BOUNDARY DESCRIPTION EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9 VICINITY MAR 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: NOT TO SCALE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21. ECONNIC AT A POINT ON THE SOUTH RIGHT OF-HAV LINE OF EAGLE RIDGE RIDGE BRINE BEING LOCATED SOUTH 1919'S WEST 329.7 FEET ALONG HIS LEAST LINE OF SAUD GENERAL RIDGE SOUTH AND THE STEAD THE THE SOUTH OF THE STEAD THE ST TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. REGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE DRIVE BEING LOCATED SOUTH WEBER COUNTY, UTAH MARCH 2022 POB-N90°00'00"W 2022.75 L=13.08', R=430.01' Δ=1°44'35" CH=S48° 53' 10"E 13.08' Edgie Hadel Dang LEGEND . WERER COLINTY MONLIMENT AS NOTED SURVEYOR'S CERTIFICATE O SET 24" REBAR AND CAP MARKED GARDNER ENGI I, KLINT H, WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAM MO THAT I HOLD CERTIFICATE NO. 822728 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL EMBREERS AND LAND SURVEYORS ACT. I RUFHER CERTIFITY THAT BY AUTHORITY OF THE OWNERS! INVECTOMMETER OF SURVEYOR SURVEYORS ACT. I RUFHER CERTIFITY THAT BY AUTHORITY OF THE OWNERS! INVECTOMMETER OF SURVEYOR OF THE PROPERTY AS SHOWN AND DESCRIBED OF THIS PACE, AND INVECTOMMETER SURVEYORS OF THE PROPERTY AS SHOWN AND CESTION OF THIS PACE, AND INVECTOMMETER SURVEYORS OF THE PROPERTY OF THE STATE OF THE PROPERTY OF THE CAPTURE OF THE PROPERTY OF THE LAND USE CODE, AND THAT THE REFERENCE MOTION HEREBY IS SUPPLIED TO ACCURATELY ESTABLISH THE SURVEY, THAT ALL LOTS MEET THE REPORTMENTS OF THE LAND USE CODE, AND THAT THE REFORMANCE HEREBY IS SUPPLIED TO ACCURATELY ESTABLISH THE S82"34'31" 112.25' FOUND STREET CENTERLINE MONUMENT PROPOSED CENTERLINE MONUMENT REMAINDER PARCEL 22-015-0100 EASOMENT 15,290 S.F. 10.62 L=49.52', R=368.37 Δ=7"42'08" CH=S45" 54" 26"E 49.48 ADJACENT PARCEI COMMON AREA "0" 14.020.50, FT - STREET CENTERLINE SECTION LINE SIGNED THIS 24TH DAY OF MAY ---- FASEMENT LOT 74 S14*34*07*E 90,834 SQ, PT. 2.09 ACRES 239.04* 3756 NORTH 8227228 SET CURB NAI 77777 TRAIL Klint H. Whitney ACCESS EASEMENT PARCEL REMAINDER PARCEL 22-015-0102 (NOT APPROVED DEVELOPMENT THIS TIME) OWNER'S DEDICATION HE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND BDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: REMAINDER PARCEL 22-015-0099 (NOT APPROVED FO EAGLE RIDGE CLUSTER SUBDIVISION PHASE 9 AND HEREBY DEDICATE, GRANT AND DEDICATE TO WEBER COLUNTY, UTAL A PREPITUAL PASSEMENT OVER, UPON AND UNDER THE AUTOR. DESICATE ON THE PLAT AS PUBLIC UTALITY, THE SAME TO BE USED FOR THE MEYALATION, MAINTENMORE AND OPERATION OF PUBLIC DITTLY SERVICE USES, STORM DEARWAGE FAULTIES OF FOR THE PERPETUAL PRESERVATION OF WATER DRAININGE CHAMBES IN THEIR NATURAL STATE WHOCHEVER IS ANY PUBLICATE AND ANY EARLY HOUSED STATE OF THE PERPETUAL PRESERVATION OF WATER DRAININGE CHAMBES IN THEIR NATURAL STATE WHOCHEVER IS ANY ENTIRE PUBLICATE AND ANY ENTIRE TO ANY ENTIRE TO ANY ENTIRE THE NATURE AS THE PROPERTY OF THE PARCEL N40*14'32"E 16.46 * Allich NOTES 1. ZONE RE 20/AV 3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH BOTH SIDES EQUAL TO 24', SIDE FACING STREET 76, TEAR 30" SUBJECT FORPRITY FALLS WITH FRAM FLOOD 2006 "A PAREA DETERMINED TO BE QUITSO THE 0.2% ANNUAL CHANGE FLOOD FLAM. PER FERM AND NO. 4980702258" WITH AN EFFECTIVE DATE OF JUNE 2, 2013. SOUGHAPP AND LOT CONFIREN FLOOR SET ARE PER AN EVALUATION OF STREET OF JUNE 2, 2013. SOUGHAPP AND LOT CONFIREN FLOOR SET ARE FOUR FLOOR STREET OF STREET OF CONFIREN TO DE SET WITH HAUL AND WASHER IN QUIBS AT LOT LINE EXTENSION. LOT SEZ, 2000AN OND SETENCE FLOOR PURPHASE THE CETERMINED BY THE DEVELOPMENT AGREEMENT WITH EAGLE RIDGE CLUSTER -SUBDIVISION PHASE 5 LOT 64 N49°45'28'W 38.38' WEBER COUNTY. 5. LAND DRAIN SYSTEM OWNERSHIP AND MAINTENANCE IS TO BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. L=15.72', R=10.00' Δ=90'03'57" CH=N4" 43' 29"W 14.15' REMAINDER AGRICULTURAL NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES, AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONES. AGRICULTURE ZONES. AFAIT MAIN ENCLOSED FOR A PARTICULAR ZONE ARE PRIMITED AT ANY TIME INCLUDING THE OFERATION OF AFAIT MAIN AGRICULTURE ZONES. AFAIT MAIN AGRICULTURE ZONES. AGRI BY: R&O CONSTRUCTION COMPANY, SLADE OPHEIKENS PRESIDENT EAGLE RIDGE CLUSTER SUBDIVISION HOME OWNERS ASSOCIATION FAIR COND.) NARRATIVE BY: ORLUFF BIPHEINENS THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED SHEEDON. THE SURVEY WAS ORGERED BY GRUINT OF HELBOOK AND TISSEN BUTTERS. THE CONTROL OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 16-8T, OF THE SAIT LAKE BASE AND METIDION WHICH BEARS SOUTH 00°1915' WEST WESTER COUNTY, UTAN MORTH, MAD SO STATE PLANE GROUP BASE AND METIDION WHICH BEARS SOUTH 00°1915' WEST WESTER COUNTY, UTAN MORTH, MAD SO STATE PLANE GROUP BASE AND METIDION WHICH BEARS SOUTH 00°1915' WEST WESTER COUNTY, UTAN MORTH, MAD SO STATE PLANE GROUP BASE AND METIDION WHICH BEARS SOUTH 00°1915' WEST WESTER COUNTY, UTAN MORTH, MAD SO STATE PLANE GROUP BASE AND METIDION WHICH BEARS SOUTH 00°1915' WEST WESTER GROUNT, UTAN MORTH, MAD STATE PLANE GROUP BASEN. DV-TVCEN DI ITTEDE ACKNOWLEDGEMENT ACKNOWLEDGEMENT WEBER COUNTY SURVEYOR WEBER COUNTY COMMISSION ACCEPTANCE STATE OF UTAH MEDED COLINITY DI ANNINO STATE OF LITAH COUNTY OF WEBER COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIV CURVE TABLE COUNTY OF WEBER On this 2/2th day of 17/1/2, 2022, personally appeared before me SLADE. OPHEKENS, whose identity is personally known to me for private on the basis of satisfactory evidencio) and who by me duly sevenifishmed, did say that health is the PRESIDENT OF RAD, MANAGER OF EAGLE RIDEO EDEN LLC, and that side document was signed by himflar in behalf of said Corporation by Authority of its Blysax, or (Resolution of its Board of Directors), and said SADE OPHEKENS alknowledged to me that said Corporation executed the same. On this 24th day of 10 mJ 2022, before me 12 mg/L 24 the FE A Notary Public, personally appeared TYSEN BUTTERS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s (salver) subscribed to this instrument, and acknowledged (he/shethly) executed the same. Witness my hand and official. CURVE # LENGTH RADIUS DELTA CHORD BEARING CHORD LENGTH 19.38 368.37 3.01 S48* 15' 03"E 19.38 SIGNED THIS 3 LDAYOF MAY 2022 LOT XENKIN CHAIRMAN, WEBER COUNTY COMMISSION 30.14 368.37 4.69 S44' 23' 59"E 30.13 NED THIS 24TH DAY OF MAY 2022 SIGNED THIS 25 DAY OF MAY 2022. PAMELA PETROFF C3 15.70 10.00 89.93 S85 16 31"W 14.13 COUNTY SURVEYOR Panula Petroff Pamela Petraff ATTEST: Rich HatoL COMMISSION NO. 719848 COMM. EXP. 08-11-202 C4 92.42 110.00 48.14 S73 29 04 E 89.73 RECORD OF SURVEY # 124 CHARMAN, WEBER COUNTY PLANNING C5 173.45 110.00 90.34 N85* 24' 50"E 156.03 ACKNOWLEDGEMENT COUNTY RECORDER S₁ C6 25.32 110.00 13.19 S75* 51' 09"W 25.26 WEBER COUNTY ENGINEER WEBER - MORGAN HEALTH DEVELOPER: ORLUFF OPHEIKENS 933 WALL AVENUE. WEBER COUNTY ATTORNEY STATE OF UTAH TRY NO. 3738832 FEE PAID \$58.5 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION COMFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. 55.71 110.00 29.02 S54* 45' 03"W 55.12 I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION LAT AND IN MY OPHINON THEY CONFORM WITH THE COUNTY ORDINANCE C7 I DO HERBBY CERTIFY THAT THE SOULS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. COUNTY OF WEBER OGDEN, UT 84404 801-621-1839 ILED FOR AND RECORDED 31-MAY-22 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 г <u>2:Я**га**н</u> IN ВООК <u>93</u> ОF OFFICIA C10 126.22 80.00 90.40 S85* 26' 37"W 113.53 RECORDS, PAGE 16. RECORDED 125.66 80.00 90.00 S4* 45' 28"E 113.14 FOR BAGGLE RIDGE CLUSTER SIGNED THIS AT DAY OF May 2022. SIGNED THIS 3/ DAY OF May 202 ENGINEERING C12 46.73 275.63 9.71 S35* 22' 49"W 46.67 COUNTY RECORDER Courtlan P. Erickson DIRECTOR WEBER-MORGAN HEALTH DEPT. Pamela Petray COMMISSION NO. 719845 COMM, EXP. 08-11-202