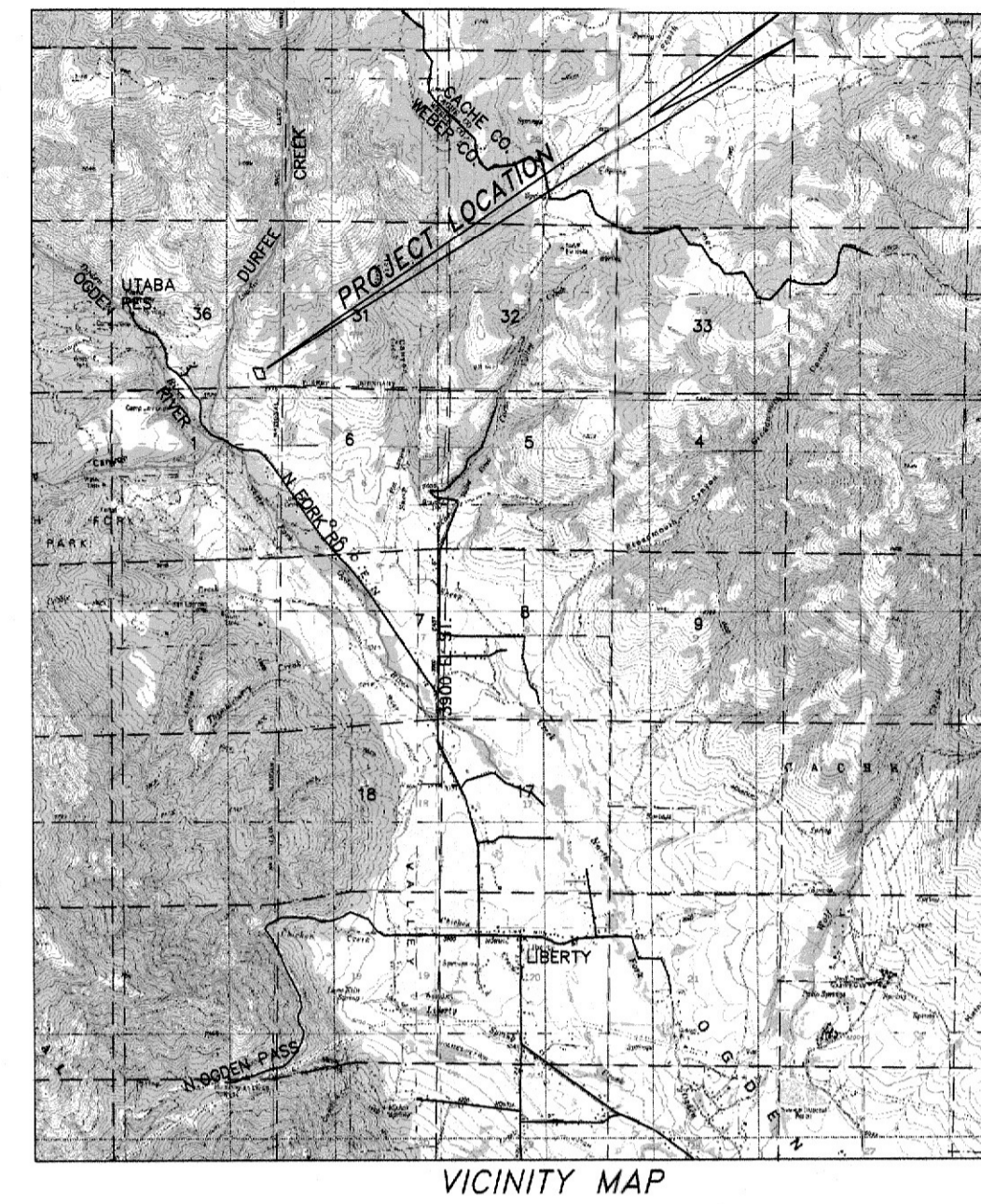
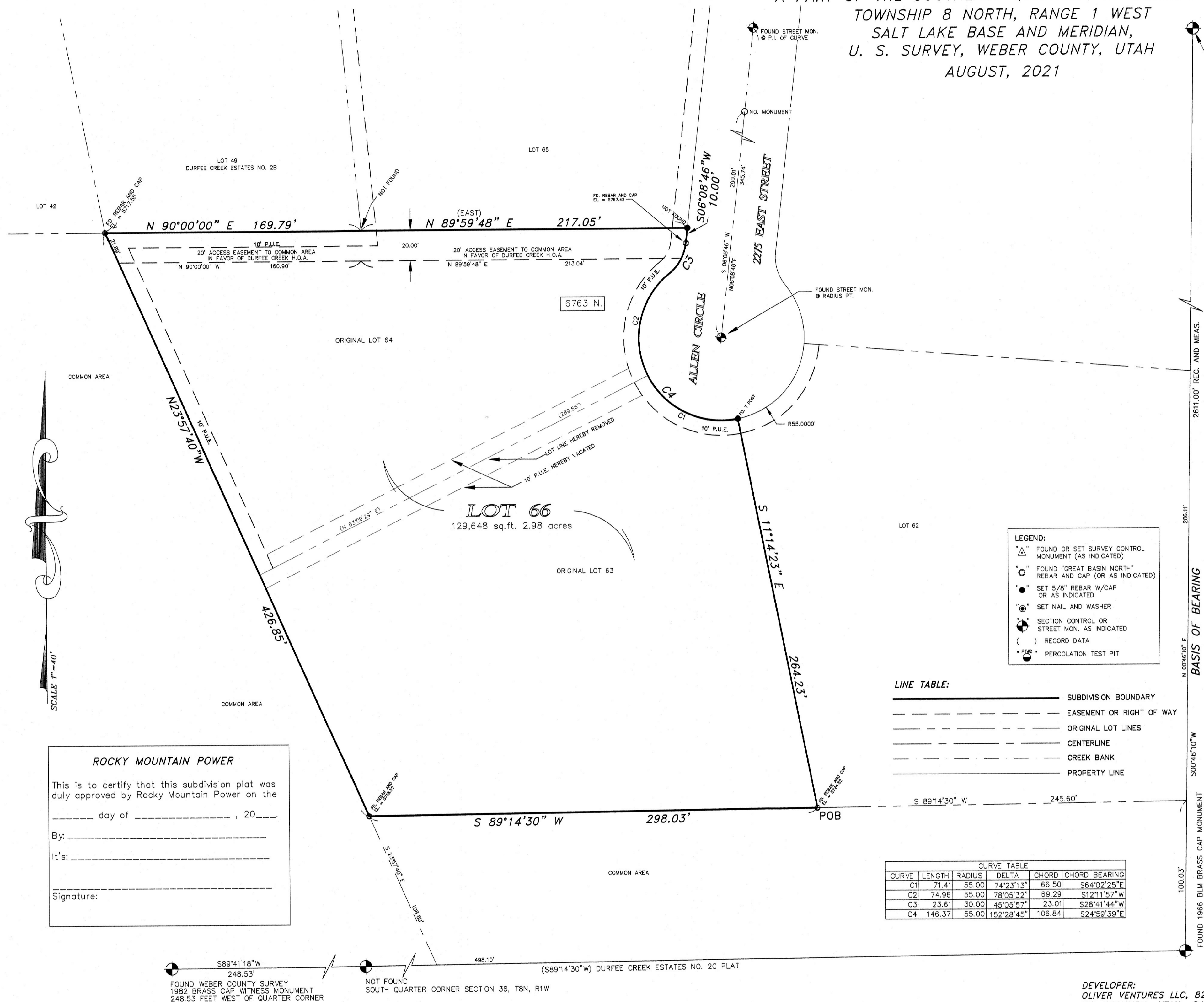


FINAL PLAT DURFEE CREEK ESTATES NO. 2C 2ND AMENDMENT

A CLUSTER TYPE SUBDIVISION
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
AUGUST, 2021



VICINITY MAP



BOUNDARY DESCRIPTION

A TRACT OF LAND 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 428.95 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 08°08'48" 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 2ND AMENDMENT

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 ERRECTED WITH SUCH EASEMENTS, AND DO FURTHER GRANT AND DEDICATE TO THE DURFEE CREEK HOME OWNER'S ASSOCIATION A PERPETUAL RIGHT AND EASEMENT OVER THE LAND DESIGNATED HEREON AS ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO COMMON AREA PARCELS.

SIGNED THIS ____ DAY OF _____, 2021

OLIVER VENTURES LLC

TODD OLIVER, MEMBER

ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ } SS

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 OWNERS 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.

_____, A NOTARY PUBLIC COMMISSIONED IN UTAH

RESIDING IN _____ COUNTY, UTAH

HAVING COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

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.

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
- ⊖ PERCOLATION TEST PIT

LINE TABLE:

—————	SUBDIVISION BOUNDARY
-----	EASEMENT OR RIGHT OF WAY
-----	ORIGINAL LOT LINES
-----	CENTERLINE
-----	CREEK BANK
-----	PROPERTY LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	71.41	55.00	74°23'13"	68.50	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°28'46"	106.84	S24°59'39"E

ROCKY MOUNTAIN POWER

This is to certify that this subdivision plat was duly approved by Rocky Mountain Power on the ____ day of _____, 20____.

By: _____

It's: _____

Signature: _____

MOUNTAIN ENGINEERING

2250 W OLD HIGHWAY ROAD
MORGAN, UTAH 84050
TEL (801) 876-3978

REVISIONS

DATE	BY	COMMENTS
6-21	JWH	REVISED PER COUNTY SURVEYOR
6-21	JWH	REVISED PER COUNTY PLANNER
8-21	JWH	REVISED PER WEBER COUNTY

DESIGNED BY: J.W.H.

DRAWN BY: W.L.H.

DATE: AUGUST, 2021

DURFEE CREEK ESTATES NO. 2C

2ND AMENDMENT - A CLUSTER TYPE SUBDIVISION
A PART OF THE SOUTHEAST QUARTER OF SECTION 36
TOWNSHIP 8 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
LIBERTY, WEBER COUNTY, UTAH

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

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

C:\Land Projects\liberty_habitations\dwg\durfee_lot63_64_plat_FINAL.dwg 8/10/2021 11:43:33 AM AM MDT

<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>Signed this ____ day of _____, 20____.</p> <p>Signature _____</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>Signed this ____ day of _____, 20____.</p> <p>Signature _____</p>	<p>WEBER COUNTY PLANNING COMMISSION</p> <p>This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20____.</p> <p>Chairman, Weber County Planning Commission</p> <p>Signature _____</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>Signed this ____ day of _____, 20____.</p> <p>Signature _____</p>	<p>WEBER COUNTY COMMISSION</p> <p>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____.</p> <p>Chairman, Weber County Commission</p> <p>Attest: _____ Title: _____</p>	<p>CERTIFICATE OF SURVEYOR</p> <p>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 SURVEYORS 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</p> <p style="text-align: center;">DURFEE CREEK ESTATES NO. 2C 2ND AMENDMENT</p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 20____.</p> <p>JESS W. HOLYOAK, PLS UTAH LAND SURVEYOR REGISTRATION NO. 4804857</p>	<p>WEBER COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED</p> <p>AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____</p> <p>RECORDED FOR: _____</p> <p>WEBER COUNTY RECORDER</p> <p>BY: _____ DEPUTY.</p>
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