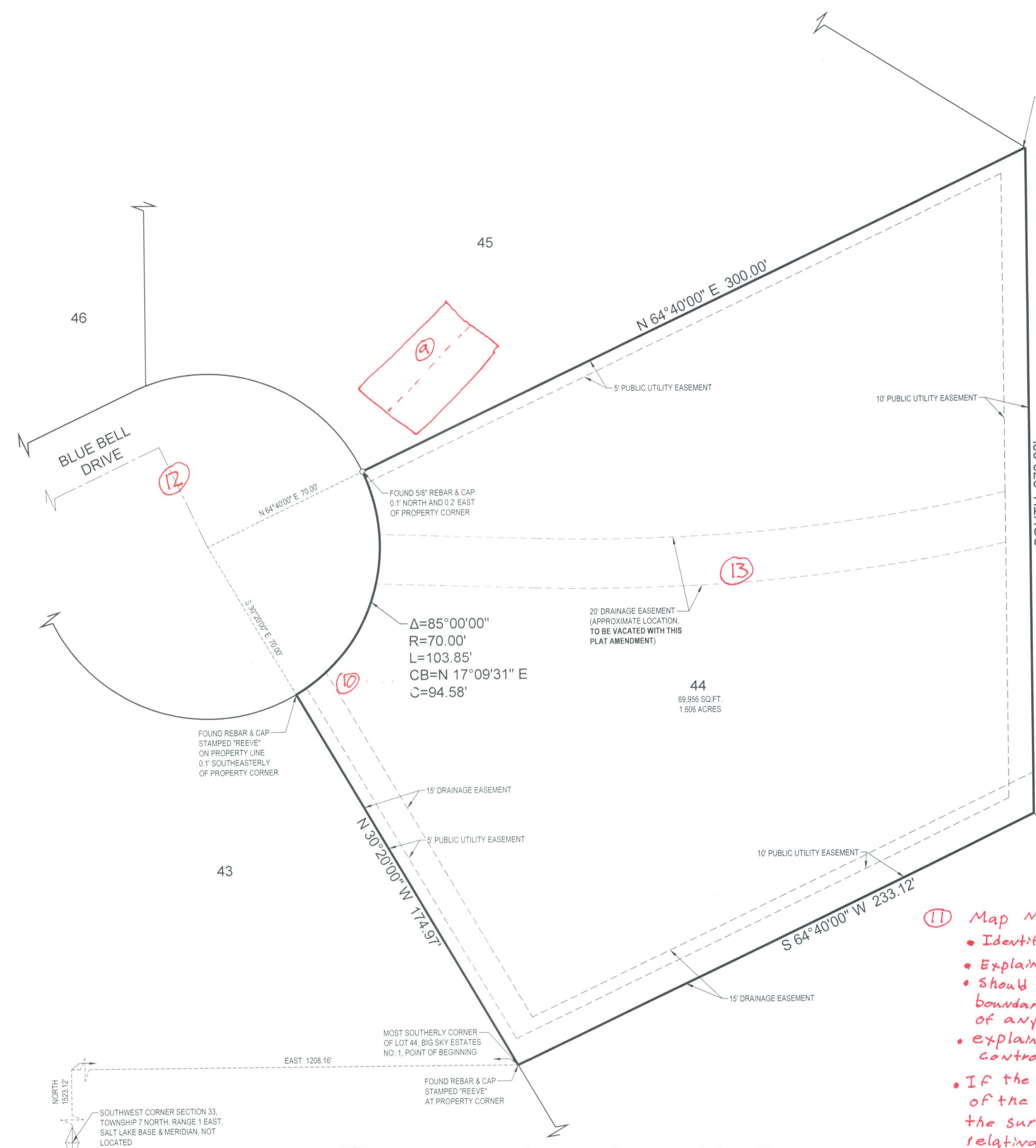
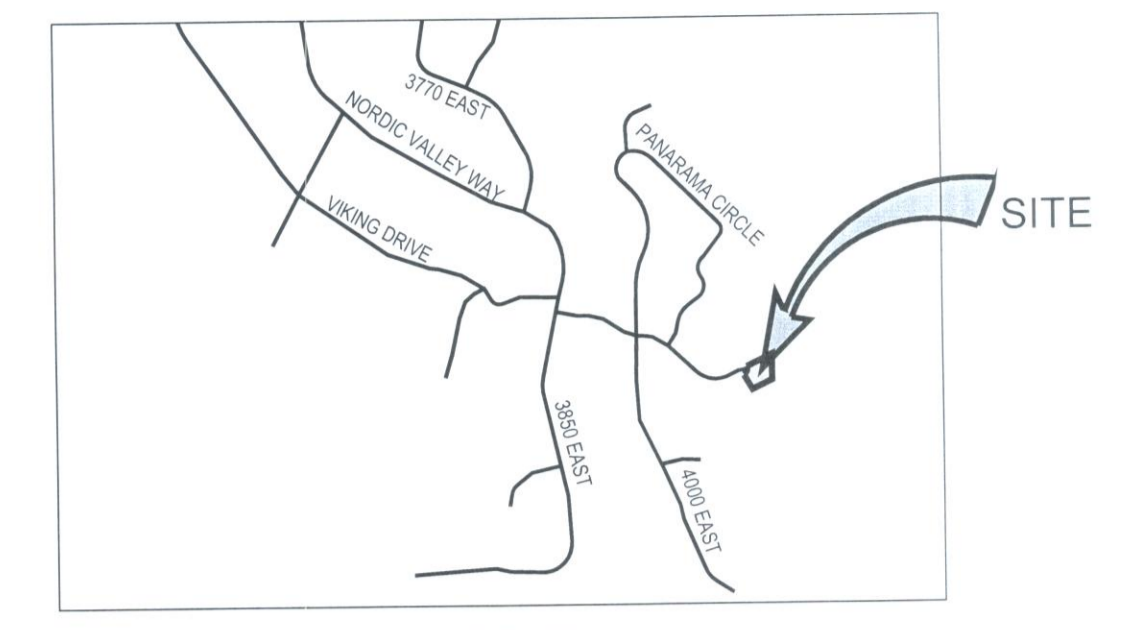
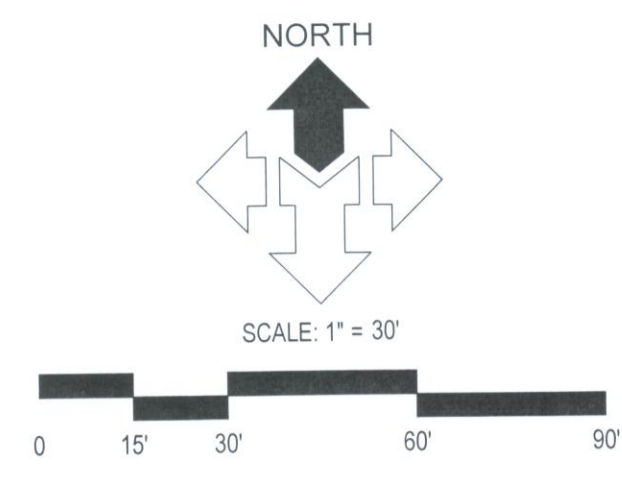


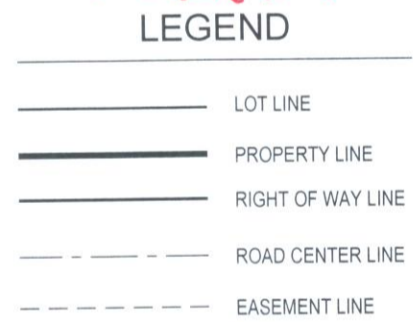
# BIG SKY ESTATES NO.1 AMENDED

## AMENDING LOT 44

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN



- ① Recording block needs to be 3"x3" WCC 106-1-8(b)(4)
- ② Surveyors Certificate shall state:
  - "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors act" USC 17-27-604(4)(b)(i)
  - "has completed a survey of the property described on the plat in accordance with section 17-23-17 and has verified all measurements" USC 17-27a-604(4)(b)(ii)
  - "has placed monuments as represented on the plat" USC 17-27a-604 4 b(ii)
- ③ Owners dedication shall include Public Utility, Drainage and Canal Maintenance dedication as applicable WCC 106-7-1
- ④ "Basis of Bearing" must be shown on plat between two existing government monuments USC 17-23-17(3)(d)
- ⑤ State Plane Grid Bearings shall be used in the survey & noted on the plat WCC 106-1-8(b)(4)
- ⑥ All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement USC 17-23-17(3)(e)
- ⑦ Individual or company names and addresses of the owners of adjacent lots & land WCC 106-1-5(a)(4)
- ⑧ Date of Survey (meaning the month & year markers were placed) USC 17-23-17(3)(c)
- ⑨ The location and other dimensions of existing buildings immediately adjacent to Lot WCC 106-1-8(b)(7) (within 30')



- ⑩ Show property address WCC 106-1-8(b)(1) 4075 E.
- ⑪ Map needs a written narrative (USC 17-23-17(4)(a)) and shall include:
  - Identify & explain the purpose of the survey USC 17-23-17(4)(a)(i)
  - Explain & identify the basis on which lines were established USC 17-23-17(4)(a)(i)
  - Should explain what decisions were made in formulating the boundary such as basis of bearing for the description or the use of any projection methods WCC-106-1-8(b)(1) K(i)
  - explain & identify the found monuments or dead elements that controlled reestablishment of lines USC 17-23-17(4)(a)(ii)
  - If the description calls for any monuments in a broad sense of the term (Row Lines, Subdivision boundaries, fences, etc) the surveyor should indicate what was found relating to these calls WCC 106-1-8(b)(1) K(ii)
- ⑫ Names, width, bearings and curve data on centerline of street USC 17-27a-603(1)(b) & WCC 106-1-5(a)(7)
- ⑬ Don't show vacated drainage easement. When new plat is recorded old one will be automatically vacated. Be sure to include in narrative that the easement is being moved

⑭ Needs Health department approval block (see WCC 106-1-8(b)(1) h(ii))  
If there is not a current septic test pit or prior approval for septic system ~~a~~ the location of one is required to be shown on the plat

**SURVEYOR'S CERTIFICATE**  
I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

**BIG SKY ESTATES NO.1 AMENDED**  
AMENDING LOT 44  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**  
ALL OF LOT 44, BIG SKY ESTATES NO. 1, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER, SAID LOT 44 BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT THE MOST SOUTHWESTLY CORNER OF SAID LOT 44, SAID POINT BEING MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP STAMPED "REEVE" SAID POINT BEING NORTH 1523.12 FEET, MORE OR LESS, AND EAST 1208.16 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG SAID LOT 44 THE FOLLOWING FIVE COURSES: 1) NORTH 30°20'00" WEST 174.97 FEET TO A POINT ON THE ARC OF A 70.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT, 2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°00'00" A DISTANCE OF 103.85 FEET (CHORD BEARS NORTH 17°09'31" EAST 94.58 FEET), 3) NORTH 64°40'00" EAST 300.00 FEET, 4) SOUTH 270°00 FEET, 5) SOUTH 64°40'00" WEST 233.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: 89,956 SQ. FT. OR 1.606 ACRES (1 LOT)  
DAVID B. DRAPER  
LICENSE NO. 6861599

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ THE \_\_\_\_\_ UNDERSIGNED OWNER \_\_\_\_\_ OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

**AMENDING BIG SKY ESTATES NO. 1**  
AMENDING LOT 44  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY \_\_\_\_\_ HAVE HERETO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**INDIVIDUAL ACKNOWLEDGMENT**  
STATE OF UTAH }  
COUNTY OF WEBER } S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE SIGNER \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN WEBER COUNTY

**BIG SKY ESTATES NO.1 AMENDED**  
AMENDING LOT 44  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
LIBERTY, UTAH

**WEBER COUNTY RECORDER**  
RECORD NO. \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ WEBER COUNTY RECORDER

**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 \_\_\_\_\_ 2015  
CHAIRMAN, WEBER COUNTY COMMISSION  
TITLE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR THE HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015  
SIGNATURE \_\_\_\_\_

**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 \_\_\_\_\_ 2015  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**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 \_\_\_\_\_ 2015  
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 EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015  
SIGNATURE \_\_\_\_\_

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