

46.56%

16.80%

36.64%

**VICINITY MAP** NOT TO SCALE EDEN

# LEGEND

SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING

**BOUNDARY DESCRIPTION** A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT

LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 BEING LOCATED SOUTH 00°19'15" WEST 1539.31 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1667.76 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21: RUNNING THENCE ALONG THE BOUNDARY OF SAID EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 AND THE BOUNDARY LINE OF THE EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 59°47'49" EAST 180.97 FEET; (2) SOUTH 38°08'23" EAST 156.57 FEET; (3) SOUTH 69°40'23" EAST 223.62 FEET; (4) SOUTH 33°51'45" WEST 356.30 FEET; (5) SOUTH 05°11'32" WEST 239.15 FEET; THENCE NORTH 76°35'35" WEST 747.50 FEET; THENCE NORTH 18°25'21" EAST 239.45 FEET: THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 48.73 FEET. HAVING A CENTRAL ANGLE OF 25°23'02". CHORD BEARS NORTH 35°42'12" WEST 48.34 FEET: THENCE ALONG THE ARC OF A 10.00 FOOT BADIUS CURVE TO THE LEFT 13.41 FEET. HAVING A CENTRAL ANGLE OF 76°49'18". CHORD BEARS NORTH 61°25'20" WEST 12.43 FEET: THENCE ALONG THE ARC OF A 230.00 FOOT BADIUS CURVE TO THE RIGHT 333.00 FEET. HAVING A CENTRAL ANGLE OF 82°57'16". CHORD BEARS NORT 58°26'08" WEST 304.67 FEET: THENCE NORTH 16°57'30" WEST 89.23 FEET: THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET. HAVING A CENTRAL ANGLE OF 90°00'00". CHORE BEARS NORTH 61°57'30" WEST 14.14 FEET: THENCE NORTH 16°57'29" WEST 60.00 FEET THENCE ALONO THE ARC OF A 10.00 FOOT BADIUS CURVE TO THE LEFT 15.71 FEET. HAVING A CENTRA 90°00'00". CHORD BEARS NORTH 28°02'30" EAST 14.14 FEET: THENCE NORTH : 290.11 FEET. HAVING A CENTRAL ANGLE OF 97°46'37". CHORD THENCE NORTH 65°15'54" EAST 185.23 FEET: THENCE ALONG T TO THE LEFT 129.52 FEET. HAVING A CENTRAL ANGLE OF 51°10'39' 39°40'34" EAST 125.25 FEET: THENCE NORTH 14°05'14" EAST 10.00 FEET: THENCE ALONG THE ARC OF 268 77 FOOT BADIUS CURVE TO THE BIGHT 182 82 FEET HAVING A CENTRAL ANGLE BEARS NORTH 33°34'27" FAST 179 32 FEET THENCE NORTH 53°03'37" FAST 35 65 FEET THE ARC OF A 195.11 FOOT RADIUS CURVE TO THE LEFT 0.09 FEET. HAVING A CENTRAL ANGLE OF 00°01'38". CHORD BEARS NORTH 53°26'23" EAST 0.09 FEET: THENCE SOUTH 39°19'07" EAST 60.05 FEET TO THE POINT OF BEGINNING. CONTAINING 496.111 SQUARE FEET OF 11.389 ACRES.

### 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 EAGLE RIDGE CLUSTER SUBDIVSION, PHASE 6 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 THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY

SIGNED THIS DAY OF

LAN DATE 8227228 Klint

## **OWNER'S DEDICATION**

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

#### EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6

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 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 ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE, TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE

> SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2017.

### ACKNOWLEDGEMENT

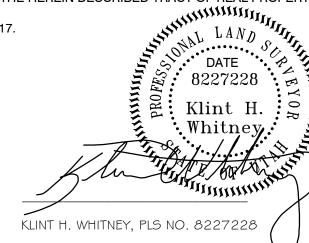
STATE OF UTAH COUNTY OF WEBER

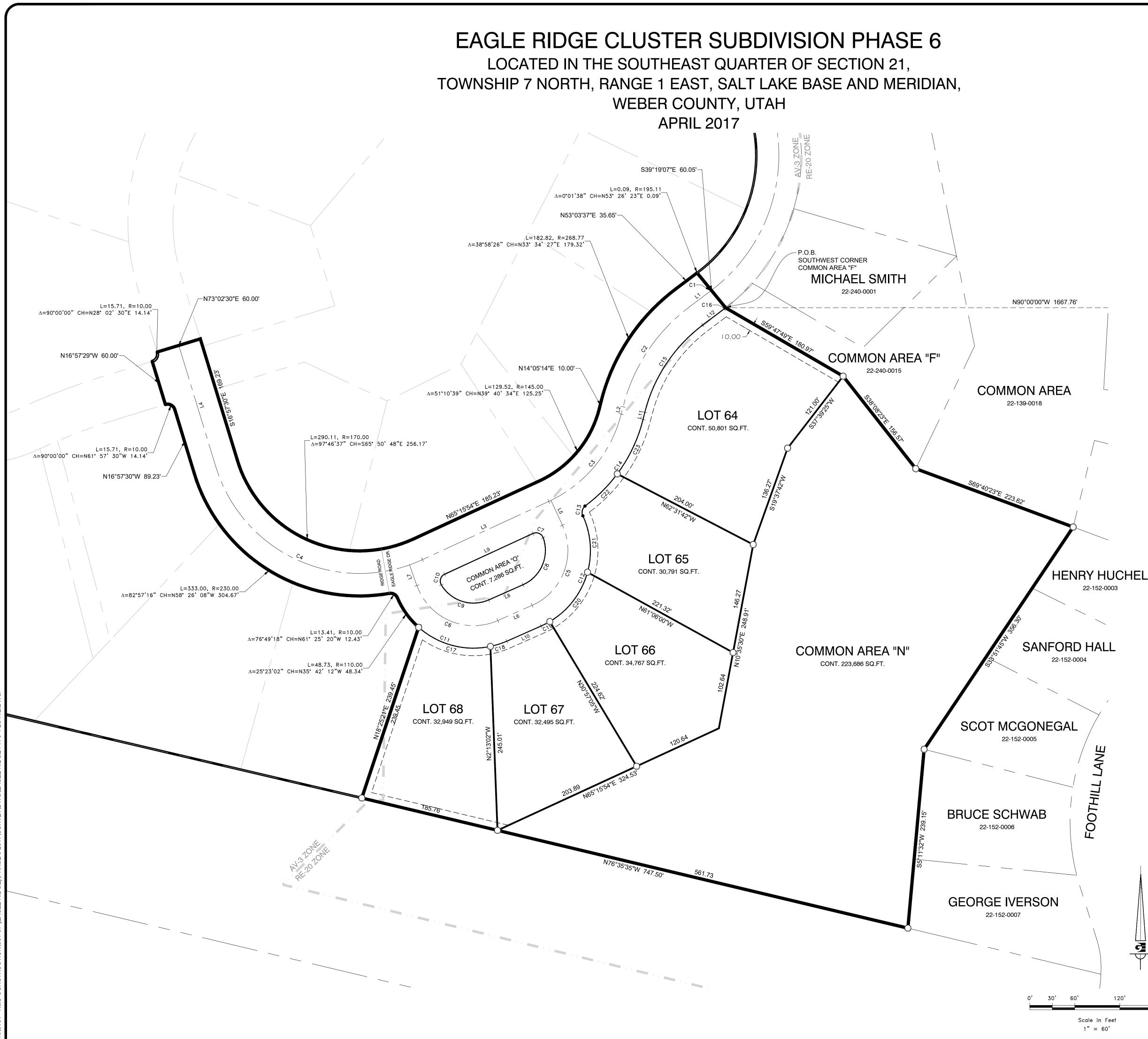
2017, personally appeared before me On this day of AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly , and that said document was signed by him/her in behalf of said \*Corporation by Authority of its Bylaws, or (Resolution of its Board of acknowledged to me that said \*Corporation executed the same.

STAMP

NOTARY PUBLIC

	DEVELOPER:	Q1 /	COUNTY RECORDER			
DEPARTMENT	ORLUFF OPHEIKENS 933 WALL AVENUE,		ENTRY NO.	_ FEE PAID		
n rates, and site estigated by this office	OGDEN, UT 84404 801-621-1839	2	FILED FOR AND RECOR	DED,		
sposal systems.			AT IN BOOK	OF OFFICIAL		
_ 2017	GARD	<b>NFR</b>	RECORDS, PAGE	RECORDED		
	ENGINE		FOR			
Department	CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING		COUNTY RECORDER			
	5150 SOUTH 375 EAST O OFFICE: 801.476.0202 FAX: 8		BY:			







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CURVE TABLE					LINE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	LENGTH	BEARING
C1	1.44	225.11	0°21'57"	S53° 14' 35"W	1.44	L1	35.55	S53° 03' 37"
C2	162.42	238.78	38°58'19"	S33° 34' 27"W	159.30	L2	10.00	S14° 05' 14"
C3	156.31	175.00	51°10'39"	S39° 40' 34"W	151.17	L3	185.23	S65° 15' 54"
C4	341.31	200.00	97°46'37"	N65° 50' 48"W	301.37	L4	169.23	N16° 57' 30"'
C5	126.95	80.00	90°55'15"	S20° 43' 31"W	114.04	L5	36.47	S24° 44' 06"
C6	131.76	80.00	94°21'48"	N66° 37' 57"W	117.36	L6	50.00	S66° 11' 09"
C7	16.60	10.00	95°06'40"	S67° 10' 46"E	14.76	L7	29.24	N19° 27' 03"
C8	74.88	50.00	85°48'35"	S23° 16' 52"W	68.08	L8	50.00	S66° 11' 09"
C9	72.27	50.00	82°48'39"	N72°24'31"W	66.14	L9	129.60	N65° 15' 54"
C10	16.80	10.00	96°16'05"	N17° 07' 51"E	14.89	L10	50.00	N66° 11' 09"
C11	174.34	110.01	90°48'07"	S68° 24' 47"E	156.66	L11	10.00	N14° 05' 14"
C12	174.56	110.00	90°55'15"	N20° 43' 31"E	156.81	L12	35.46	N53° 03' 37"
C13	14.27	11.08	73°46'52"	N12° 09' 20"E	13.30			
C14	141.53	205.00	39°33'20"	N33° 51' 55"E	138.73			
C15	142.01	208.77	38°58'26"	N33° 34' 27"E	139.29			
C16	2.78	255.11	0°37'25"	N53° 05' 31"E	2.78			
C17	102.55	110.01	53°24'34"	S75° 05' 51"E	98.87			
C18	23.06	110.01	12°00'45"	N72° 11' 31"E	23.02			
C19	12.91	110.00	6°43'19"	N62° 49' 30"E	12.90			
C20	84.76	110.00	44°08'57"	N37° 23' 21"E	82.68			
C20	76.89	110.00	40°02'59"	N4° 42' 37"W	75.33			
C21	60.95	205.00	40 02 39 17°02'05"	N4 42 57 W	60.72			
C23	80.58	205.00	22°31'15"	N45 07 52 E N25° 20' 52"E	80.06			
625	00.00	203.00	22 31 13	1123 20 32 E	00.00			

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