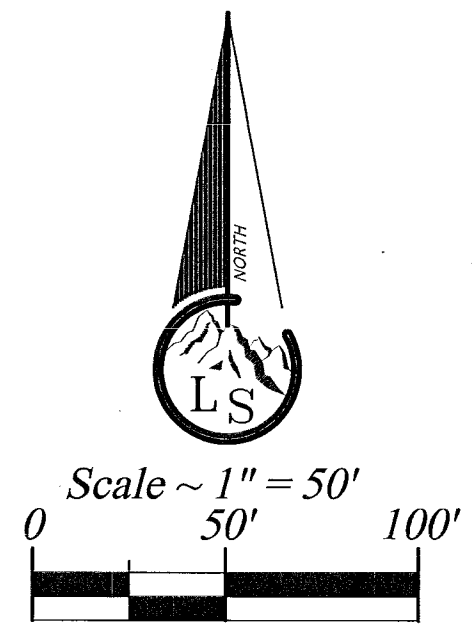


S478

PELICAN BLUFF SUBDIVISION 1ST AMENDMENT

PART OF THE SE 1/4 OF SECTION 34 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH - FEBRUARY 2018

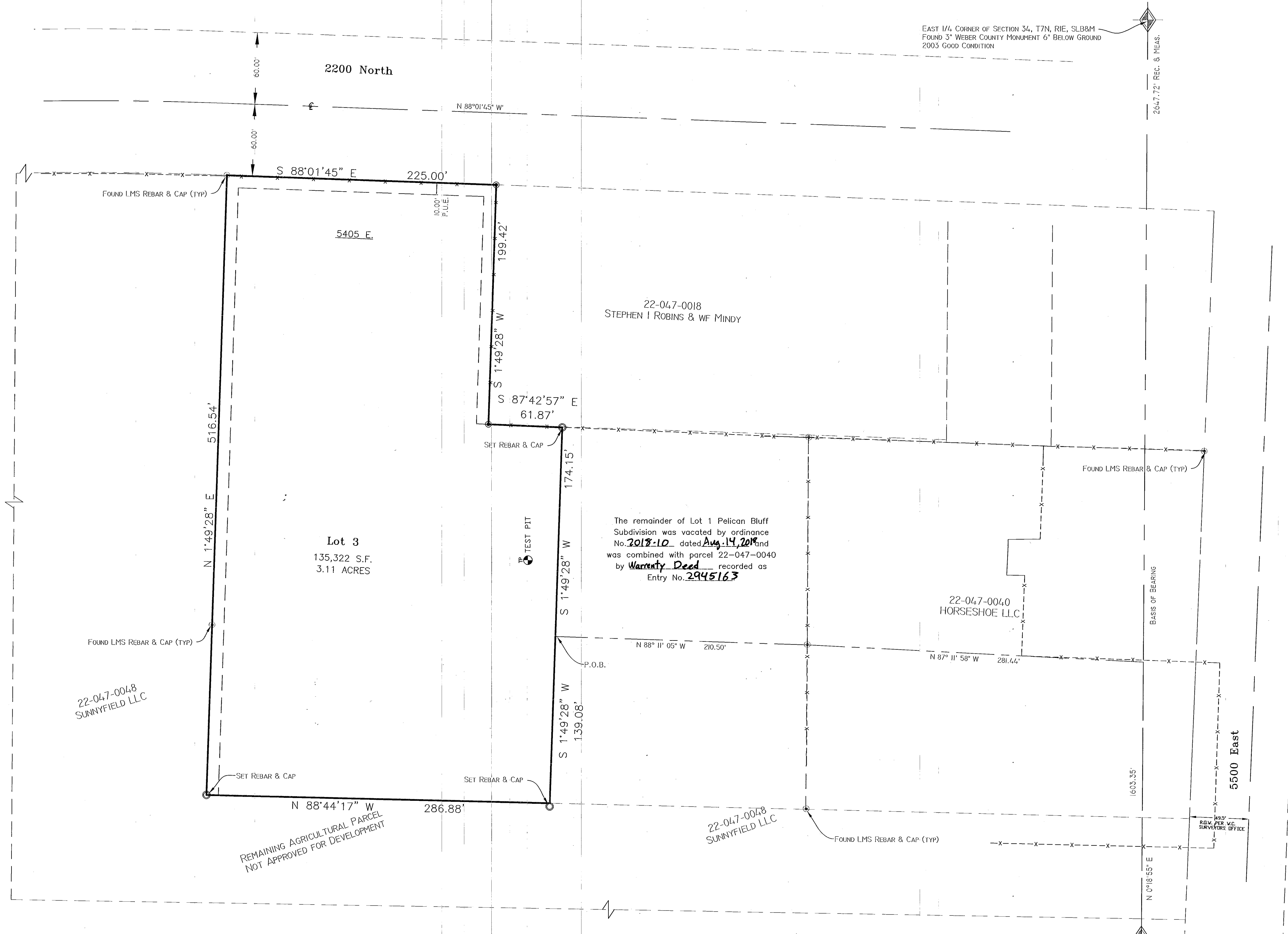


Legend

- - - EXISTING FENCE
- - - EASEMENTS
- - - ADJACENT PROPERTIES
- - - BOUNDARY
- - - STREET CENTERLINE
- ◇ FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

NOTE:

1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
2. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.



EAST 1/4 CORNER OF SECTION 34, T7N, R1E, S188M
FOUND 3" WEBER COUNTY MONUMENT 6" BELOW GROUND
2003 GOOD CONDITION

26+47.72" REC. & MEAS.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract PELICAN BLUFF SUBDIVISION 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.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ___ day of ___, 20__.

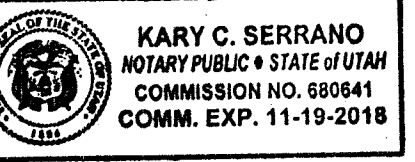
Sunnyfield, a Utah Limited Liability Company

By: *[Signature]* Sunnyfield, LLC (MANAGER) By: _____
STATE OF UTAH)
) SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]
KARY C. SERRANO
Notary Public
(Public Seal Required Signature):

11/19/2018
My Commission Expires:



BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian: Beginning at a point on the South line of Lot 1 of Pelican Bluff Subdivision according to the official plat thereof, said point being 1603.35 feet North 0°18'55" East, 281.44 feet North 87°11'58" West, and 210.50 feet North 88°11'05" West from the Southeast corner of said Southeast Quarter, running thence South 1°49'28" West 139.08 feet; thence North 88°44'17" West 286.88 feet; thence North 1°49'28" East 516.54 feet to the South line of 2200 North Street; thence South 88°01'45" East 723.00 feet; thence South 1°49'28" West 199.42 feet; thence South 87°42'57" East 61.87 feet; thence South 1°49'28" West 174.15 feet to the point of beginning.

Contains 135,322 s.f. or 3.11 Acres

NARRATIVE

This purpose of this survey is to amend Lot 1 of Pelican Bluff Subdivision as shown.

Documents used to aid in this survey:

1. Weber County Tax Plat 22-047 (current and prior years).
2. Deeds of record as found in the Weber County Recorders Office for parcels 22-047-0018, 22-047-0019, 24-047-0033, 24-047-0040 & 24-047-0048.
3. Plots: #64-061 Pelican Bluff Subdivision.
4. Record of Survey Nos: #366, #4360, #4672.

Centerline of 2200 North Street was established using Pelican Bluff Subdivision and observed evidence of right of way markers.

Basis of Bearing is state plane grid from monuments as shown.

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 3rd day of October, 2018.

[Signature]
Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 3rd day of October, 2018.

[Signature]
Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY
I have examined the financial guarantees 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 SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plot and all conditions for approval by this office have been satisfied. The approval of this plot by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plot from the responsibilities and/or liabilities associated therewith. Signed this 3rd day of October, 2018.

[Signature]
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 hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ___ day of ___, 20__.

Chairman, Weber County Commission

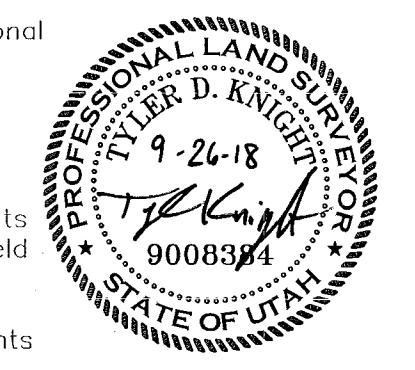
Title: Weber County Clerk

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 1st day of OCTOBER, 2018.

[Signature]
Signature

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.



SOUTHEAST CORNER OF SECTION 34, T7N, R1E, S188M
FOUND 2" BLM BRASS CAP MONUMENT 4" ABOVE GROUND
1967 GOOD CONDITION

SEE RECORD OF SURVEY # 6091

Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Weber County Recorder Entry no. 2945178 Fee paid \$ 20. ⁰⁰
DEVELOPER: Shawn Clegg Address: 2143 N. 5500 E. Eden UT, 84310	1	Filed for record and recorded 3 day of OCT 20 18. at 2:47
SE 1/4 of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian.	Subdivision	in book 84 of official records, on page 10
Revisions	DRAWN BY: ATB CHECKED BY: TDK DATE: 2/12/18 FILE: 3652-2018	County Recorder: Leann H Kilts By Deputy: SARAH YOUNG

84-15