

# SILVER BELL ESTATES NO. 1, 4TH AMENDMENT

AMENDING ALL OF LOT 37 AND THE SOUTHEASTERLY 67.5 FEET OF LOT 37, SILVER BELL ESTATES NO. 1  
PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2018

"holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ORIGINAL LOT LINES
- = PUBLIC UTILITY EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = EXISTING STRUCTURE

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S00°03'24"W. UTAH STATE PLANE NORTH, AS PER WEBER COUNTY SURVEYOR

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED SUBDIVISION PLAT OF SILVER BELL ESTATES NO. 1 (ENTRY #365366, BK - 12 OF PLATS PG- 89-91, RECORDED ON SEPTEMBER 28, 1961), THE BOUNDARY WAS DETERMINED BY COMBINING LOT 38 AND THE SOUTHEASTERLY 67.5 FEET OF LOT 37, AS PER WARRANTY DEED #2860692 RECORDED ON JUNE 1, 2017, IN THE OFFICE OF THE WEBER COUNTY RECORDER. THE BOUNDARIES OF THE ORIGINAL PLAT WERE DETERMINED BY A BEST FIT OF EXISTING IMPROVEMENTS AND FENCING THROUGHOUT THE SUBDIVISION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### LEGAL DESCRIPTION

ALL OF LOT 38 AND THE SOUTHEASTERLY 67.5 FEET OF LOT 37, SILVER BELL ESTATES NO. 1 (ENTRY #365366, BK - 12 OF PLATS PG- 89-91, RECORDED ON SEPTEMBER 28, 1961), AND ALSO AS PER WARRANTY DEED #2860692 RECORDED ON JUNE 1, 2017, RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY WAY, SAID POINT BEING S00°03'24"W 2164.89 FEET AND N89°50'59"W 1107.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S30°00'00"W 300.00 FEET; THENCE N60°00'00"W 202.50 FEET; THENCE N30°00'00"E 300.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY WAY; THENCE S60°00'00"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 202.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,750 SQUARE FEET OR 1.395 ACRES MORE OR LESS

### NOTE

1 - THE EXACT LOCATION OF THE 10' PUBLIC UTILITY EASEMENT SHOWN HEREON CANNOT BE DETERMINED. NO DIMENSIONS WERE PROVIDED ON THE ORIGINAL SILVER BELL ESTATES NO. 1. DEDICATION PLAT. THE GENERAL AREA OF THE PUBLIC UTILITY EASEMENT SHOWN HEREON WAS DETERMINED BY SCALING THE ORIGINAL PLAT BOUNDARY TO MATCH THIS PLAT.

LOT 79, SILVER BELL ESTATES NO. 2  
MILLER, TERRY P & WF AMY L MILLER  
22-036-0016

LOT 78, SILVER BELL ESTATES NO. 2  
SPINKS, BILLY A & WF DONA M SPINKS  
22-036-0015

LOT 77, SILVER BELL ESTATES NO. 2  
NEFF, MARK A & WF AMANDA K BALLENGER  
22-036-0014

**Public utility easements need dimensioning:**  
The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

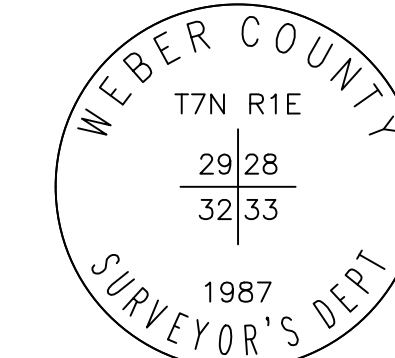
The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

### DEVELOPER

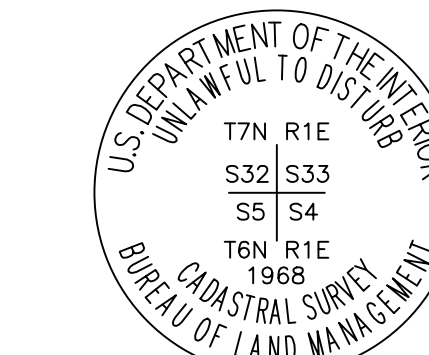
CORI ANDERSON  
3635 E NORDIC VALLEY WAY  
EDEN, UT 84310

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6)

NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP WEBER COUNTY MONUMENT ENCASED IN CONCRETE DATED 1987 IN GOOD CONDITION



NORTH 3143.51' RECORD 3153.42' MEASURED  
S00°03'24"W (BASIS OF BEARINGS) 5316.31' MEASURED 5317.12' RECORD  
2164.89' MEASURED



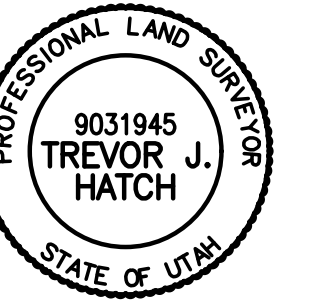
SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP BLM MONUMENT ABOVE GROUND DATED 1968 IN GOOD CONDITION

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SILVER BELL ESTATES NO. 1, 4TH AMENDMENT** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT **SILVER BELL ESTATES NO. 1, 4TH AMENDMENT**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CORI SWISHER ANDERSON JASE LARRY ANDERSON

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 11-21-17  
Name: SILVER BELL EST. NO. 1 4TH AMENDMENT  
Number: 6953-01  
Revision: \_\_\_\_\_  
Scale: 1"=40'  
Checked: \_\_\_\_\_



### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

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.

WEBER COUNTY ENGINEER

### 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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### 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 AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

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\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Webster County Recorder  
Deputy.