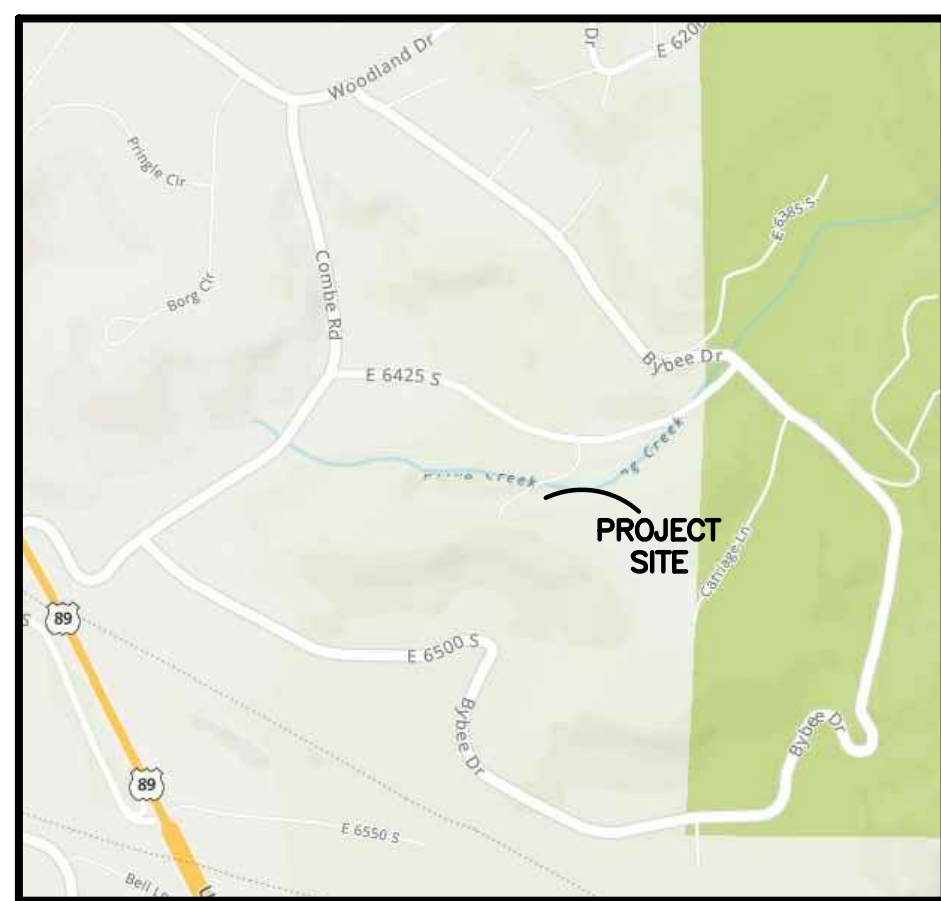
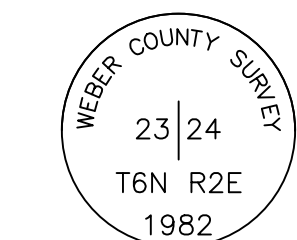


# SHADOW OAKS SUBDIVISION NO. 3, 1ST AMENDMENT

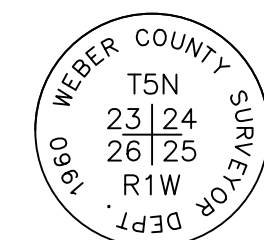
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
OCTOBER, 2021



VICINITY MAP  
(NOT TO SCALE)



MONUMENT  
DETAIL 1  
(NOT TO SCALE)



MONUMENT  
DETAIL 2  
(NOT TO SCALE)

## BOUNDARY DESCRIPTION

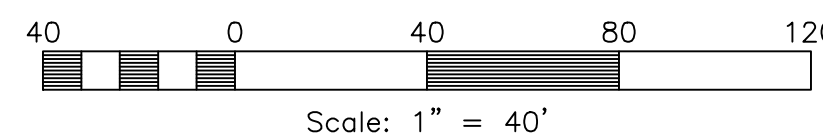
ALL OF LOTS 18 AND 19 OF SHADOW OAKS SUBDIVISION NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°29'53"E 350.74 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°29'53"E 452.17 FEET; THENCE N89°38'37"W 433.85 FEET TO THE EAST LINE OF LOT 17 OF SHADOW OAKS SUBDIVISION NO. 3; THENCE N13°37'53"E ALONG SAID EAST LINE, 176.17 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 93.37 FEET, A DELTA ANGLE OF 118°52'38", A CHORD BEARING OF N54°18'48"E, AND A CHORD LENGTH OF 77.50 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 29.36 FEET, AN ARC LENGTH OF 28.18 FEET, A DELTA ANGLE OF 54°59'52", A CHORD BEARING OF N21°44'07"E, AND A CHORD LENGTH OF 27.11 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 307.96 FEET, AN ARC LENGTH OF 192.27 FEET, A DELTA ANGLE OF 35°46'19", A CHORD BEARING OF N66°28'55"E, AND A CHORD LENGTH OF 189.17 FEET; THENCE N84°22'04"E 25.39 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 129.39 FEET, AN ARC LENGTH OF 191.64 FEET, A DELTA ANGLE OF 84°51'44", A CHORD BEARING OF N41°56'13"E, AND A CHORD LENGTH OF 174.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 117552 SQUARE FEET OR 2.698 ACRES MORE OR LESS.

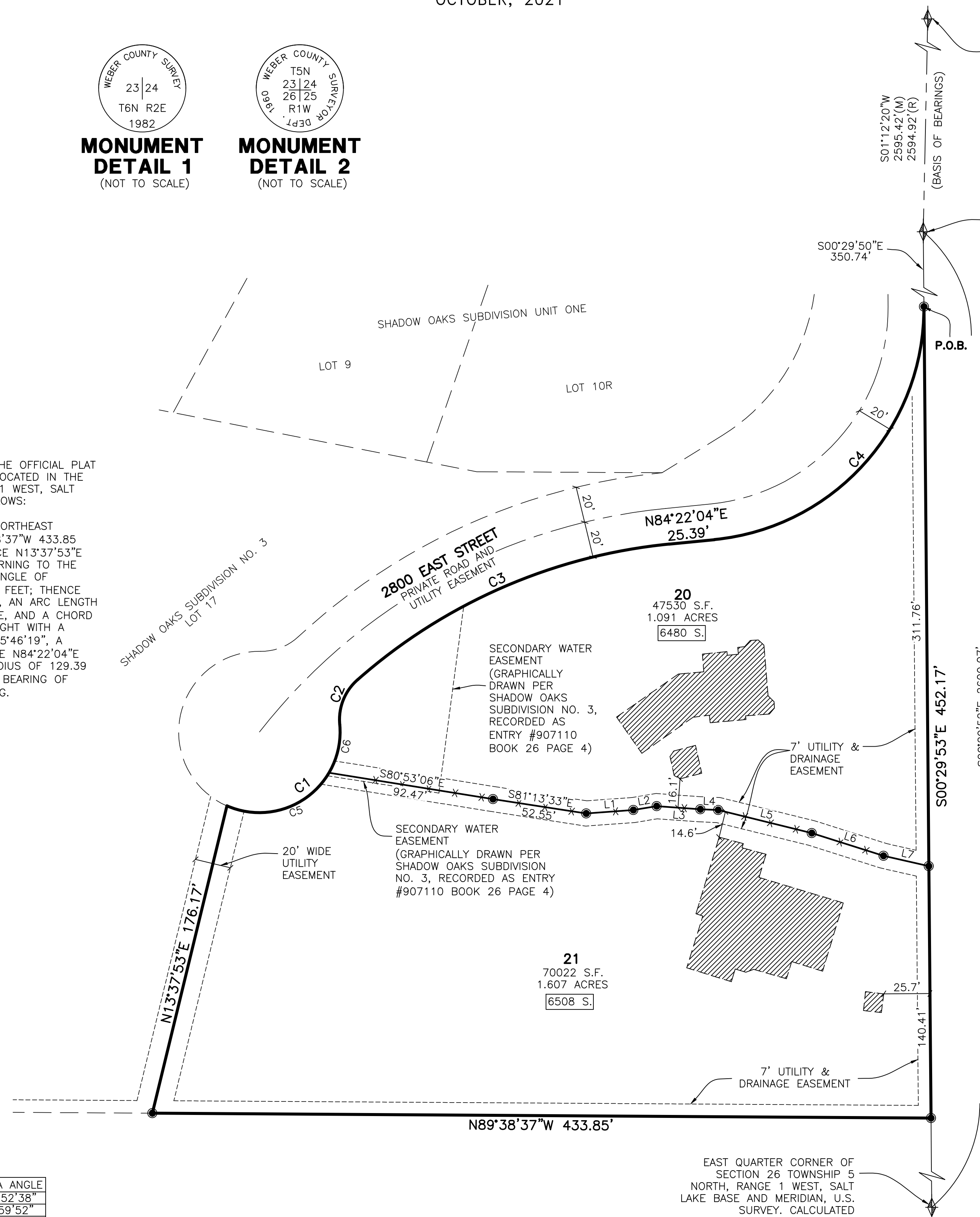
## LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = FENCE/WALL LINE
- = EXISTING STRUCTURE



## CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	45.00'	93.37'	77.50'	76.21'	N54°18'48"E	118°52'38"
C2	29.36'	28.18'	27.11'	15.28'	N21°44'07"E	54°59'52"
C3	307.96'	192.27'	189.17'	99.39'	N66°28'55"E	35°46'19"
C4	129.39'	191.64'	174.60'	118.28'	N41°56'13"E	84°51'44"
C5	45.00'	65.54'	59.90'	40.13'	N72°01'32"E	83°27'10"
C6	45.00'	27.82'	27.38'	14.37'	N12°35'13"E	35°25'28"



EAST QUARTER CORNER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT FLUSH WITH GROUND. SEE DETAIL 1

SOUTHEAST CORNER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT 4" ABOVE GROUND. SEE DETAIL 2

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°49'26"E	26.34'
L2	N80°36'E	13.16'
L3	S85°52'32"E	24.44'
L4	S87°39'31"E	9.92'
L5	S76°10'23"E	53.72'
L6	S72°25'30"E	41.89'
L7	S77°11'57"E	25.89'

## NOTES

- 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.
- LOT(S) 20 & 21 IS(ARE) LOCATED WITHIN A NATURAL HAZARD STUDY AREA, AS DEFINED IN WEBER COUNTY'S LAND USE CODE. A NATURAL HAZARD STUDY AND REPORT MAY BE REQUIRED, AS PROVIDED BY THE LAND USE CODE, PRIOR TO ANY BUILDING OF DEVELOPMENT AFTER THE DATE THIS SUBDIVISION IS RECORDED.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S01°12'20"W.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND AND PREPARE AN AMENDED SUBDIVISION PLAT FOR THE SUBJECT PARCELS. THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL SUBDIVISION PLAT USING THE MONUMENTS SHOWN HEREON. THE PLAT WAS ROTATED TO MATCH THE RECORD SECTION LINE BEARING ALONG THE EAST LINE OF THE SECTION AND SOME SMALL MATHEMATICAL MISCLOSURES WERE FORCED TO CLOSE. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### 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 **SHADOW OAKS SUBDIVISION NO. 3, 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 AS SHOWN ON THE PLAT AND NAME SAID TRACT **SHADOW OAKS SUBDIVISION NO. 3, 1ST 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 AND STORM DRAIN 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\_\_\_\_.

\_\_\_\_\_  
DANIEL PUSTY

\_\_\_\_\_  
JERRY A WRIGHT

\_\_\_\_\_  
BARBARA TRAINOR

\_\_\_\_\_  
SALLY H WRIGHT

### 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: **E. ROCHE**

Begin Date: **10-7-21**

Name: **SHADOW OAKS SUBD. NO. 3, 1ST AMEND.**

Number: **7779-01**

Revision: **2-14-22 E.R.**

Scale: **1"=40'**

Checked: \_\_\_\_\_

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

And Recorded, \_\_\_\_\_

At \_\_\_\_\_ in Book \_\_\_\_\_

Of The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

\_\_\_\_\_  
Weber County Recorder

\_\_\_\_\_  
Deputy.

### 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

### 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\_\_\_\_.

\_\_\_\_\_  
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