

HIDDEN HAVEN ESTATES SUBDIVISION AMENDED LOTS 4 & 12

Amending Lot 4, Hidden Haven Estates Subdivision and Lot 12, Hidden Haven Estates Subdivision Lot 3 1st Amendment
A Part of the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah

Subdivision Name in bold letters at the top of the sheet. WCO 106-1-8(c)(1)a.

Hidden Haven Estates Subdivision 2nd Amd

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

The Registered Land Surveyors certification on such plats shall indicate that all lots meet the requirements of the Land Use Code. WCO 106-1-8(c)(1)

SURVEYOR'S CERTIFICATE
Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described herein in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into streets hereafter to be known as **Hidden Haven Estates Subdivision Amended Lots 4 & 12** and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

BOUNDARY DESCRIPTION
A parcel of land located in the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah, described as follows:

BEGINNING at a point North 89°09'29" West 130.49 feet along the north line of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian and South 1,050.85 feet from the Northeast Corner of said Section 2, and thence South 24°28'58" East 0.27 feet; thence South 04°48'40" East 284.06 feet; thence South 86°56'47" East 89.39 feet; thence South 01°24'59" East 87.90 feet; thence South 89°26'24" East 310.78 feet; thence South 23°14'20" East 148.26 feet; thence South 55°03'20" East 498.80 feet; thence South 00°10'20" East 135.00 feet; thence South 75°43'40" West 808.52 feet; thence North 00°31'41" East 250.76 feet; thence North 89°44'15" West 526.76 feet; thence North 00°01'48" West 336.84 feet; thence South 89°44'15" East 298.15 feet; thence North 23°29'10" East 136.36 feet; thence North 46°33'03" East 30.00 feet to a point on the arc of a 55.00 foot non-tangent curve to the left; thence Northeasterly 200.67 feet along the arc of said curve through a central angle of 209°02'40" and a long chord of North 32°01'43" East 106.49 feet to a point of reverse curvature of a 30.00 foot radius curve to the right; thence Northwesterly 38.17 feet along the arc of said curve through a central angle of 72°53'43" and a long chord of North 36°02'46" West 35.65 feet; thence North 00°24'06" East 2.31 feet to a point of tangency of a 1069.07 foot radius curve to the left; thence Northerly 129.51 feet along the arc of said curve through a central angle of 06°56'27" and a long chord of North 03°04'07" West 129.43 feet; thence North 06°32'21" West 98.95 feet to a point of tangency of a 56.43 foot radius curve to the right; thence Northeasterly 58.27 feet along the arc of said curve through a central angle of 59°09'34" and a long chord of North 23°02'26" East 55.71 feet; thence North 52°37'13" East 1.11 feet to the POINT OF BEGINNING. Said parcel contains 616,173 square feet or 14.15 acres, more or less.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	55.00'	200.67'	209°02'40"	N 32°01'43" E	106.49'	212.33'
C2	30.00'	38.17'	72°53'43"	N 36°02'46" W	35.65'	22.16'
C3	1069.07'	129.51'	6°56'27"	N 3°04'08" W	129.43'	64.83'
C4	56.43'	58.27'	59°09'34"	N 23°02'26" E	55.71'	32.03'
C5	55.00'	59.15'	61°37'14"	S 74°15'34" E	56.34'	32.80'
C6	55.00'	30.01'	31°15'34"	N 59°18'02" E	29.64'	15.39'
C7	55.00'	111.51'	116°09'53"	N 14°24'41" W	93.37'	88.30'
C8	1044.07'	126.48'	6°56'27"	N 3°04'08" W	126.40'	63.32'
C9	81.43'	84.08'	59°09'34"	S 23°02'26" W	80.39'	46.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 24°28'58" E	0.27'
L2	N 0°24'06" E	2.31'
L3	N 52°37'13" E	1.11'
L4	N 52°37'13" E	6.84'
L5	N 89°35'54" W	30.00'
L6	S 0°24'06" W	83.55'

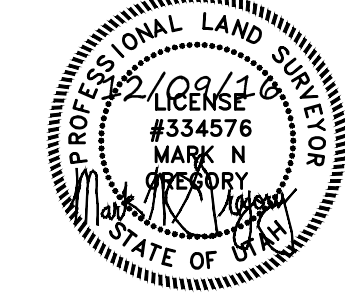
WEBER/MORGAN HEALTH DEPARTMENT PERCOLATION TEST
Date: November 13, 2016
Property Location: 1652 North 6250 East, Eden (Hidden Haven Estates Subdivision 4A)
Tax I.D. No.: 20-104-0004
Conducted By: Les Vierra
Test Pit ID: PH #1 (North Pit)
Perc Depth: 56"
Stabilized/Slowest Perc Rate: 24 MPI

INITIAL WATER DEPTH (IN)	BEGINNING TIME	FINAL DEPTH TO WATER	ENDING TIME	DISTANCE TO WATER DROPPED (IN)	ELAPSED TIME (MIN)	PERCOLATION RATE (MIN)
10	1:57	11 7/16	2:27	1 4/16	30	24
10	2:29	11 8/16	2:59	1 4/16	30	24
10	3:00	11 4/16	3:30	1 4/16	30	24

Test Pit ID: PH #2 (Southeast Pit)
Perc Depth: 48"
Stabilized/Slowest Perc Rate: 18 MPI

INITIAL WATER DEPTH (IN)	BEGINNING TIME	FINAL DEPTH TO WATER	ENDING TIME	DISTANCE TO WATER DROPPED (IN)	ELAPSED TIME (MIN)	PERCOLATION RATE (MIN)
8 1/16	2:02	10	2:32	1 15/16	30	15
8 2/16	2:34	10 2/16	3:04	2	30	15
7 8/16	3:06	9 2/16	3:36	1 10/16	30	15
7 14/16	3:38	9 5/16	4:08	1 11/16	30	18

Date December 9, 2016



Mark N Gregory
P.L.S. No. 334576

OWNERS DEDICATION
Know all men by these presents that the undersigned owners of the tract of land described above, having caused the same to be subdivided into lots and streets to be hereafter known as:

Hidden Haven Estates Subdivision Amended Lots 4 & 12

do hereby dedicate for perpetual use of the public all, street right-of-ways, alpha lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

In witness whereof, I have hereunto set my/our hand this _____ day of _____ 20____.

Randy S. Shepherd (Owner)

Steffnie Shepherd (Owner)

In witness whereof, I have hereunto set my/our hand this _____ day of _____ 20____.

Pineview Partners LLC (Owner)

Print Name _____

Title _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On the _____ day of _____, 20____, before me, _____, personally appeared Randy S. Shepherd and Steffnie Shepherd, [] personally known to me, or [] proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Commission Number _____
My Commission Expires _____

Printed Name _____ A Notary Public Commissioned in Utah

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On the _____ day of _____, 20____, before me, _____, personally appeared before me, who being by me duly sworn, did acknowledge that he is the _____ of Pineview Partners LLC, a Utah limited liability company, and that the foregoing Owner's Dedication regarding Hidden Haven Estates Subdivision Amended Lots 4 & 12 was signed by him on behalf of said Pineview Partners LLC.

Commission Number _____
My Commission Expires _____

Printed Name _____ A Notary Public Commissioned in Utah

The individual or company names and address of the subdivider of the subdivision. WCO 106-1-5(a)(4)

Show the location of found and set property corners UCA 17-23-17(3)(g), UCA 17-23-17(3)(h)

The subdivision boundary corners and lot corners shall be noted on the final plat. WCO 106-1-8(c)(1)(i).

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

The Map shall contain a written narrative. WCO 106-1-8(c)(1)(k); UCA 17-23-17(4)(a)

The narrative explains and identifies the purpose of the survey. WCO 106-1-8(c)(1)(k)(i); UCA 17-23-17(4)(a)(i)

The narrative explains and identifies the basis on which lines were established. WCO 106-1-8(c)(1)(k)(ii); UCA 17-23-17(4)(a)(ii)

The surveyor should explain what decisions he made in formulating the boundary such as the basis of bearing for the description or the use of any proration methods. WCO 106-1-8(c)(1)(k)(ii).

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. WCO 106-1-8(c)(1)(k)(iii); UCA 17-23-17(4)(a)(iii)

If the description calls for any monuments in a broad sense of the term (right of way lines, subdivision boundaries, fences, ect.) the surveyor should indicate what he found relating to these calls. WCO 106-1-8(c)(1)(k)(iii).

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information. WCO 106-1-8(c)(1)(i).

Measured? Record?
N 89°09'29" W 2649.21'
130.49'

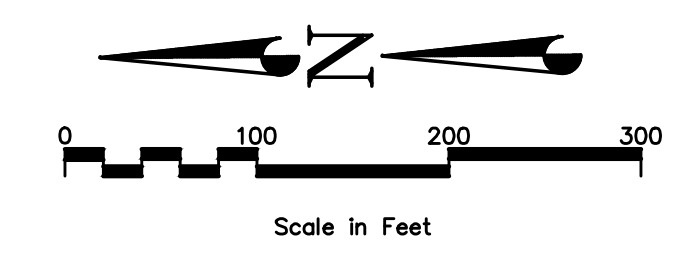
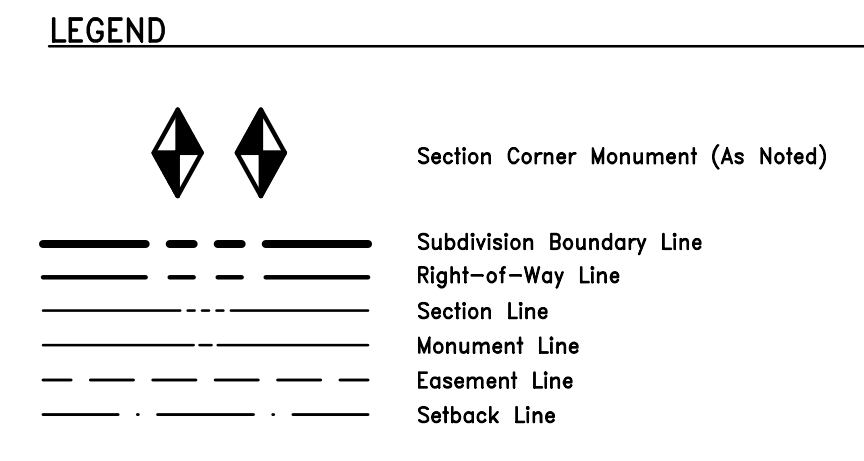
State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(c)(1)d.

North 1/4 Corner Section 2, T. 6 N., R. 1 E., S.L.B.&M. Found Weber County Brass Monument

It looks that part of lot 4B may be in FEMA flood zone A, show if applicable WCO 106-1-8(c)(6)

The existing location, widths, and other dimensions of all existing or platted buildings within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a)(6), WCO 106-1-8(c)(7).

What about the location of this portion of fence? WCO 106-1-5(a)(6)



WEBER COUNTY PLANNING COMMISSION	WEBER-MORGAN HEALTH DEPARTMENT	WEBER COUNTY ENGINEER	WEBER COUNTY ATTORNEY	WEBER COUNTY SURVEYOR	WEBER COUNTY COMMISSION ACCEPTANCE	SALT LAKE COUNTY RECORDER #
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this day of _____, 20____.	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____.	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.	I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion it conforms with the County Ordinances applicable thereto and now in force and effect. Signed this day of _____, 20____.	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 of 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____.	This is to certify that this subdivision plat, the dedication and the financial guarantee of public improvements thereon are hereby accepted by the Commissioners of Weber County, Utah this day of _____, 20____. Title: _____ Chairman, Weber County Commission Attest: _____	State of Utah, County of Salt Lake, recorded and filed at the request of _____ Date _____ Time _____ Book _____ Page _____ Fees _____ Salt Lake County Recorder
Chairman, Weber County Planning Commission	Weber-Morgan Health Department	Date _____ Weber County Engineer	_____ Weber County Attorney	_____ Weber County Surveyor		