

CALAIS SUBDIVISION 1st AMENDMENT

A PART OF THE S.W. 1/4 OF SEC. 24, T.5N., R.1W., S.L.B.&M.

WEBER COUNTY, UTAH

APRIL 2017

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 STREETS AS SHOWN HEREIN AND NAME SAID TRACT "CALAIS SUBDIVISION 1st AMENDMENT" AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION IN NUMBER _____ WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____
STATE OF UTAH _____
COUNTY OF WEBER _____

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 CALAIS SUBDIVISION WHICH IS 368.11 FEET SOUTH, 3358.47 FEET EAST AND SOUTH 50°49'12" EAST 69.64 FEET FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG THE PROPERTY LINE OF SAID LOT 2: SOUTH 29°15'47" EAST 421.03 FEET AND NORTH 45°37'40" EAST 311.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF MELANIE LANE; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID SOUTH RIGHT OF WAY LINE: SOUTH 50°49'07" EAST 91.65 FEET, AND 126.62 FEET ALONG THE ARC OF A 182.73 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 30°58'05" EAST 124.11 FEET) AND SOUTH 11°07'00" EAST 70.63 FEET; THENCE SOUTH 51°24'13" WEST 112.46 FEET; THENCE NORTH 32°26'53" WEST 100.58 FEET; THENCE SOUTH 51°24'13" WEST 106.65 FEET; THENCE SOUTH 15°15'47" EAST 127.46 FEET; THENCE NORTH 88°52'55" WEST 330.77 FEET TO A POINT ON THE EASTERLY LINE OF EASTWOOD SUBDIVISION NO. 6; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY LINE OF EASTWOOD SUBDIVISION NO. 6: NORTH 17°27'32" EAST 84.98 FEET, NORTH 29°15'47" WEST 439.39 FEET AND NORTH 26°13'15" EAST 41.09 FEET; THENCE NORTH 66°43'57" EAST 126.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 173,276 SF OR 3.978 ACRES

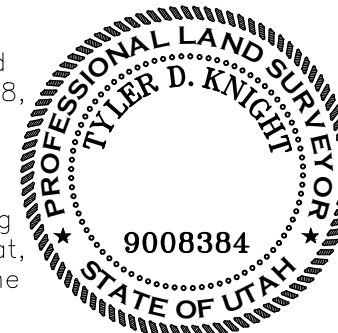
TOGETHER WITH A 30 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT BEING 15.0 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF 2900 EAST STREET WHICH IS 149.10 FEET SOUTH AND 3213.83 FEET EAST FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE SOUTH 58°07'26" EAST 162.67 FEET TO A POINT OF CURVATURE, THENCE 93.24 FEET ALONG A 131.35 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 40°40'12" AND LONG CHORD BEARS SOUTH 37°47'20" EAST 91.29 FEET), MORE OR LESS TO THE NORTHWESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED FOUND IN BOOK 945 PAGE 697 OF THE WEBER COUNTY RECORDERS OFFICE, THENCE 2.72 FEET ALONG THE ARC OF A 131.35 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 1°11'18" AND LONG CHORD BEARS SOUTH 16°51'36" EAST 2.72 FEET) TO A POINT ON A COMPOUND CURVE, THENCE 22.09 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 25°18'43" AND LONG CHORD BEARS SOUTH 3°36'35" EAST 21.91 FEET), THENCE SOUTH 9°02'46" WEST 8.71 FEET, THENCE 8.46 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 32°18'49" AND LONG CHORD BEARS SOUTH 7°06'38" EAST 8.35 FEET) TO THE NORTHERLY BOUNDARY OF LOT 5 OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyors Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and setting monuments as represented. I further certify that this plat, to the best of my knowledge and belief, conforms to the survey regulations of Pleasant View City and to the applicable laws of the State of Utah.



DEVELOPER:
MATT RASMUSSEN
2975 MELANIE LANE
OGDEN UT, 84403

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20__.

SIGNATURE

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__.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20__.

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 _____ DAY OF _____, 20__.

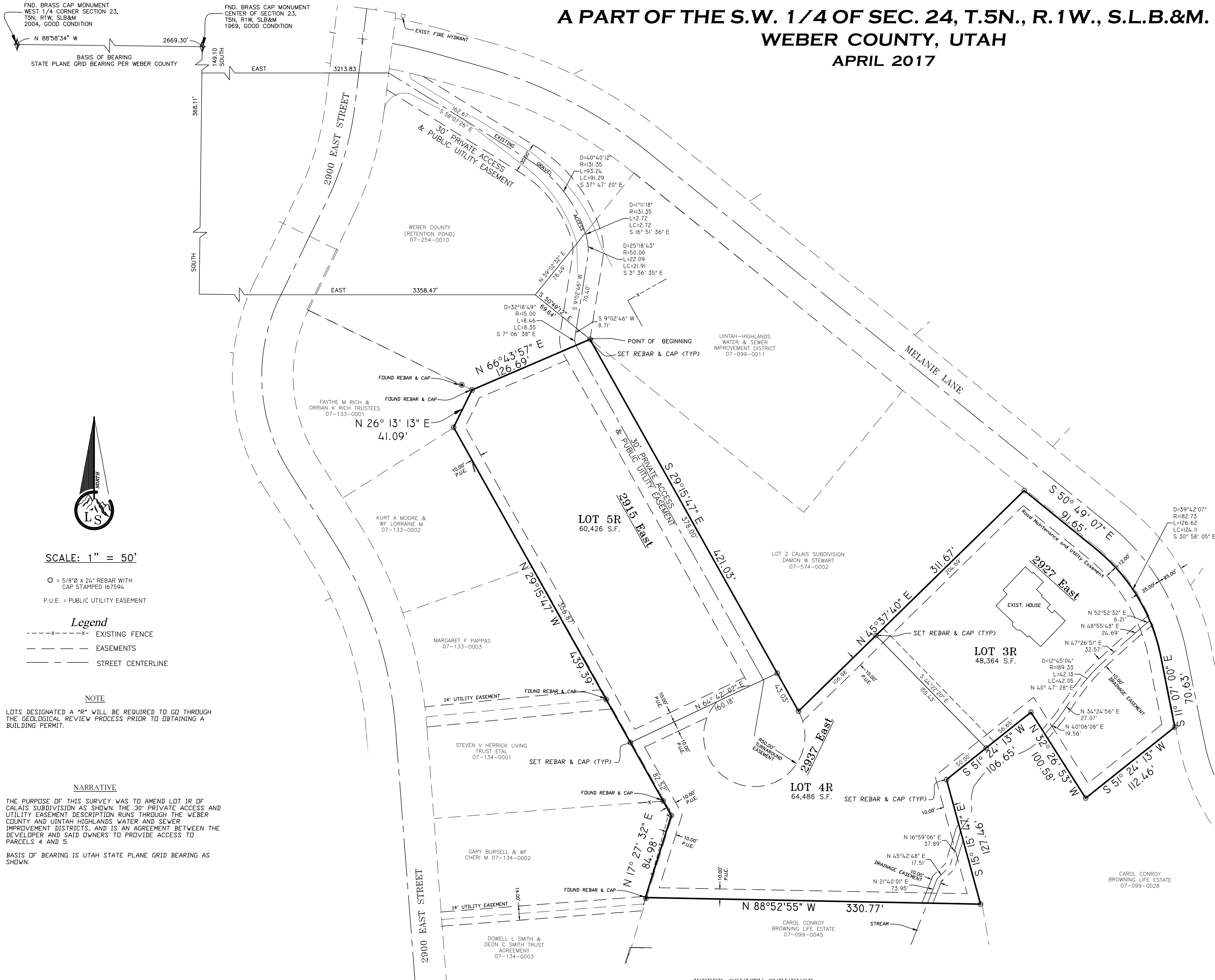
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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



SCALE: 1" = 50'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594

P.U.E. = PUBLIC UTILITY EASEMENT

Legend

---x---x---x--- EXISTING FENCE
--- EASEMENTS
--- STREET CENTERLINE

NOTE

LOTS DESIGNATED A "R" WILL BE REQUIRED TO GO THROUGH THE GEOLOGICAL REVIEW PROCESS PRIOR TO OBTAINING A BUILDING PERMIT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 1R OF CALAIS SUBDIVISION AS SHOWN. THE 30' PRIVATE ACCESS AND UTILITY EASEMENT DESCRIPTION RUNS THROUGH THE WEBER COUNTY AND UTAH HIGHLANDS WATER AND SEWER IMPROVEMENT DISTRICTS, AND IS AN AGREEMENT BETWEEN THE DEVELOPER AND SAID OWNERS TO PROVIDE ACCESS TO PARCELS 4 AND 5.

BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.