Jm 8766

SHEEP CREEK CLUSTER SUBDIVISION PHASE 3 1ST AMENDMENT

AMENDING LOTS 89 & 90 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY

WEBER COUNTY, UTAH

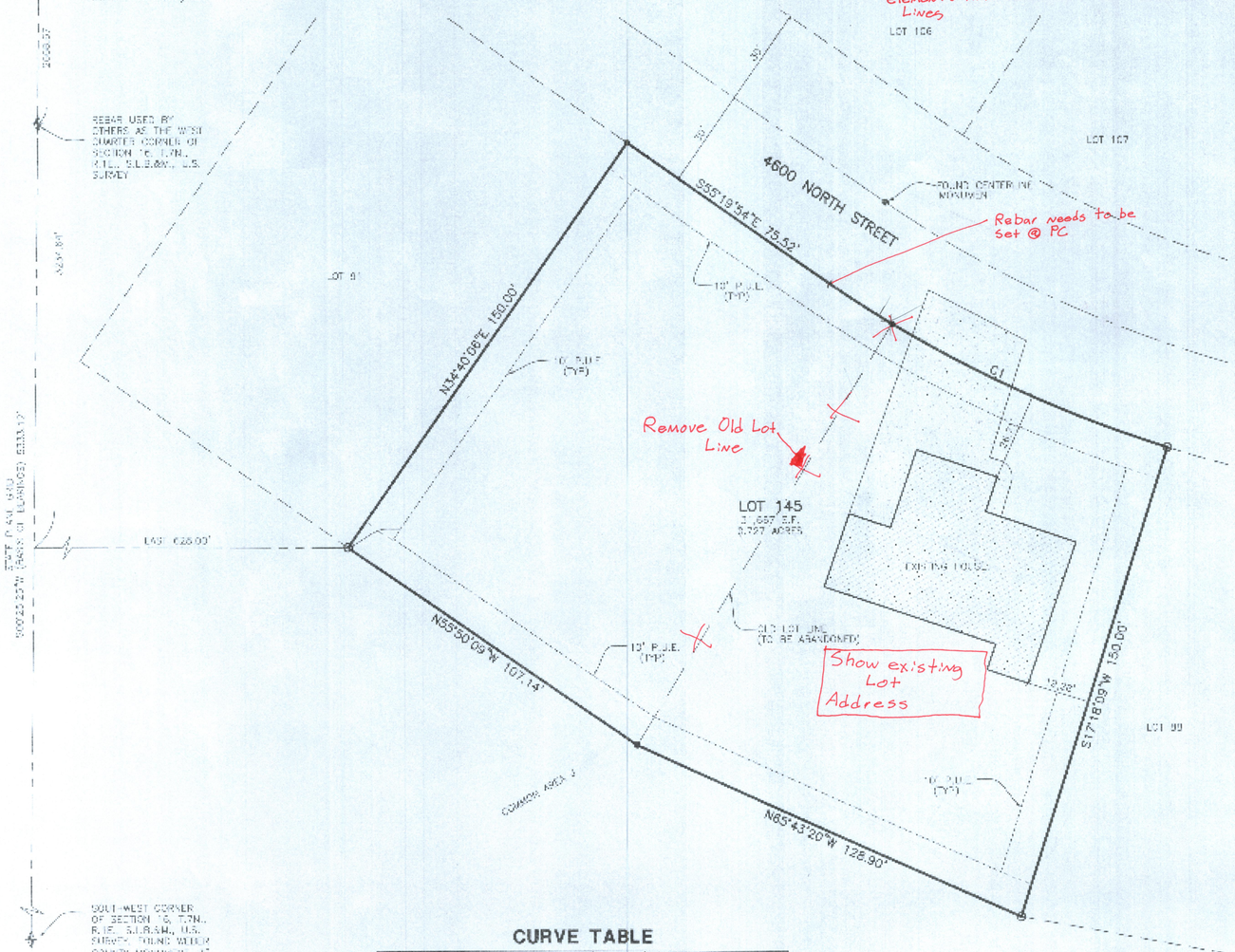
JANUARY, 2015

Narrative Needs to:

① Identify & explain the basis on which lines were established

② Explain what decisions were made in formulating the boundary such as basis of bearing for the description or use of any proration methods

③ Explain & Identify the found monuments or deed elements that controlled the re-establishment of lines

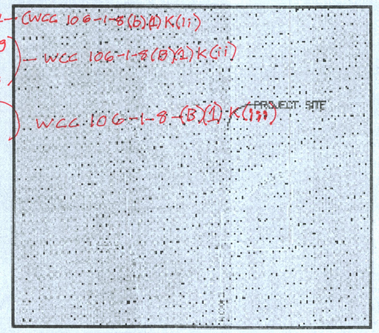


CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	BEARING	DELTA
C1	380.70'	115.33'	114.89'	S8°39'52"W	17°21'07"

VICINITY MAP

SCALE: NONE



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH-WEST CORNER AND THE SOUTH-WEST CORNER SECTION 16, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S00°26'20"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED SUBDIVISION PLAT COMBINING LOTS 89 AND LOT 90 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3. ALL BOUNDARY CORNERS WERE EITHER SET OR FOUND AS SHOWN ON PLAT, ALL EXTERIOR AS SHOWN ON PLAT AS SET WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTH-WEST QUARTER OF SECTION 16 AND PART OF THE SOUTH-EAST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT LIES S00°26'20"W 3334.84 FEET AND EAST 628.00 FEET FROM THE NORTH-WEST CORNER OF SAID SECTION 16; THENCE N34°40'06"E 150.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 4600 NORTH STREET; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S55°19'54"E 75.52 FEET; (2) THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 115.33 FEET, A RADIUS OF 380.70 FEET, A CHORD BEARING OF N68°39'52"W, AND A CHORD LENGTH OF 114.89 FEET; THENCE S17°18'09"W 150.00 FEET; THENCE N55°43'20"W 128.90 FEET; THENCE N55°50'09"W 107.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,667 SQUARE FEET OR 0.497 ACRES

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND CENTERLINE MONUMENT
- FOUND REBAR
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- EXISTING HOUSE
- EXISTING CONCRETE
- P.U.E. — PUBLIC UTILITY EASEMENT

Scale: 1" = 20'

DEVELOPER:

DAVID WANGUM
2818 HERMOSA WAY
SALT LAKE CITY, UT, 84121

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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED 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___

REGISTERED LAND SURVEYOR 7738338 CHAD A. ANDERSON STATE OF UTAH

7738338
UTAH LICENSE NUMBER

CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT SHEEP CREEK CLUSTER SUBDIVISION PHASE 3 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 AS PUBLIC THOROUGHFARES AND ALSO TO 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 AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___

STEPHANE R. WANGUM

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Reeve & Associates, Inc.

Project Info.
Surveyor: CA ANDERSON
Designer: BOCHE
Begin Date: 5-13-15
Name: SHEEP CREEK CLUSTER PHS 3 1ST AMENDMENT
Number: 8602-01
Revision:
Scale: 1" = 20'
Checked:

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 IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE 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 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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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____.

WEBER COUNTY SURVEYOR

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 _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

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

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid
_____ Filed For Record
And Recorded
At _____ In Book _____
Of The Official Records, Page _____
Recorded For _____

Weber County Recorder

_____ Deputy