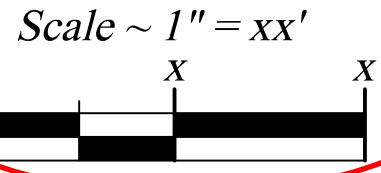


VALLEY-LAKE ESTATES NO.2 1st AMENDMENT

PART OF THE NORTH 1/2 OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2018

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c)

What is the scale?



Legend

- X---X--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION

NARRATIVE

The purpose of this survey is to amend Lots 9 and 10 of Valley-Lake Estates No.2. The line between these two lots is being adjusted to run along an existing fence line.

- Documents used to aide in this survey:
- Weber County Tax Plot 20-038
 - Deeds of record as found in the Weber County Recorder's Office for parcels 20-038-0004, 20-038-0005, 20-038-0006, 20-038-0010
 - Plats of Record: #15-027 Valley-Lake Estates No.2, #16-024 Valley-Lake Estates No.3
 - Survey's of Record: #3209, #5445

Plats of record were rotated onto current Weber County State Plane Grid bearings between the Section corners.
Basis of Bearing is State Plane Grid bearing as shown.

The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)

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 documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

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).

THE UPDATED MAP STATES IT IS ADJUSTING TO THE FENCE LINES. THE UPDATED PLAT DIFFERS AND SEEMS TO BE SHIFTED TO MATCH THE FENCE LINES, YET THERE IS NO MEASURED VS RECORD OR MORE OF A NARRATIVE TO EXPLAIN HOW IT CAN TIE IN WITH THE EXISTING PLAT. PLEASE UPDATE NARRATIVE AS WELL AS DISTANCES TO SHOW THE SHIFT.

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

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)

DIMENSION ALL EASEMENTS WITH NEW PLAT BEARINGS AND DISTANCES

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

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20__.

Chairman, Weber County Planning Commission

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 _____, 20__.

Signature

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 this ____ day of _____, 20__.

Chairman, Weber County Commission

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 _____, 20__.

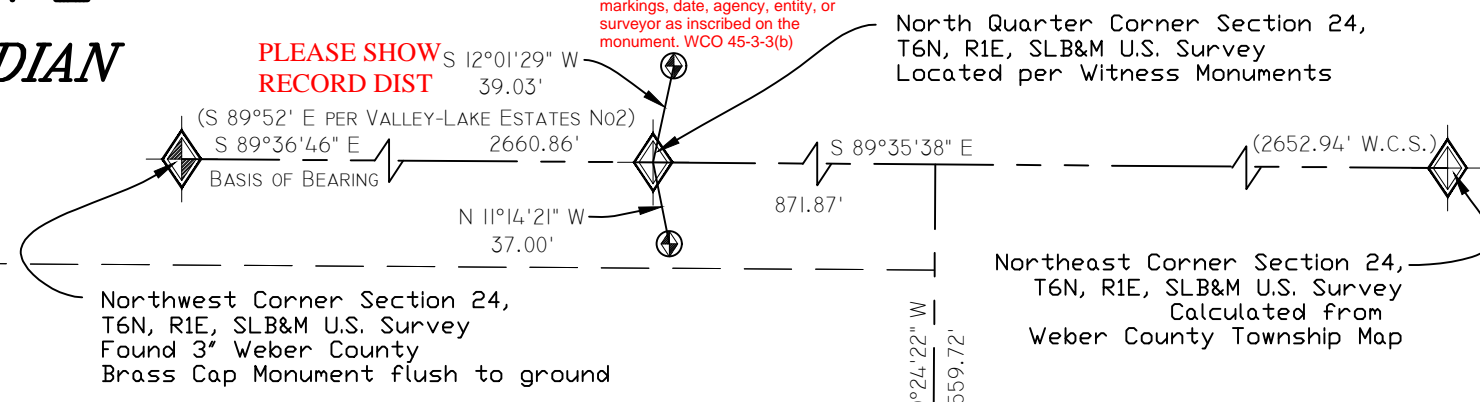
Signature

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. Signed this ____ day of _____, 20__.

Weber County Surveyor

PLEASE SHOW RECORD DIST



North Quarter Corner Section 24, T6N, R1E, SLB&M U.S. Survey Located per Witness Monuments

Northwest Corner Section 24, T6N, R1E, SLB&M U.S. Survey Found 3" Weber County Brass Cap Monument Flush to ground

Northeast Corner Section 24, T6N, R1E, SLB&M U.S. Survey Calculated From Weber County Township Map

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and name said tract VALLEY-LAKE ESTATES NO.2 1ST AMENDMENT:

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20__.

NAME	NAME
STATE OF UTAH)	
COUNTY OF WEBER)	
On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.	
WITNESS my hand and official stamp the date in this certificate first above written:	
As a Notary Public commissioned in Utah, Witness my hand and official seal.	

Notary Signature:
(print name below signature):

My Commission Expires:

Trust Acknowledgement

IN WITNESS WHEREOF, said W. Brent Dickens and Patricia B. Dickens Revocable Inter-Vivos Trust, dated September 21, 1989, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20__.

PATRICIA B. DICKENS -Trustee	W. BRENT DICKENS -Trustee
STATE OF UTAH)	
COUNTY OF WEBER)	
On the date first above written personally appeared before me the above named signers, residing at _____, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.	
WITNESS my hand and official stamp the date in this certificate first above written:	

Notary Public

Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the North 1/2 of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian U.S. Survey described as follows:

Beginning at the Northeast corner of Lot 10 of Valley-Lake Estates No.2 according to the official plat thereof, said point being at the intersection of the South right of way line of 950 South Street and the West right of way line of 6800 East Street and also being 871.87 feet South 89°35'38" East and 559.72 feet South 0°24'22" West from the North Quarter corner of said Section 24; and running thence along said West right of way line the following three (3) courses: (1) South 0°23'14" West 235.00 feet, (2) along the arc of a 211.42 foot curve to the right a distance of 166.05 feet (Delta is 44°59'58" Long Chord bears South 22°53'15" West 161.81 feet), (3) South 45°23'14" West 130.00 feet to the South boundary line of the Valley-Lake Estates No.2 according to the official plat thereof, thence following said South boundary line the following three (3) courses: (1) North 89°36'46" West 254.34 feet, (2) North 59°44'46" West 112.20 feet, (3) North 89°36'46" West 100.00 feet; thence North 13°15'14" East 287.88 feet (Delta is 44°59'58" Long Chord bears South 83°28'34" East 309.40 feet; thence North 0°23'14" East 287.88 feet (Delta is 44°59'58" Long Chord bears South 22°53'15" West 161.81 feet), (3) South 45°23'14" West 130.00 feet to the South boundary line of the said South right of way line of 950 South Street; thence following said South right of way line South 89°36'46" East 260.00 feet to the point of beginning.

Contains 171.103 s.f. or 3.928 acres

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



DEVELOPER: Patricia Dickens
Address: P.O. Box 100 Huntsville UT, 84317

North 1/2 of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 3/21/2018
	FILE: 3809v1

Weber County Recorder

Entry no. _____

Fee paid _____

Filed for record and recorded _____ day of _____, 2016.

at _____

in book _____ of official records,

on page _____

County Recorder: Leann H Kilts

By Deputy: _____