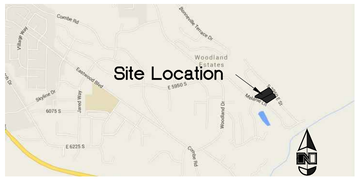
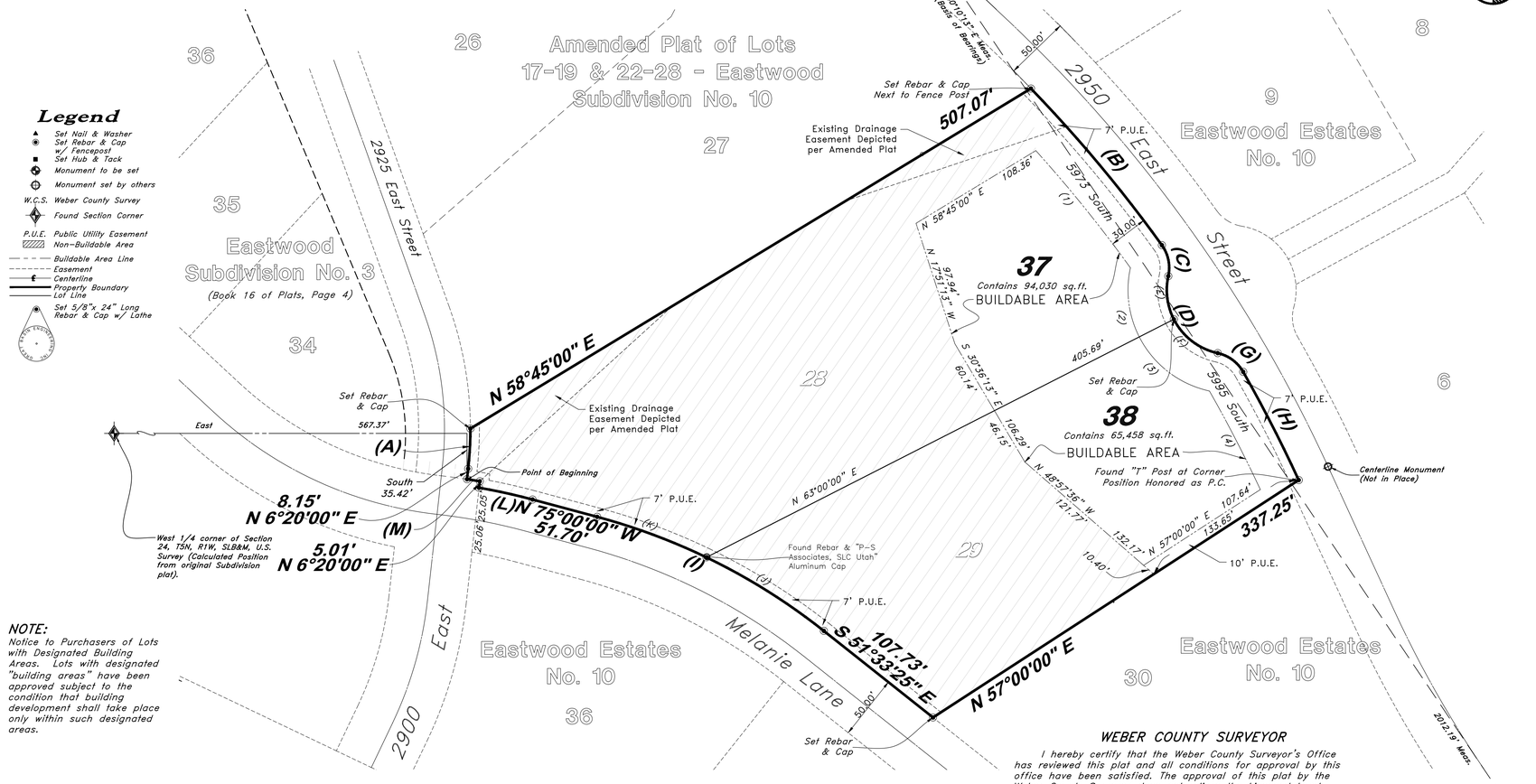
Eastwood Subdivision No. 10 - 2nd Amendment

All of Lot 29 of Eastwood Subdivision No. 10, and all of Lot 28, Amended plat of Lots 17-19 & 22-28, Eastwood Subdivision No. 10, Weber County Utah, being A part of the West Half of Section 24, T5N, R1W, SLB&M, U.S. Survey Weber County, Utah

September 2018



Vicinity Map N.T.S.



Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Non-Buildable Area
- Buildable Area Line
- Easement
- Centerline
- Property Boundary
- Lot Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NOTE:

Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

BOUNDARY DESCRIPTION

All of Lot 29 of Eastwood Subdivision No. 10 (Book 22 pages 74 & 75), and all of Lot 28, Amended plat of Lots 17-19 & 22-28, Eastwood Subdivision No. 10, (Book 23 page 49) Weber County Utah - According to the official Plats Thereof. More particularly described as follows:

Beginning at a point 567.37 feet East and 35.42 feet South of the Calculated West Quarter Corner of Section 24, Township 5 North and Range 1 West, Salt Lake Base and Meridian, U.S. Survey, and running thence North 6°20'00" West, 8.15 feet; thence Northeasterly along the arc of a 280.41 foot Radius curve to the left a distance of 31.15 feet (Central Angle equals North 6°21'50" East and Long Chord bears North 3°09'05"East at 31.13 feet); thence North 58°45'00" East, 507.07 feet to the west right-of-way of Spring Canyons Road; thence Southeasterly along the arc of a 1090.21 foot radius curve to the right, along the west right-of-way of Spring Canyons Road to the distance of 158.04 feet (Central Angle equals South 8°18'22" East and Long Chord bears South 39°53'21" East at 157.91 feet); thence Southeasterly along the arc of a 30.00 foot radius curve to the right, along the west right-of-way of Spring Canyons Road to the distance of 25.19 feet (Central Angle equals South 48°07'03" East and Long Chord bears South 11°40'39" East at 24.46 feet); thence Southeasterly along the arc of a 50.00 foot radius curve to the left, along the west right-of-way of Spring Canyons Road to the distance of 78.64 feet (Central Angle equals South 90°06'44" East and Long Chord bears South 32°40'29" East at 70.78 feet); thence Southeasterly along the arc of a 30.00 foot radius curve to the right, along the west right-of-way of Spring Canyons Road to the distance of 25.19 feet (Central Angle equals South 48°07'03" East and Long Chord bears South 53°40'19" East at 24.46 feet); thence Southeasterly along the arc of a 1090.21 foot radius curve to the right, along the west right-of-way of Spring Canyons Road to the distance of 94.12 feet (Central Angle equals South 4°56'48" East and Long Chord bears South 27°08'23" East at 94.09 feet); thence South 57°00'00" West, 337.25 feet, to the east right-of-way of Melanie Lane; thence North 51°33'25" West, 107.73 feet, along the east right-of-way of Melanie Lane; thence Northwesterly along the arc of a 483.08 foot radius curve to the left, along the east right-of-way of Melanie Lane to the distance of 197.66 feet (Central Angle equals North 23°26'36" West and Long Chord bears North 63°16'43" West at 196.28 feet); thence North 75°00'00" West, 51.70 feet along the east right-of-way of Melanie Lane; thence Northwesterly along the arc of a 478.58 foot radius curve to the left, along the east right-of-way of Melanie Lane to the distance of 197.66 feet (Central Angle equals North 5°04'24" West and Long Chord bears North 77°32'12" West at 42.36 feet); thence North 6°20'00" East, 5.01 feet; thence Northwesterly along the arc of a 483.58 foot radius curve to the left, to the distance of 10.01 feet (Central Angle equals North 1°11'10" West and Long Chord bears North 80°42'07" West at 10.01 feet); to the point of beginning

BUILDABLE AREA CURVE DATA

(1)	(2)	(3)	(4)
Δ = 6°17'55"	Δ = 39°22'36"	Δ = 50°44'07"	Δ = 4°38'17"
L = 116.55'	L = 54.98'	L = 70.84'	L = 85.82'
R = 1060.21'	R = 80.00'	R = 80.00'	R = 1060.21'
LC = 116.49'	LC = 53.90'	LC = 68.55'	LC = 85.80'
N 38°53'08" W	S 7°18'25" E	S 52°21'47" E	N 27°17'39" W

PROPERTY LINE CURVE DATA

(A)	(B)	(C)	(D)	(E)	(F)	(G)
Δ = 6°21'50"	Δ = 8°18'22"	Δ = 48°07'03"	Δ = 90°06'44"	Δ = 39°22'26"	Δ = 50°44'17"	Δ = 48°07'03"
L =31.15'	L = 158.04'	L = 25.19'	L = 78.64'	L = 34.36'	L = 44.28'	L = 25.19'
R = 280.41'	R = 1090.21'	R = 30.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 30.00'
LC = 31.13'	LC = 157.91'	LC = 24.46'	LC = 70.78'	LC = 33.69'	LC = 42.84'	LC = 24.46'
N 3°09'05" E	S 39°53'21" E	S 11°40'39" E	S 32°40'29" E	S 7°18'20" E	S 52°21'42" E	S 53°40'19" E

(H)	(I)	(J)	(K)	(L)	(M)
Δ = 4°56'48"	Δ = 23°26'36"	Δ = 12°44'13"	Δ = 10°42'23"	Δ = 5°04'24"	Δ = 1°11'10"
L = 94.12'	L = 197.66'	L = 107.39'	L = 90.27'	L = 42.38'	L = 10.01'
R = 1090.21'	R = 483.08'	R = 483.08'	R = 483.08'	R = 478.58'	R = 483.58'
LC = 94.09'	LC = 196.28'	LC = 107.17'	LC = 90.14'	LC = 42.36'	LC = 10.01'
S 27°08'23" E	N 63°16'43" W	N 57°55'32" W	N 69°38'50" W	N 77°32'12" W	N 80°42'07" W

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SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that "Eastwood Subdivision No. 10 - 2nd Amendment," in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that lots 36 and 37 within The Eastwood Estates Subdivision No. 10 2nd Amendment, in Weber County meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2018.

166484 — License No.

Mark E. Babbitt

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and parcels as shown on this plat, and name said tract Eastwood Subdivision No. 10 - 2nd Amendment, and hereby dedicate, grant and convey to Weber those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected with such easements.

Signed this day of , 2018.

Herbert D. Christian - Owner

B. Carol Christian - Owner

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this day of 2018 by Herbert D. Christian and B. Carol Christian.

Residing At:

Commission Number:

Commission Expires:

A Notary Public commissioned in Utah

Print Name

NOTES:

1. 10' Wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, unless otherwise shown.
2. Lots with designated "Buildable Areas," have been approved subject to the condition that building development shall take place only within designated areas.
3. 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
4. Name of Subdivision is located within a Natural Hazards Area. A Geotechnical and geologic investigation has been performed by GSH Geotechincal, Inc. Dated, September 9, 2015 Job No.193101N-15. The final report is available for public review at the Weber County Planning Division Office.
5. Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

NARRATIVE

This survey and subdivision plat were requested by Herb Christian for the purpose of re-tracing the lot boundaries modifying the Non-Buildable area.

Centerline Monuments were found at the center of Cul-de-sac on 2950 East Street and at a centerline P.I. along 2950 East Street at approximately 6075 South.

A line bearing S 40°10'13" E between these two monuments was used as the Basis of Bearings as depicted on this drawing.

Property lines were established based on the original Eastwood Subdivision No 10 (book 22 pages 74 & 75), and the Amended Plat of Lots 17-19 & 22-28 Eastwood Subdivision No. 10 (Book 23 page 49).

A rebar with an aluminum cap stamped "P-S Assoc SLC UT" was found at the Rear common corner to both Lots Its location checked and was honored.

A metal "T" post was found at the Northeast corner of Lot 37 and the Southeast corner of Lot 38, Both Tee Posts had a metal sign attached marking the original numbers. the location of the southeast corner of lot 38 was honored as the "T" post.

Street right of way lines were established based on the original Eastwood Subdivision No 10 (book 22 pages 74 & 75), and the Amended Plat of Lots 17-19 & 22-28 Eastwood Subdivision No. 10 (Book 23 page 49).

Property Corners were monuments as depicted on this survey.

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 , 2018.

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 , 2018.

Title

Attest

Chair, Weber County 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 affect.

Signed this day of , 2018.

Signature

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of , 2018.

Chair, Weber County Planning 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 , 2018.

Signature

WEBER COUNTY RECORDER

ENTRY NO. FEE PAID

RECORDED , FILED FOR RECORD AND , AT

IN BOOK OF OFFICIAL RECORDS, PAGE . RECORDED FOR

WEBER COUNTY RECORDER

BY:

DEPUTY

Tentative Final

08N233 - S2