

SHANNON BEE ESTATES 1ST AMENDMENT

AMENDING LOTS 7 AND 8 OF SHANNON BEE ESTATES
PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JULY, 2021

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	340.96'	50.46'	50.42'	25.28'	S71°16'41"W	8°28'47"
C2	292.00'	282.59'	271.69'	153.46'	N76°45'36"W	55°26'56"
C3	143.89'	127.53'	123.39'	68.29'	N23°38'57"W	50°46'49"
C4	292.00'	243.88'	236.86'	129.56'	N80°33'26"W	47°51'16"
C5	292.00'	38.70'	38.68'	19.38'	N52°49'58"W	7°35'40"
C6	50.00'	32.65'	32.08'	16.93'	N44°33'39"E	37°25'07"
C7	176.89'	156.77'	151.69'	83.95'	S23°38'56"E	50°46'49"
C8	325.00'	314.52'	302.39'	170.80'	S76°45'36"E	55°26'56"
C9	373.96'	139.20'	138.40'	70.41'	N64°51'15"E	21°19'38"
C10	209.88'	186.02'	179.99'	99.62'	N23°38'55"W	50°46'49"
C11	358.00'	346.46'	333.09'	188.15'	N76°45'36"W	55°26'56"
C12	406.96'	150.91'	150.04'	76.33'	N64°53'42"E	21°14'45"



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS: N89°15'05"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 7 AND 8 OF SHANNON BEE ESTATES AS SHOWN. THE BOUNDARY WAS DETERMINED USING A BEST FIT SOLUTION OF LOCAL FOUND PROPERTY MARKERS AS WELL AS EXISTING IMPROVEMENTS. THE BEARINGS FOR THE SUBDIVISION WERE LEFT AS REPRESENTED ON THE RECORDED PLAT OF SHANNON BEE ESTATES AND THE SECTION CORNERS WERE MEASURED FROM THAT BEARING BASE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

ALL OF LOTS 7 AND 8 OF SHANNON BEE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

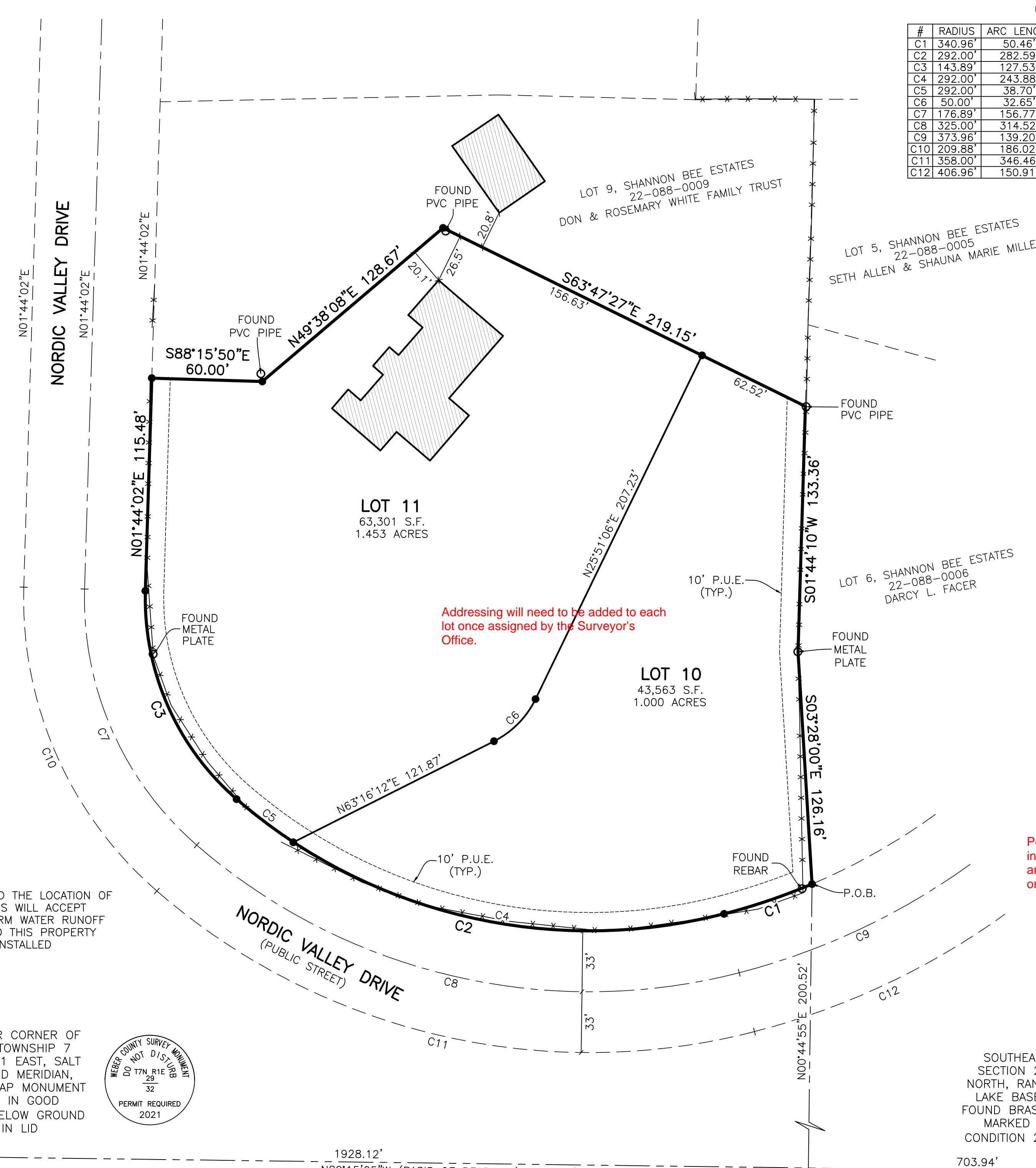
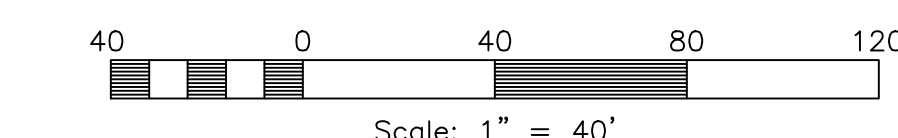
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY DRIVE, SAID POINT BEING N89°15'05"W 703.94 FEET AND N00°44'55"E 200.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD THE FOLLOWING FOUR (4) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 340.96 FEET, AN ARC LENGTH OF 50.46 FEET, A DELTA ANGLE OF 08°28'47", A CHORD BEARING OF S71°16'41"W, AND A CHORD LENGTH OF 50.42 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 292.00 FEET, AN ARC LENGTH OF 282.59 FEET, A DELTA ANGLE OF 55°26'56", A CHORD BEARING OF N76°45'36"W, AND A CHORD LENGTH OF 271.69 FEET; (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 143.89 FEET, AN ARC LENGTH OF 127.53 FEET, A DELTA ANGLE OF 50°46'49", A CHORD BEARING OF N23°38'57"W, AND A CHORD LENGTH OF 123.39 FEET; AND (4) N01°44'02"E 115.48 FEET TO THE SOUTHERLY LINE OF LOT 9 OF SHANNON BEE ESTATES; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S88°15'50"E 60.00 FEET; (2) N49°38'08"E 128.67 FEET; AND (3) S63°47'27"E 219.15 FEET TO THE WESTERLY LINE OF LOT 6 OF SHANNON BEE ESTATES; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S01°44'10"W 133.36 FEET; AND (2) S03°28'00"E 126.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 106,864 SQUARE FEET OR 2.453 ACRES MORE OR LESS.

Per LUC Sec. 106-1-8.20(b)(1): A Note on the plat shall indicate the subdivision boundary and the lot corners are set as required by state code and county ordinances.

LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = ROAD CENTERLINE
- = EXISTING STRUCTURE



NOTE

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED

SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOUND BRASS CAP MONUMENT DATED 2021 IN GOOD CONDITION 6" BELOW GROUND IN RING IN LID



SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOUND BRASS CAP MONUMENT MARKED 1987 IN GOOD CONDITION 2" ABOVE GROUND

Need to add name and address for owners of Parcel ID: 22-088-0012

TONY ROCCO & ANGELA HEPP
2766 N 3750 E
EDEN UT 84310

DEVELOPER:

Don White
1200 Thrushwood Drive
Logan, UT 84321

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ 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 THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE

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 _____, 20____.

WEBER COUNTY SURVEYOR
RECORD OF SURVEY # _____

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____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS 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 Recorder

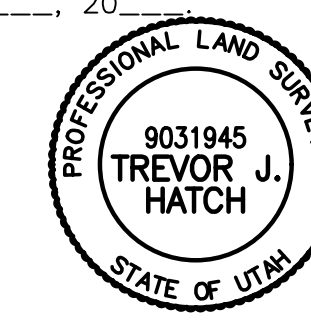
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of the Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY 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 SHANNON BEE ESTATES 1ST AMENDMENT 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____.

9031945
UTAH LICENSE NUMBER



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 AS SHOWN ON THE PLAT AND NAME SAID TRACT SHANNON BEE ESTATES 1ST AMENDMENT, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, 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 WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

Need to add signature block for owners of Parcel ID: 22-088-0012

DON WHITE

TONY ROCCO & ANGELA HEPP

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-2-2021
Name: SHANNON BEE ESTATES 1ST AMENDMENT
Number: 7465-01
Revision: 9-7-21 E.R.
Scale: 1"=40'
Checked: _____

