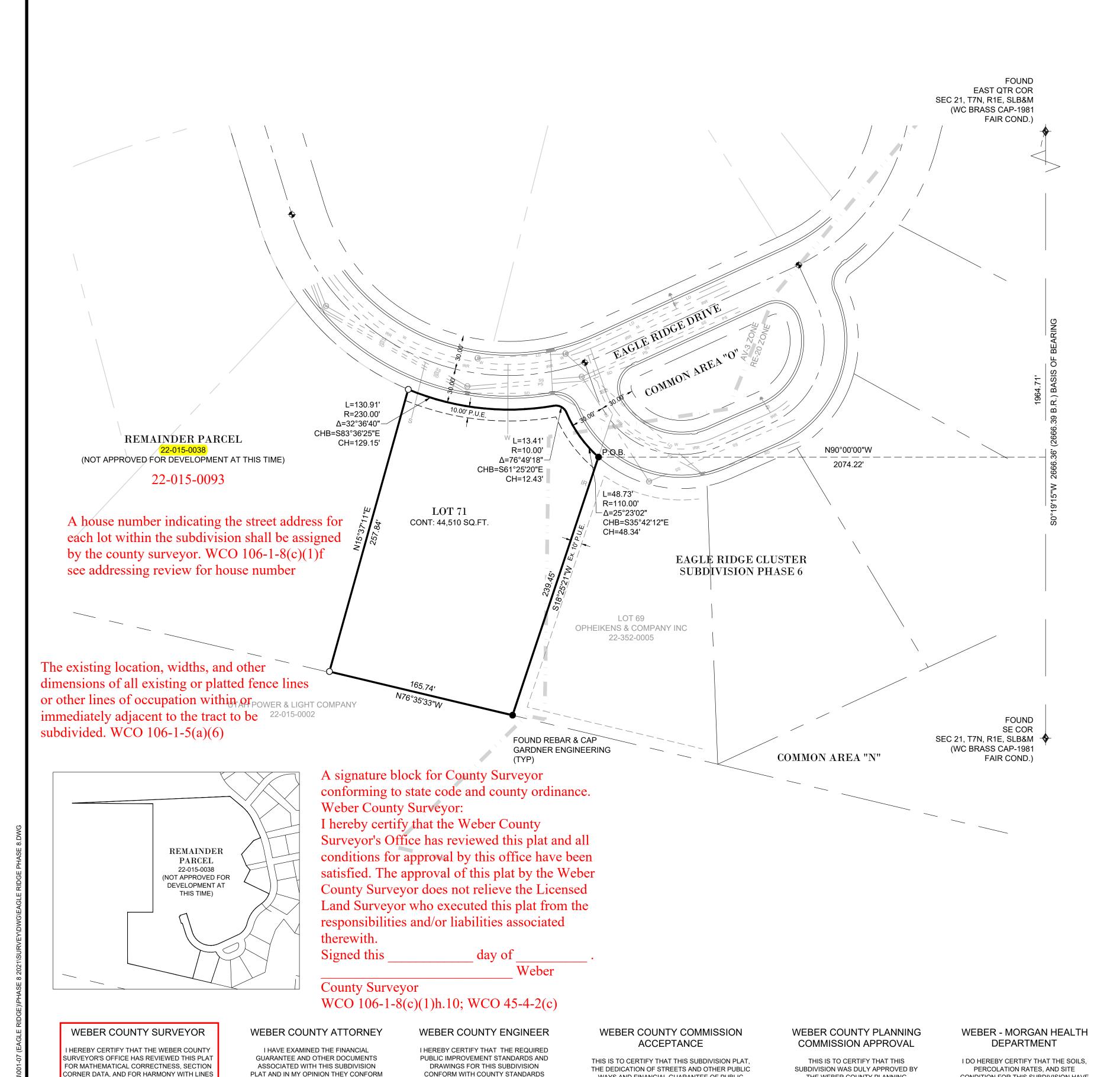
EAGLE RIDGE CLUSTER SUBDIVISION PHASE 8

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH **APRIL 2021**



AND MONUMENTS ON RECORD IN COUNTY

OFFICES. THE APPROVAL OF THIS PLAT BY THE

THE LICENSED LAND SURVEYOR WHO EXECUTED

LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS___DAY OF ____

THIS PLAT FROM THE RESPONSIBILITIES AND/OR

WITH THE COUNTY ORDINANCE

APPLICABLE THERETO AND NOW IN

FORCE AND EFFECT.

COUNTY ATTORNEY

SIGNED THIS____DAY OF ____

AND THE AMOUNT OF THE FINANCIAL

GUARANTEE IS SUFFICIENT FOR THE

INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF ______, 2021.

COUNTY ENGINEER

WAYS AND FINANCIAL GUARANTEE OF PUBLIC

IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION

BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS____DAY OF ______, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION

NAME/TITLE

THEREON ARE HEREBY APPROVED AND ACCEPTED

THE WEBER COUNTY PLANNING

COMMISSION.

CHAIRMAN, WEBER COUNTY PLANNING

COMMISSION

SIGNED THIS___DAY OF___

CONDITION FOR THIS SUBDIVISION HAVE

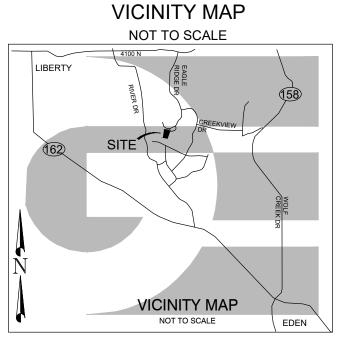
BEEN INVESTIGATED BY THIS OFFICE AND

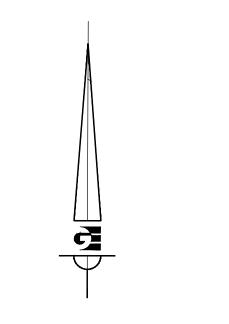
ARE APPROVED FOR ON-SITE

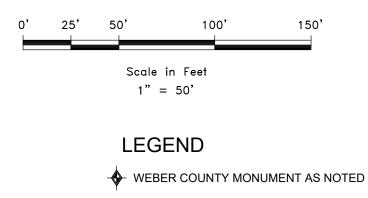
WASTEWATER DISPOSAL SYSTEMS.

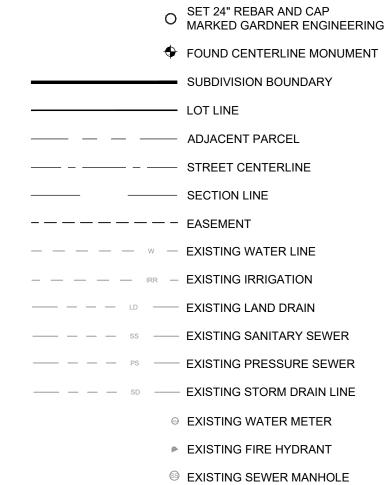
SIGNED THIS____DAY OF ______ 2021

DIRECTOR WEBER-MORGAN HEALTH DEPT









SURVEYOR'S CERTIFICATE I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE

OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT. AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN ALL MEASUREMENTS: THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE: AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT

BEGINNING AT THE NORTHWEST CORNER OF LOT 69, EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6, BEING LOCATED SOUTH 0°19'15" WEST 1964.71 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID

SECTION 21 AND NORTH 90°00'00" WEST 2074.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE COMMON WEST LINE OF SAID LOT 69 SOUTH 18°25'21" WEST 239.45 FEET TO

THE SOUTHWEST CORNER THEREOF; THENCE NORTH 76°35'33" WEST 165.74 FEET; THENCE NORTH 15°37'

RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 130.9 FEET, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 32°36'40", AND WHICH CHORD BEARS SOUTH 83°36'25" EAST 129.15 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 13.41 FEET, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 76°49'18", AND WHICH CHORD BEARS SOUTH 61°25'20" EAST 12.43 FEET; (3) ALONG THE ARC OF A CURVE TO THE LEFT 48.73 FEET, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 25°23'02", AND WHICH CHORD BEARS SOUTH 35°42'12" EAST 48.34 FEET TO THE POINT OF BEGINNING.

LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EAST 257.84 FEET TO THE SOUTH RIGHT-OF-WAY OF EAGLE RIDGE DRIVE; THENCE ALONG SAID

CONTAINING 44,510 SQ.FT. OR 1.02 ACRES, MORE OR LESS.

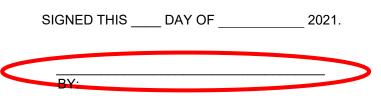
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 8

AND HEREBY DEDICATE, GRANT AND DEDICATE TO WEBER COUNTY, UTAH A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY 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.



17-21-25 names of persons signing to be typed or printed on instruments presented for recording.

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF WEBER

2021, personally appeared before me whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the , and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), acknowledged to me that said *Corporation executed the same.

NOTARY PUBLIC



NOTES

EXISTING LAND DRAIN MANHOLE

EXISTING CATCH BASIN

- ZONE RE-20/AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10', SIDE FACING STREET 20',
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- ORDINANCE. FRONT LOT CORNERS TO BE SET WITH NAIL AND WASHER IN CURB AT LOT LINE LOT SIZE, ZONING AND SETBACK REQUIREMENTS ARE DETERMINED BY THE DEVELOPMENT

BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY

- AGREEMENT WITH WEBER COUNTY. LAND DRAIN SYSTEM OWNERSHIP AND MAINTENANCE IS TO BE THE RESPONSIBILITY OF THE
- HOME OWNERS ASSOCIATION.

AGRICULTURAL NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°19'15" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.