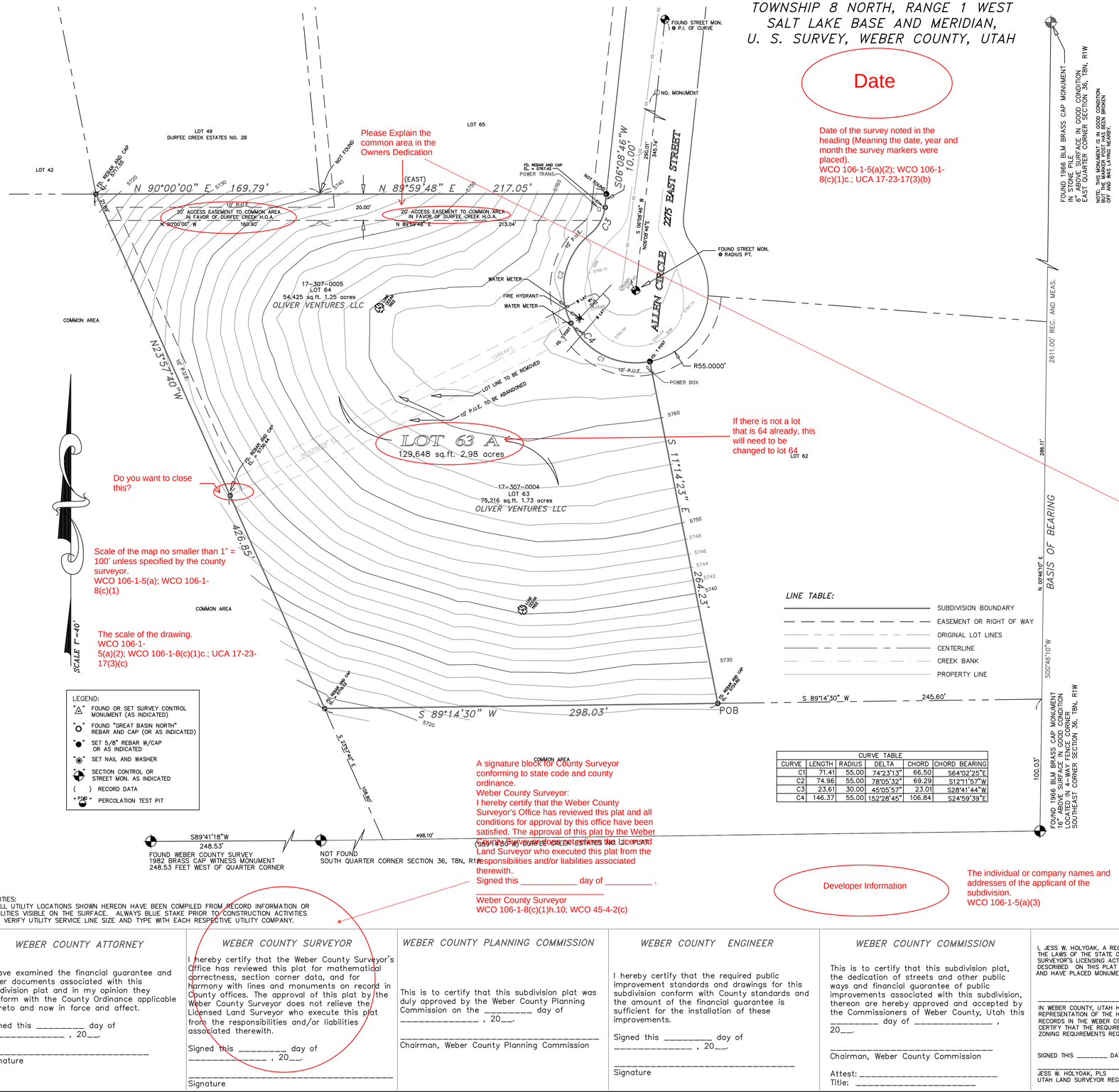
PRELIMINARY PLAN
DURFEE CREEK ESTATES NO. 2C
AMENDED PLAT NO. 2

2ND Amendment

A PART OF THE SOUTHEAST QUARTER OF SECTION 36
TOWNSHIP 8 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN,
U. S. SURVEY, WEBER COUNTY, UTAH

Date

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed).
WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

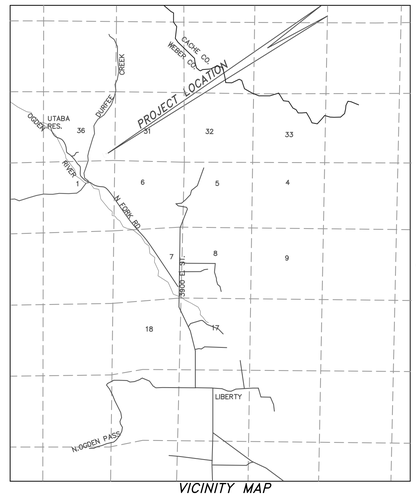


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	71.41	55.00	74°23'13"	66.50	S64°02'25"E
C2	74.96	55.00	78°05'32"	69.29	S12°11'57"W
C3	23.61	30.00	45°05'57"	23.01	S28°41'44"W
C4	146.37	55.00	152°28'45"	106.84	S24°59'39"E

LEGEND:
- FOUND OR SET SURVEY CONTROL MONUMENT (AS INDICATED)
- FOUND "GREAT BASIN NORTH" REBAR AND CAP (OR AS INDICATED)
- SET 5/8" REBAR W/CAP OR AS INDICATED
- SET NAIL AND WASHER
- SECTION CONTROL OR STREET MON. AS INDICATED
- ( ) RECORD DATA
- "PTC" PERCOLATION TEST PIT

A signature block for County Surveyor conforming to state code and county ordinance.
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 _____ .
_____
Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

UTILITIES:
1. ALL UTILITY LOCATIONS SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION OR FACILITIES VISIBLE ON THE SURFACE. ALWAYS BLUE STAKE PRIOR TO CONSTRUCTION ACTIVITIES AND VERIFY UTILITY SERVICE LINE SIZE AND TYPE WITH EACH RESPECTIVE UTILITY COMPANY.



VICINITY MAP

BOUNDARY DESCRIPTION

ALL OF LOTS 63 AND 64, DURFEE CREEK ESTATES NO. 2C, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS ENTRY NO. 2099199 IN BK 61 PG. 59 IN THE OFFICE OF THE WEBER COUNTY RECORDER, BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36 AS MONUMENTED BY A B.L.M. BRASS CAP;
THENCE NORTH 00°46'10" EAST 100.03 FEET;
THENCE SOUTH 89°14'30" WEST 245.60 FEET TO THE THE SOUTHEAST CORNER OF SAID LOT 63, DURFEE CREEK ESTATES NO. 2C, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°14'30" WEST 298.03 FEET;
THENCE NORTH 23°57'40" WEST 426.85 FEET;
THENCE NORTH 90°00'00" EAST 169.79 FEET;
THENCE NORTH 89°59'48" EAST 217.05 FEET TO THE WEST LINE OF ALLEN CIRCLE;
THENCE SOUTH 06°08'46" WEST 10.00 FEET ALONG SAID WEST LINE;
THENCE 23.61 FEET ALONG SAID WEST LINE OF ALLEN CIRCLE, A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING SOUTH 28°41'44" WEST 23.01 FEET;
THENCE 146.37 FEET ALONG SAID ALLEN CIRCLE, A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CHORD BEARING SOUTH 24°59'39" EAST 106.84 FEET;
THENCE SOUTH 11°14'23" EAST 264.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 129,648 sq.ft. 2.98 acres.

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS TO BE KNOWN HEREAFTER AS:

DURFEE CREEK ESTATES NO. 2C
AMENDED PLAT NO. 2

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, IRRIGATION, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, PIPED PRESSURE IRRIGATION OR OPEN IRRIGATION CANALS, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITH SUCH EASEMENTS. AND DO FUTHER GRANT AND DEDICATE TO THE DURFEE CREEK HOME OWNER'S ASSOCIATION A PERPETUAL RIGHT AND EASEMENT OVER THE LAND DESIGNATED HEREON AS ACCESS EASMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO OPEN SPACE PARCELS.

SIGNED THIS _____ DAY OF _____, 2021

OLIVER VENTURES LLC

_____ _____
TODD OLIVER, MEMBER

A C K N O W L E D G E M E N T

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS_____DAY OF _____ , 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, TODD OLIVER, MEMBER , OLIVER VENTURES LLC, a Utah limited liability company, SIGNER OF THE ABOVE OWNER'S DEDICATION, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME.

_____ SIGNATURE STAMP
PRINT NAME HERE A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY, UTAH
HAVING COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information.
WCO 106-1-8(c)(1)i

SURVEY NARRATIVE:

THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF JOE SADLER, HABITATIONS HOME PLANS, 1523 E. SKYLINE DR., OGDEN, UTAH 84405 FOR OLIVER VENTURES LLC, 8295 W HIGHWAY UU, COLUMBIA, UTAH 84310.

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE EXTERIOR BOUNDARIES OF THE SUBJECT LOTS AND COMBINE SAID LOTS INTO ONE IN ORDER TO FACILITATE THE CONSTRUCTION OF A NEW HOME ON THE PROPERTY.

ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36 CALLED SOUTH 00°46'10" WEST AND AS SHOWN ON THE OFFICIAL PLAT OF DURFEE CREEK ESTATES NO. 2C, RECORDED AS ENTRY NO. 2099199 IN BK 61 PG. 59 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

Developer Information

The individual or company names and addresses of the applicant of the subdivision.
WCO 106-1-5(a)(3)

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__.

_____
Signature

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 lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____ , 20__.

_____
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 _____ , 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 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 COMMISSION

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

Attest: _____
Title: _____

CERTIFICATE OF SURVEYOR

I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804857, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND 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:

DURFEE CREEK ESTATES NO. 2C
AMENDED PLAT NO. 2

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____

PROFESSIONAL LAND SURVEYOR
4804857
JESS W. HOLYOAK
STATE OF UTAH

JESS W. HOLYOAK, PLS
UTAH LAND SURVEYOR REGISTRATION NO. 4804857

WEBER COUNTY RECORDER

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

RECORDED FOR:
_____

_____
WEBER COUNTY RECORDER
BY: _____ DEPUTY.

MOUNTAIN ENGINEERING
2250 W OLD HIGHWAY ROAD
MORGAN, UTAH 84050
TEL (801) 876-3978
mountainengineering@msn.com

REVISIONS
DATE	BY	COMMENTS

DESIGNED BY: J.W.H.
DRAWN BY: W.L.H.
DATE: DECEMBER, 2020

DURFEE CREEK ESTATES NO. 2C
AMENDED PLAT NO. 2
A PART OF THE SOUTHEAST QUARTER OF SECTION 36
TOWNSHIP 8 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

JOB NO. ME 20-65

FOR: HABITATIONS HOME PLANS, 1523 E. SKYLINE DR., OGDEN, UTAH 84405

DRAWING NO.
ME 20-62
SHEET 1 OF 1
FILE:durfee_lot63_PLAT

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