

EMERSON HILLS SUBDIVISION PHASE 3 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH JANUARY 2017

BOUNDARY DESCRIPTION

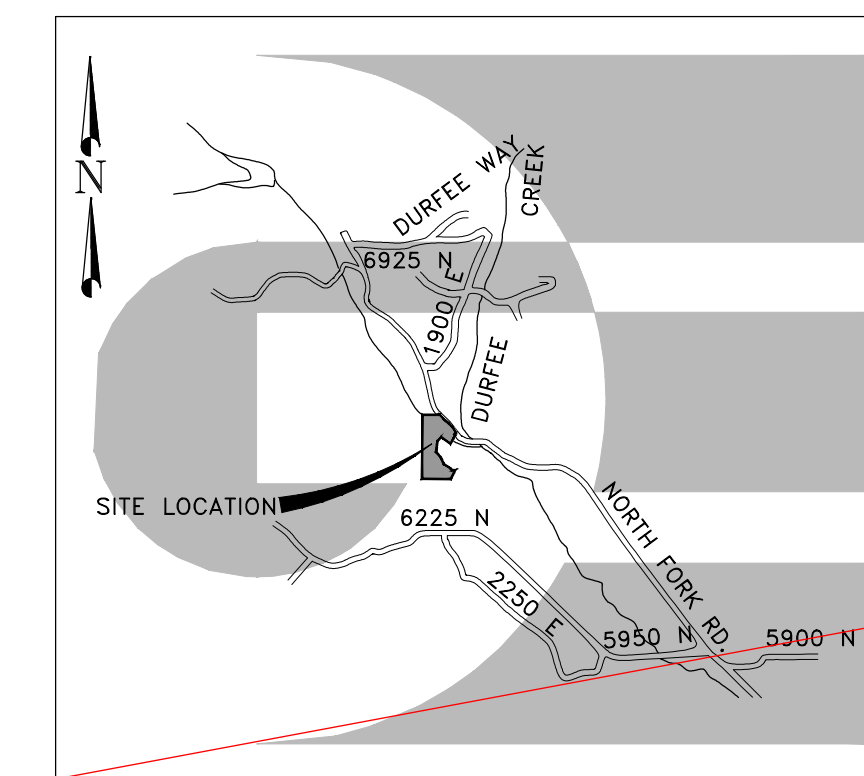
ALL OF LOT 12, EMERSON HILLS SUBDIVISION PHASE 3, LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE WITH THE WEBER COUNTY RECORDER, AS ENTRY NUMBER 2369824, IN BOOK 69, PAGE 11.

ALSO DESCRIBED AS:

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF NORTH FORK ROAD BEING LOCATED SOUTH 88°50'52" WEST 2233.44 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 0°00'00" EAST 1388.78 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT 26.49 FEET, HAVING A RADIUS OF 274.98 FEET, A CENTRAL ANGLE OF 5°31'11", AND WHICH CHORD BEARS SOUTH 25°42'37" EAST 28.48 FEET; THENCE SOUTH 30°24'00" WEST 118.00 FEET; THENCE NORTH 53°33'46" WEST 144.86 FEET TO THE NORTHWEST CORNER OF THE NELSON PROPERTY; THENCE ALONG SAID NELSON PROPERTY THE FOLLOWING (6) SIX COURSES: (1) SOUTH 44°56'00" WEST 70.60 FEET; (2) SOUTH 7°32'00" WEST 140.00 FEET; (3) SOUTH 39°56'00" EAST 90.00 FEET; (4) SOUTH 25°53'00" EAST 100.00 FEET; (5) SOUTH 58°06'00" EAST 100.00 FEET; (6) SOUTH 34°02'00" EAST 30.00 FEET; THENCE NORTH 90°00'00" EAST 44.10 FEET; THENCE SOUTH 26°30'00" WEST 128.76 FEET; THENCE NORTH 89°27'45" WEST 375.77 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID LINE NORTH 0°45'46" EAST 825.27 FEET; THENCE SOUTH 89°15'29" EAST 182.57 FEET; THENCE SOUTH 25°14'21" EAST 18.21 FEET; THENCE NORTH 68°26'37" EAST 40.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 150.30 FEET, HAVING A RADIUS OF 595.11 FEET, A CENTRAL ANGLE OF 1°28'14", AND WHICH CHORD BEARS SOUTH 45°48'55" EAST 149.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 164.65 FEET, HAVING A RADIUS OF 1313.41 FEET, A CENTRAL ANGLE OF 30°05'59", AND WHICH CHORD BEARS SOUTH 38°00'02" EAST 162.76 FEET; THENCE SOUTH 67°02'58" WEST 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 257.041 SQ. FT. OR 5.90 ACRES ±.

VICINITY MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EMERSON HILLS SUBDIVISION PHASE 3 AMENDED IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT ALL LOTS MEET THE LAND USE CODE REQUIREMENTS AND THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2017.



KLINT H. WHITNEY, PLS. NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EMERSON HILLS SUBDIVISION PHASE 3 AMENDED

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

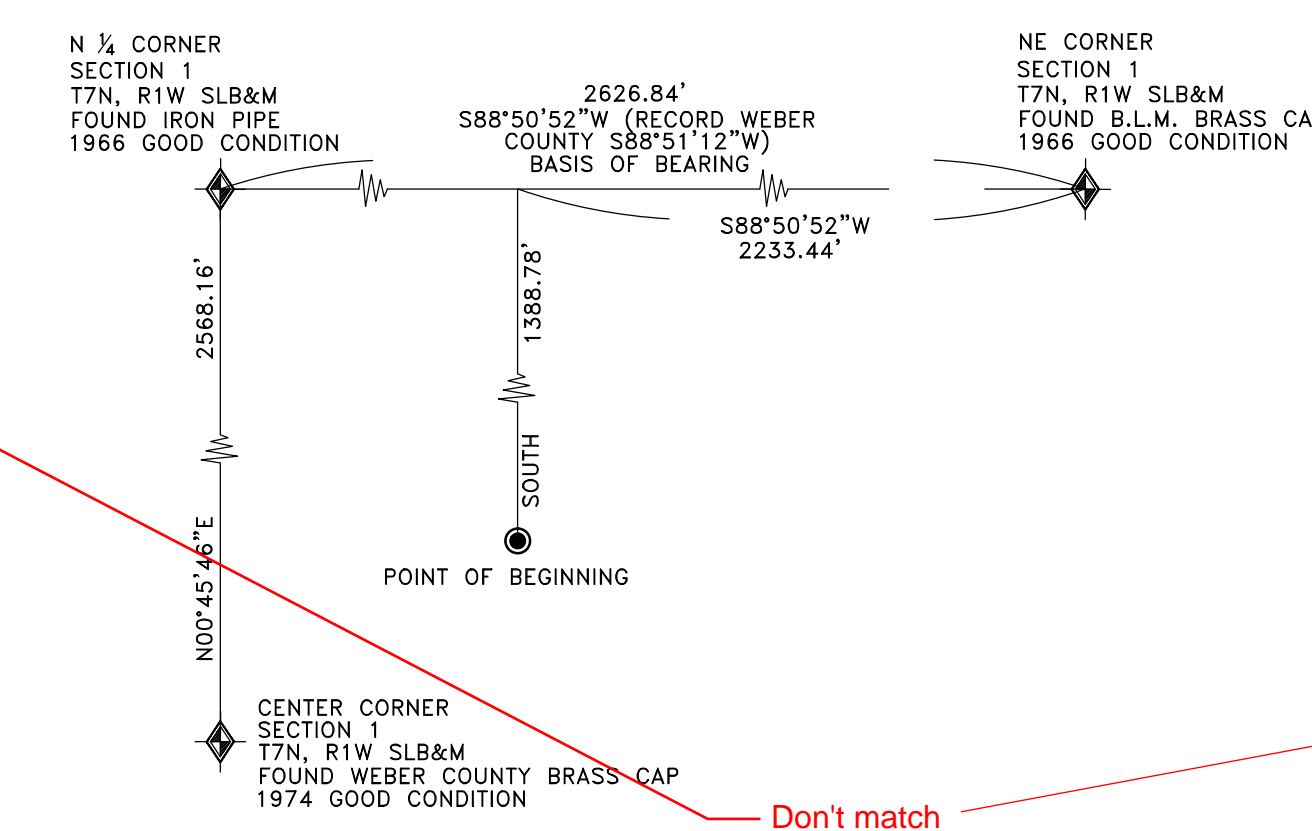
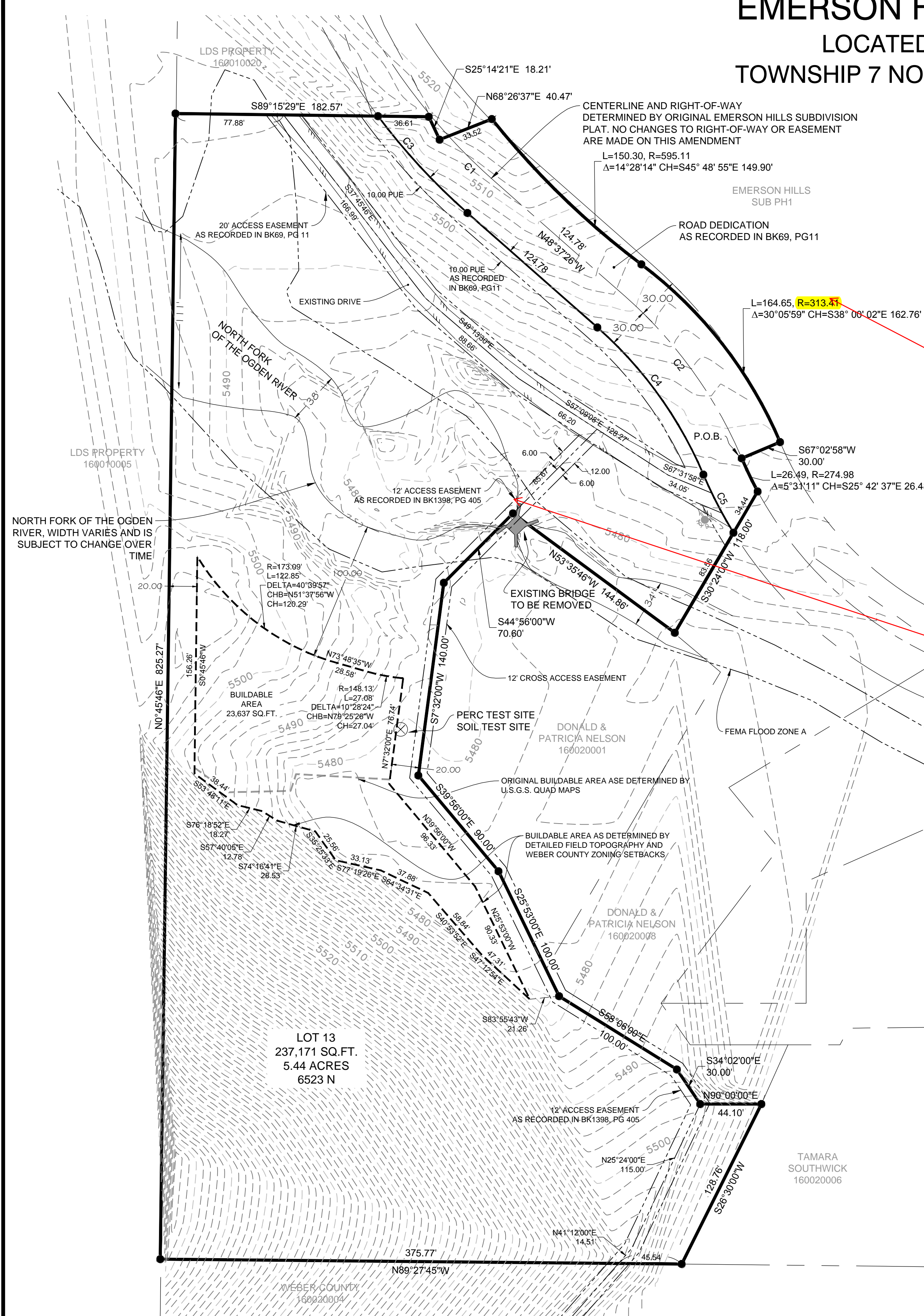
SIGNED THIS ___ DAY OF _____, 2017.

BY: KEVIN M. PARKINSON, JOINT TENANT BY: COLLETTE PARKINSON, JOINT TENANT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this ___ day of _____, 2017, before me _____, A Notary Public, personally appeared KEVIN M. PARKINSON AND COLLETTE PARKINSON, HUSBAND AND WIFE, AS JOINT TENANTS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

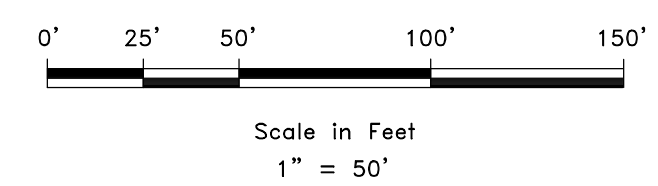
STAMP NOTARY PUBLIC



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.86	433.33	6°11'46"	N45° 31' 33"W	46.84
C2	142.64	324.02	25°13'23"	N36° 00' 44"W	141.49
C3	95.10	463.33	11°45'35"	S42° 44' 39"E	94.93
C4	131.75	294.02	25°40'25"	S35° 47' 13"E	130.65
C5	47.19	304.96	8°52'01"	S27° 23' 01"E	47.15

The note and dimensions that were added to this submission are not sufficient to satisfy this requirement. County code reads: "The existing location, widths, and other dimensions of all existing or platted watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract to be subdivided." WCO 106-1-5(a) (6)

The dimensions of the river serve as a snapshot of where the river was at the time subdivision. Dimensions are essential since engineering will need its location for the bridge design/location. Planning is also going to want to know the location for sets backs. The note that the rivers location being subject to change is a great note to have, but it is not a replacement for dimensions.



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- FOUND 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- PROPOSED BUILDABLE AREA
- EXISTING EASEMENT
- EXISTING FIRE HYDRANT
- EXISTING BUILDABLE AREA

NOTES

1. ZONE (F-5) CURRENT YARD SETBACKS: FRONT-30' // SIDE - 20' // REAR - 30'.
2. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE "A" - AREAS WITH NO BASE FLOOD ELEVATION DETERMINED, PER FEMA MAP NO. 49057C0019F WITH A REVISED DATE OF JUNE 2, 2015. (AS SHOWN AND NOTED HEREON)
3. A DETAILED TOPOGRAPHY WAS CONDUCTED TO ACCURATELY DETERMINE THE TOPOGRAPHIC LOCATION OF THE TOE OF THE HILL AND OTHER RESTRICTIVE FEATURES.
4. VERTICAL DATUM IS NAVD 88.
5. NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDABLE AREAS. LOTS WITH DESIGNATED BUILDABLE AREAS HAVE BEEN APPROVED SUBJECT TO THE CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATED AREAS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS AMEND THE BUILDABLE AREA OF LOT 12, EMERSON HILLS SUBDIVISION PHASE 3, AS SHOWN AND NOTED HEREON. THE BUILDABLE AREA AS SHOWN HEREON WAS DETERMINED BY DETAILED FIELD TOPOGRAPHY AND BY WEBER COUNTY ZONING SETBACKS. THE SURVEY WAS ORDERED BY KEVIN PARKINSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AND THE FOUND REBAR AND CAPS AS SHOWN HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 88°51'12" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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 _____, 2017.

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 _____, 2017.

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 _____, 2017.

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 _____, 2017.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF _____, 2017.

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This ___ day of _____, 2017

Director Weber-Morgan Health Department

DEVELOPER: KEVIN PARKINSON 6523 N NORTH FORK RD EDEN, UT 84310	S1 1	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____	FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____		RECORDS, PAGE _____ RECORDED _____	COUNTY RECORDER _____
BY: _____			



R:\1613 - PARKINSON KEVIN\EMERSON HILLS\SURVEY\DWG\EMERSON HILLS PH3 AMENDED.DWG