

DURFEE CREEK ESTATES NO. 2C 1ST AMENDMENT

LOT COMBINATION IN A CLUSTER TYPE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 8N, RANGE 1W, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2016

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 0°24'24" EAST 388.24 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, RUNNING THENCE NORTH 89°58'54" WEST 257.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 2275 EAST STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (B) FIVE COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 41.50 FEET, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47°12'42", AND WHICH CHORD BEARS NORTH 17°42'04" WEST 40.92 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT 20.61 FEET, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 45°08'57", AND WHICH CHORD BEARS NORTH 67°52'28" WEST 20.01 FEET; (3) NORTH NORTH 67°07'07" EAST 229.80 FEET; (4) ALONG THE ARC OF A CURVE TO THE LEFT 117.86 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 12°48'09", AND WHICH CHORD BEARS NORTH 07°43'28" WEST 117.41 FEET; (5) NORTH 59°58'09" WEST 44.83 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 59, DURFEE CREEK ESTATES NO. 2C, THENCE ALONG SAID LINE SOUTH 82°02'02" EAST 264.64 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE ALONG SAID LINE SOUTH 07°04'24" WEST 434.82 FEET TO THE POINT OF BEGINNING, CONTAINING 116,014 SQ. FT. OR 2.68 ACRES, MORE OR LESS.

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 64, 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 PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS DURFEE CREEK ESTATES NO. 2C, 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-20 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 30TH DAY OF NOVEMBER, 2016.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

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

DURFEE CREEK ESTATES NO. 2C 1ST AMENDMENT

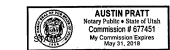
AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY,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

SIGNED THIS 5 DAY OF Dec. 2016.

BY: *Shaun Hansen* SAUL HANSEN - JOINT TENANT
BY: *Marleah Hansen* MARLEAH HANSEN - JOINT TENANT

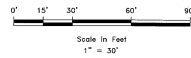
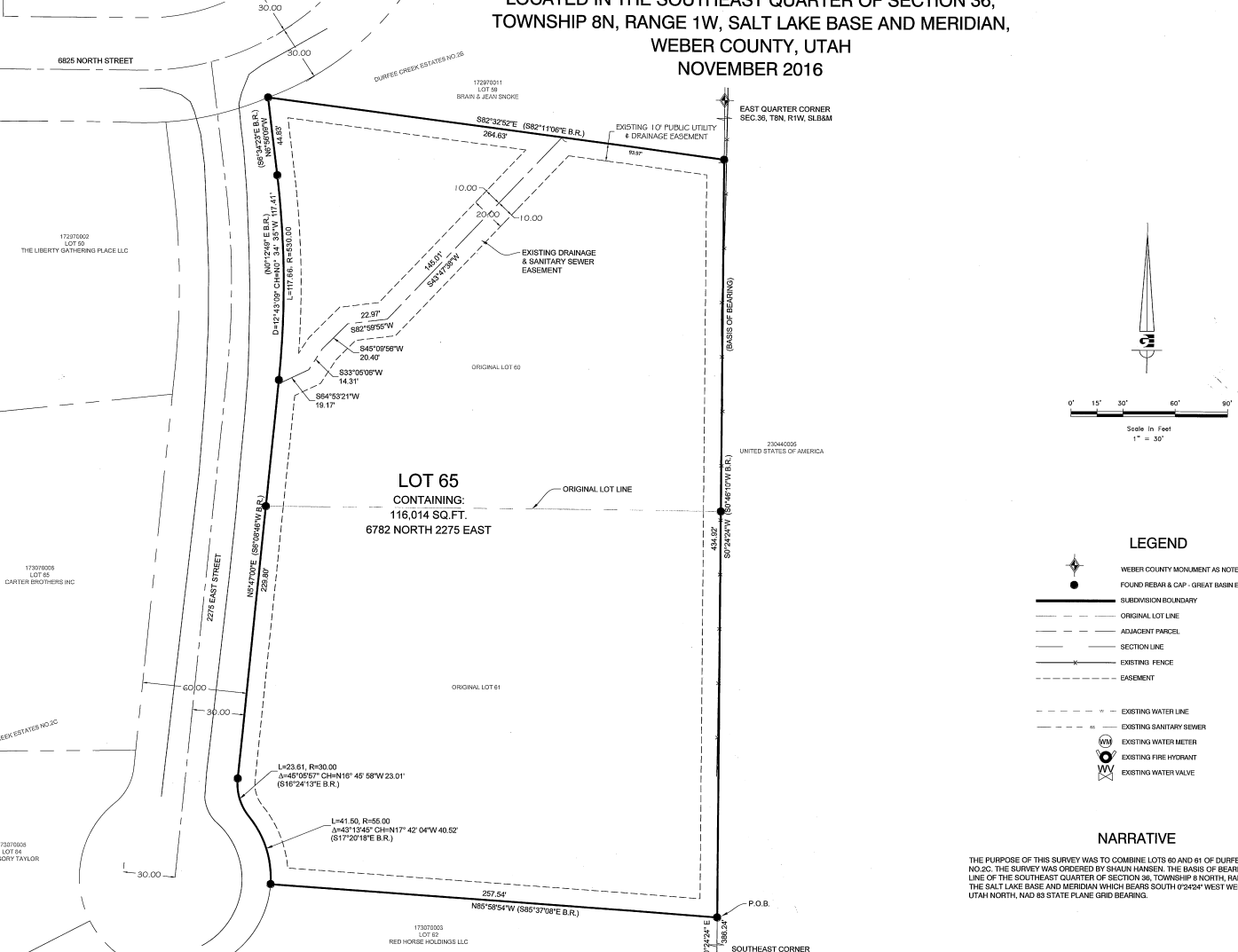
ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
On this 5th day of December 2016, before me *Shawn Hansen and Marleah Hansen*, A Notary Public, personally appeared SAUL HANSEN and MARLEAH HANSEN AS JOINT TENANTS. Proved on the basis of satisfactory evidence to be the persons) whose names) (being) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.



NOTARY PUBLIC

SEE RECORD OF SURVEY # 5616



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- FOUND REBAR & CAP - GREAT BASIN ENGINEERING
- SUBDIVISION BOUNDARY
- ORIGINAL LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE LOTS 60 AND 61 OF DURFEE CREEK ESTATES NO. 2C. THE SURVEY WAS ORDERED BY SHAUN HANSEN. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°24'24" WEST WEBER COUNTY, UTAH NORTH, AND AS STATE PLANE GRID BEARING.

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS 5 DAY OF December, 2016. <i>Shaun Hansen</i> COUNTY SURVEYOR	WEBER COUNTY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS ___ DAY OF ____, 2016. _____ COUNTY ATTORNEY	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 12 DAY OF November, 2016. <i>Shaun Hansen</i> COUNTY ENGINEER	WEBER COUNTY COMMISSION ACCEPTANCE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 ____, 2016. _____ CHAIRMAN, WEBER COUNTY COMMISSION	WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 20 DAY OF Dec 2016. <i>Shaun Hansen</i> CHAIRMAN, WEBER COUNTY PLANNING COMMISSION
--	--	--	--	---

DEVELOPER: SHAUN HANSEN 6762 N 2275 E LIBERTY, UT 84310 425-231-9770	S1 1	COUNTY RECORDER ENTRY NO. 2532941 FEE PAID \$90.00 FILED FOR AND RECORDED 20-DEC-2016 AT 2:26 PM IN BOOK 80 OF OFFICIAL RECORDS, PAGE 36 RECORDED FOR SHAUN HANSEN LEANN H. KULTS COUNTY RECORDER BY: <i>Leann Kults</i>
GARDNER ENGINEERING CIVIL - LAND SURVEYING MUNICIPAL - LAND PLANNING 5150 SOUTH STATE STREET, SALT LAKE CITY, UTAH OFFICE: 801-476-6202 FAX: 801-476-0666		