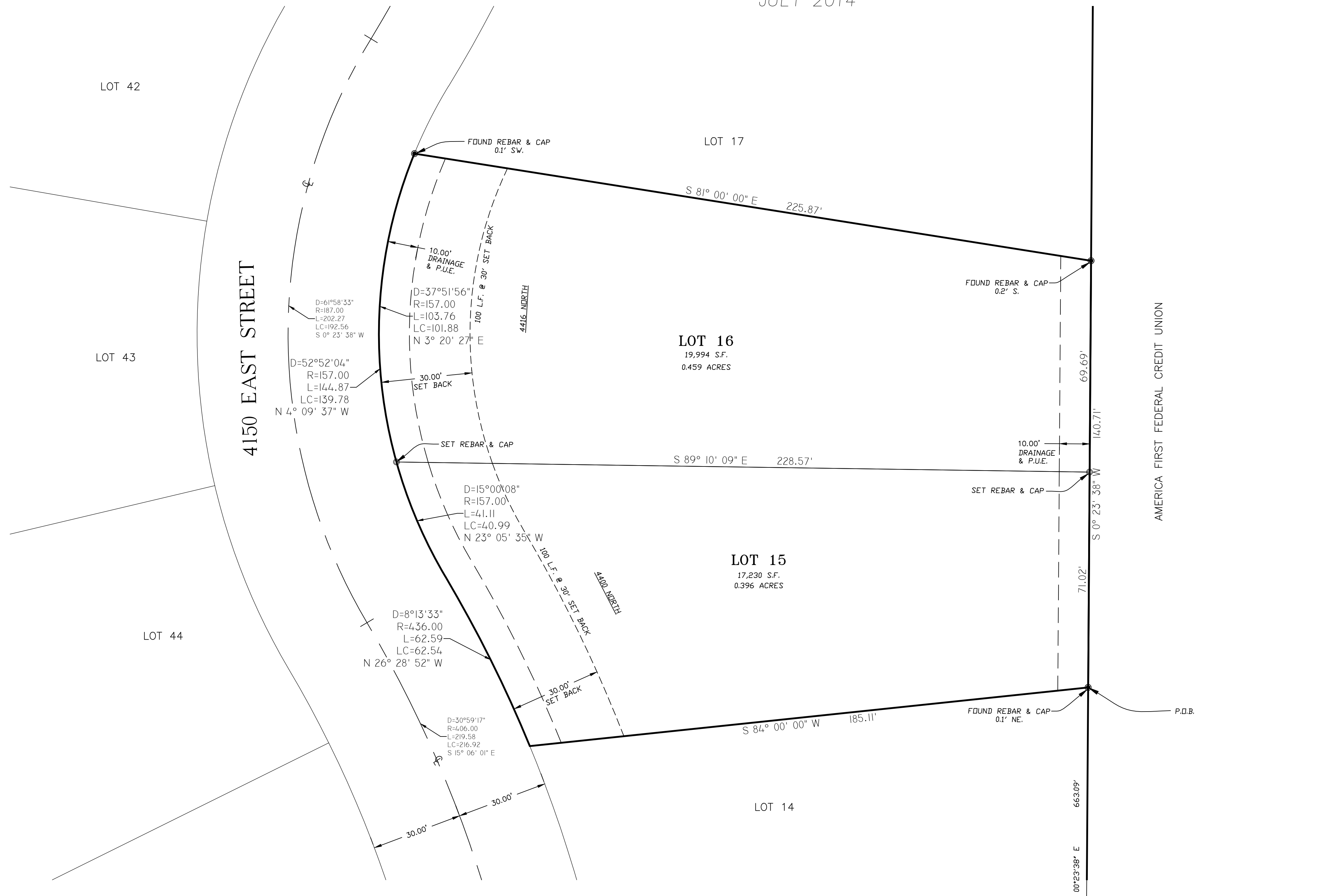
BEGINNING AT THE SOUTHWEST CORNER OF LOT 15 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 1, SAID POINT BEING SOUTH 89°28'19" EAST 1975.07 FEET AND NORTH 02°33'38" EAST 663.09 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE SOUTH 84°00'00" WEST 185.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4150 EAST STREET, THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO COURSES: 62.60 FEET NORTHWESTERLY ALONG THE ARC OF A 436.00 FOOT RADIUS CURVE TO THE LEFT DELTA=81°33'33" (L.C.=NORTH 26°28'52" WEST 62.54 FEET) AND 144.87 FEET NORTHERLY ALONG THE ARC OF A 157.00 FOOT RADIUS CURVE TO THE RIGHT DELTA=52°52'04" (L.C.=NORTH 4°09'37" WEST 139.78 FEET); THENCE SOUTH 81°00'00" EAST 225.87 FEET; THENCE SOUTH 02°33'38" WEST 140.71 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND LOTS 15 AND 16 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE-1. THE LINE BETWEEN THE TWO LOTS WAS ADJUSTED TO MAKE THE AREA OF LOT 16 TO BE UNDER 20,000 S.F.

BASIS OF BEARING IS AS SHOWN BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER MONUMENT AND IS STATE PLANE GRID BEARING PER THE WEBER COUNTY RECORDERS OFFICE.

DEVELOPER:
Peterson Builders
4794 E. 2600 N.
Eden UT, 84310
801-745-3573



SCALE: 1" = 20'

- = 5/8" x 24" REBAR WITH CAP STAMPED 167594.
- = FOUND REBAR

FOUND W.C. MONUMENT
S.W. COR SEC 16, T7N, R1E
1981, GOOD CONDITION

N 0°22'51" E
BASIS OF BEARING
2758.46' MEAS.
2758.57' REC.

FOUND W.C. MONUMENT
WEST 1/4 SEC 21, T7N, R1E
1975, GOOD CONDITION

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__.

SIGNATURE _____

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 _____ 20__.

SIGNATURE _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON 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.

SIGNED THIS _____ DAY OF _____ 20__.

SIGNATURE _____

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 AFFECT.

SIGNED THIS _____ DAY OF _____ 20__.

SIGNATURE _____

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 THIS _____ DAY OF _____ 20__.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	
CLIENT: PETERSON BUILDERS LOCATION: SE 1/4 SEC 22 T.6N., R.3W., S.L.B.&M. SURVEYED: JANUARY 2014	
REVISIONS: _____ _____ _____	DRAWN BY: TDK CHECKED BY: DKB DATE: 01-02-2014 FILE: 3400

WEBER COUNTY RECORDER	
ENTRY # _____	FEE _____
FILED FOR RECORD & RECORDED	
THIS _____ DAY OF _____ 20__	
AT _____ IN BOOK _____ OF _____	
PAGE _____	
WEBER COUNTY RECORDER	
BY _____ DEPUTY	