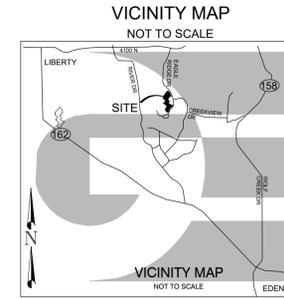


# EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
MARCH 2022



## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE DRIVE BEING LOCATED SOUTH 0°19'15" WEST 522.97 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WEST 2022.75 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 430.01 FOOT RADIUS CURVE TO THE LEFT 13.08 FEET, HAVING A CENTRAL ANGLE OF 1°44'35" WITH A CHORD BEARING SOUTH 48°53'10" EAST 13.08 FEET; (2) SOUTH 49°45'29" EAST 167.49 FEET; THENCE ALONG THE ARC OF A 366.37 FOOT RADIUS CURVE TO THE RIGHT 49.52 FEET, HAVING A CENTRAL ANGLE OF 7°42'08" WITH A CHORD BEARING SOUTH 45°54'28" EAST 49.48 FEET; THENCE SOUTH 40°18'29" WEST 775.80 FEET; THENCE ALONG THE ARC OF 217.79 FOOT RADIUS CURVE TO THE LEFT 41.64 FEET, HAVING A CENTRAL ANGLE OF 10°57'20" WITH A CHORD BEARING SOUTH 35°22'22" WEST 41.58 FEET; THENCE NORTH 59°27'05" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 305.63 FOOT RADIUS CURVE TO THE RIGHT 51.83 FEET, HAVING A CENTRAL ANGLE OF 9°43'02" WITH A CHORD BEARING NORTH 35°22'55" EAST 51.77 FEET; THENCE NORTH 40°18'29" EAST 86.72 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.72 FEET, HAVING A CENTRAL ANGLE OF 90°03'57" WITH A CHORD BEARING NORTH 4°43'29" WEST 14.15 FEET; THENCE NORTH 49°45'28" WEST 38.38 FEET; THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 172.79 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING NORTH 4°45'28" WEST 155.56 FEET; THENCE NORTH 40°14'32" EAST 16.46 FEET; THENCE NORTH 49°45'28" WEST 248.34 FEET; THENCE NORTH 50°06'06" WEST 96.24 FEET; THENCE NORTH 0°24'08" EAST 222.24 FEET; THENCE SOUTH 78°55'46" EAST 247.51 FEET; THENCE SOUTH 61°30'54" EAST 80.64 FEET; THENCE SOUTH 49°45'28" EAST 181.12 FEET; THENCE NORTH 40°14'32" EAST 248.93 FEET TO THE POINT OF BEGINNING. CONTAINING 278,229 SQUARE FEET OR 6.39 ACRES MORE OR LESS.

## 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 AS EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



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 9

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 ERRECTED 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, AND GRANT DEDICATE AND CONVEY TO WEBER COUNTY ANY LAND DESIGNATED AS DETENTION EASEMENT FOR THE PURPOSE AND USE OF STORM DRAIN FACILITIES OPERATION AND MAINTENANCE, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

EAGLE RIDGE EDEN LLC.

BY: ORLUFF OPHEIKENS

EAGLE RIDGE CLUSTER SUBDIVISION HOME OWNERS ASSOCIATION

BY: ORLUFF OPHEIKENS

BY: TYSEN BUTTERS

## ACKNOWLEDGEMENT

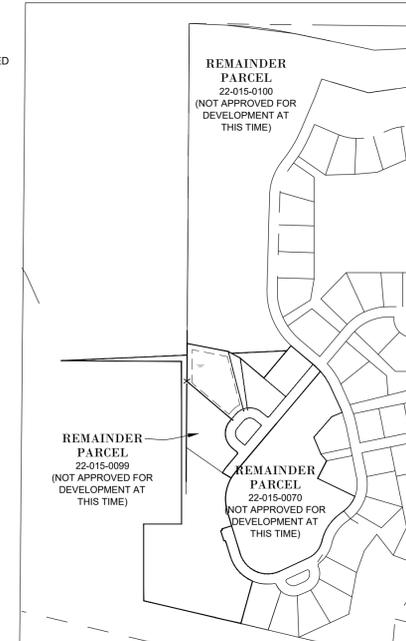
STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 \_\_\_\_\_ of \_\_\_\_\_, 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), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

DEVELOPER: ORLUFF OPHEIKENS 933 WALL AVENUE, OGDEN, UT 84404 801-621-1839	<b>S1</b> 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	RECORDED, PAGE _____ RECORDED FOR _____ COUNTY RECORDER	AT _____ IN BOOK _____ OF OFFICIAL
		BY: _____



## NOTES

- ZONE RE-20/AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH BOTH SIDES EQUAL TO 24', SIDE FACING STREET 20', REAR 30'.
- 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.
- BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE. FRONT LOT CORNERS TO BE SET WITH NAIL AND WASHER IN CURB AT LOT LINE EXTENSION.
- LOT SIZE, ZONING AND SETBACK REQUIREMENTS ARE DETERMINED BY THE DEVELOPMENT 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 THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS AND TYSEN BUTTERS. 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.

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_, A Notary Public, personally appeared TYSEN BUTTERS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC  
ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 \_\_\_\_\_ of \_\_\_\_\_, 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), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

STAMP

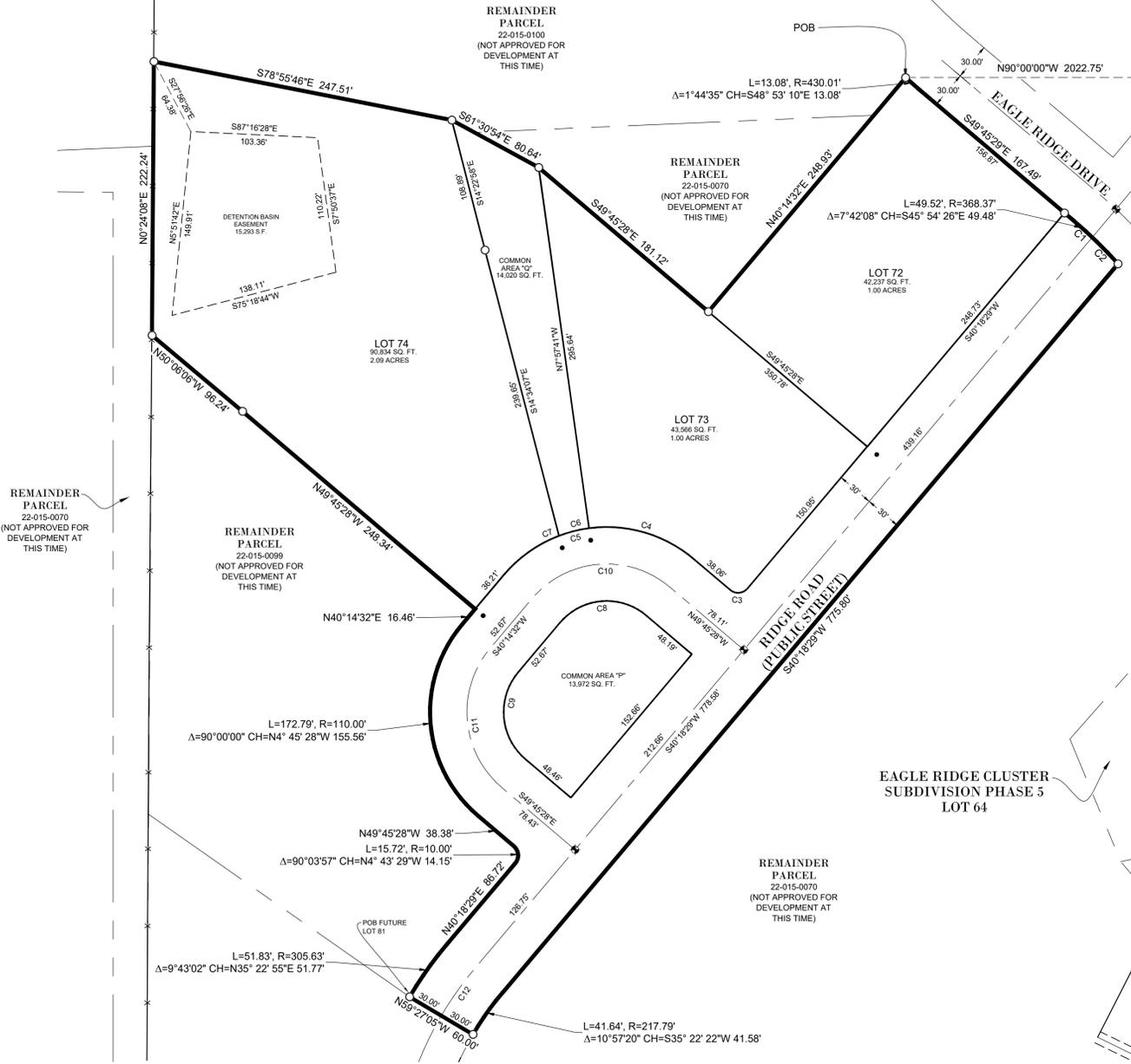
NOTARY PUBLIC

FOUND EAST QTR COR SEC 21, T7N, R1E, SLB&M (WC BRASS CAP-1981 FAIR COND.)

522.97

50°19'15"W 2866.36' (2666.39 B.R.) BASIS OF BEARING

FOUND SE COR SEC 21, T7N, R1E, SLB&M (WC BRASS CAP-1981 FAIR COND.)



## 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 \_\_\_\_\_, 2022.

COUNTY SURVEYOR

## WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_ NAME/TITLE

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

COUNTY ENGINEER

## WEBER - MORGAN HEALTH DEPARTMENT

I DO 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 \_\_\_\_\_, 2022.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

## 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 \_\_\_\_\_, 2022.

COUNTY ATTORNEY

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.38	368.37	3.01	S48° 15' 03"E	19.38
C2	30.14	368.37	4.69	S44° 23' 59"E	30.13
C3	15.70	10.00	89.93	S85° 16' 31"W	14.13
C4	92.42	110.00	48.14	S73° 29' 04"E	89.73
C5	173.45	110.00	90.34	N85° 24' 50"E	156.03
C6	25.32	110.00	13.19	S75° 51' 09"W	25.26
C7	55.71	110.00	29.02	S54° 45' 03"W	55.12
C8	78.98	50.00	90.51	S85° 29' 49"W	71.02
C9	78.54	50.00	90.00	S4° 45' 28"E	70.71
C10	126.22	80.00	90.40	S85° 26' 37"W	113.53
C11	125.66	80.00	90.00	S4° 45' 28"E	113.14
C12	46.73	275.63	9.71	S35° 22' 49"W	46.67

R:\0101 - R&O CONSTRUCTION\01-07 EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9 UPDATE.DWG