

Olympic Cove Estates 2nd Amendment Lots 6 & 7

A part of the North 1/2 of Section 23, T5N, R1W, SLB&M., U.S. Survey
Weber County, Utah
April 2013

"NOTICE OF PURCHASES OF RESTRICTED 'R' LOTS"
Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development Ordinance of Weber County, (Amnd. Ord. #3-82, Jan. 26, 1982.

"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.

Scale: 1" = 50'

LEGEND

- Set 5/8" Rebar (24" long) & cap w/ Fencepost
- Set Hub & Tack
- Location of street monuments to be set upon completion of road improvements.
- (Rad.) Radial line
- (N/R) Non-Radial line
- W.C.S. Weber County Survey
- Section Corner
- A 5/8" rebar 24" long with plastic cap (see detail below) was set at all property corners.

1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.

2. 20' cut and fill easements along frontage of lots as shown.

3. Drainage easement is shown 15 feet off the low point channel and runs along the natural contours of the lot.

CAP DETAIL

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 Olympic Cove Estates 2nd Amendment Lots 6 & 7, 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 all the lots within Olympic Cove Estates Amended Lots 6 & 7 meet the Zoning requirements of Weber County.

Signed this _____ day of _____, 2013.

166484
License No. Mark E. Babbitt

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and private streets as shown on this plat of Olympic Cove Estates 2nd Amendment Lots 6 & 7 and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also 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 purposes and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage easements, 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 the governing authority with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 2013.

Owner's NAME OR TITLE TO BE TYPED UNDER THE SIGNATURE LINE

ACKNOWLEDGMENT

State of Utah
County of _____

On the _____ day of _____, 2013, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

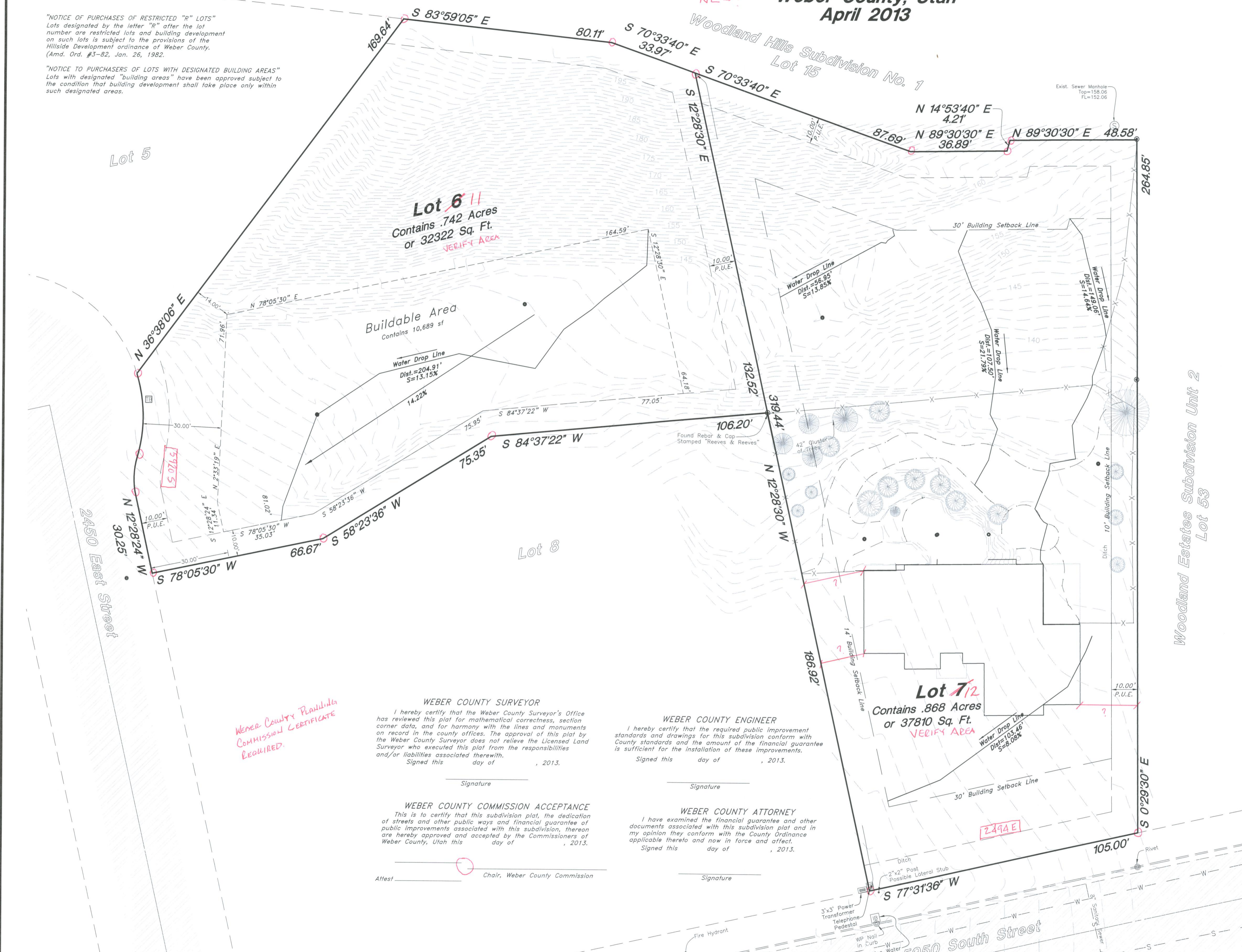
Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name _____

BOUNDARY DESCRIPTION

All of Lots 6 and 7 in Olympic Cove Estates Amended, Weber County, Utah.

- 1. BASIS OF BEARING IS REQUIRED BETWEEN 2 MAINTAINED KNOWN MONUMENTS AT A STATE PLATE GRID BEARING.
- 2. RECORD DIST VS MEASURED DIST AND A P.O.B.
- 3. CENTERLINE DATA & ROAD WIDTH - HOW WAS IT ESTABLISHED?
- 4. DIMENSION STRUCTURES AT OR WITHIN 50' OF PROPERTY/BOUNDARY LINES.



WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the county offices. 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 _____, 2013.

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 _____, 2013.

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 _____, 2013.

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 _____, 2013.

Attest: _____ Chair, Weber County Commission

Narrative:
At the request of Kimi Kier-Noar, owner of Lot 6 and Lot 7 Olympic Cove Estates, we have prepared this 2nd Amendment plat for the purpose of adjusting the lot line between lots 6 and 7. The basis of bearing for this plat is N 0°29'30" W between a Rivet in the curb near the Southeast Corner of Lot 7 and the Northeast Corner of Lot 6, Olympic Cove Estates Amended, Weber County, Utah.

GREAT BASIN ENGINEERING

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WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

OWNER:
Kimi Kier-Noar
2494 East 5950 South
Ogden, Utah
801-621-0330

BY: _____ DEPUTY