CAUSEY ESTATES SUBDIVISION NO.1 AMENDMENT 2

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
MARCH 2014

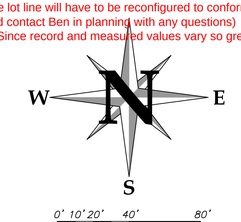
BASIS OF BEARINGS

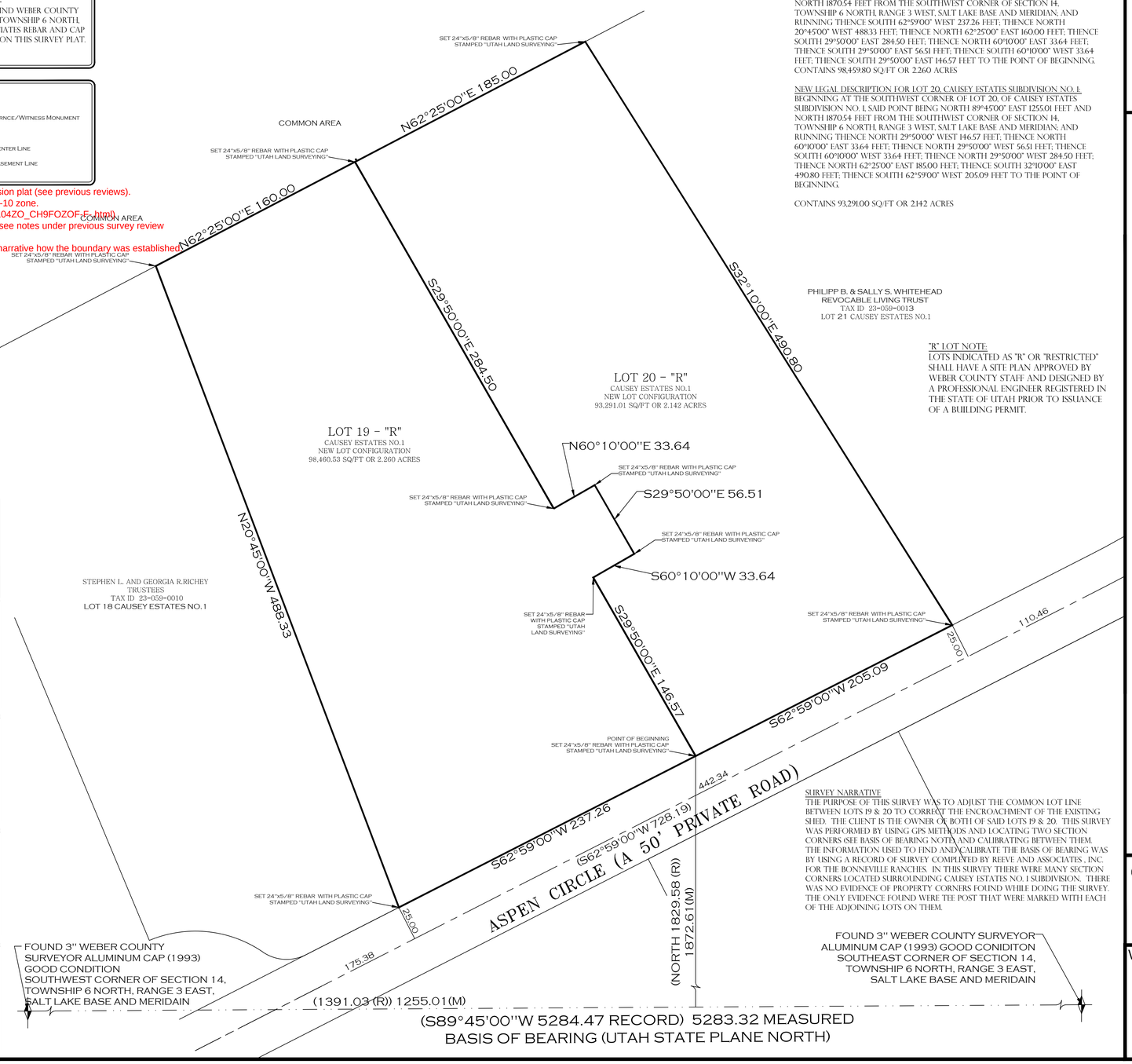
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND A REEVE AND ASSOCIATES REBAR AND CAP AT THE SOUTHEAST CORNER OF THE CAUSEY ESTATES NO. 1 AS SHOWN ON THIS SURVEY PLAT.

LEGEND

- SECTION MONUMENT
- BREAK LINE
- STREET MONUMENT
- PROPERTY CORNER SET WITH 24"x 5/8" REBAR AND PLASTIC CAP
- REFERNCE/WITNESS MONUMENT
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE

1. Record distances for tie to section corner don't match original subdivision plat (see previous reviews).
2. As per planning, there is a 20' setback on side yards for buildings in F-10 zone. (see http://library.municode.com/HTML/14935/level3/PTIILAUSCO_TIT104ZO_CH9FOZOF_E.html)
The lot line will have to be reconfigured to conform to this requirement. (see notes under previous survey review and contact Ben in planning with any questions)
3. Since record and measured values vary so greatly, please explain in narrative how the boundary was established.





NEW LEGAL DESCRIPTION FOR LOT 19, CAUSEY ESTATES SUBDIVISION NO. 1:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 20, OF CAUSEY ESTATES SUBDIVISION NO. 1, SAID POINT BEING NORTH 89°45'00" EAST 1255.01 FEET AND NORTH 1870.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 62°59'00" WEST 237.26 FEET; THENCE NORTH 20°45'00" WEST 488.33 FEET; THENCE NORTH 62°25'00" EAST 160.00 FEET; THENCE SOUTH 29°50'00" EAST 284.50 FEET; THENCE NORTH 60°10'00" EAST 33.64 FEET; THENCE SOUTH 29°50'00" EAST 56.51 FEET; THENCE SOUTH 60°10'00" WEST 33.64 FEET; THENCE SOUTH 29°50'00" EAST 146.57 FEET TO THE POINT OF BEGINNING.
CONTAINS 98,459.80 SQ/FT OR 2.260 ACRES

NEW LEGAL DESCRIPTION FOR LOT 20, CAUSEY ESTATES SUBDIVISION NO. 1:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 20, OF CAUSEY ESTATES SUBDIVISION NO. 1, SAID POINT BEING NORTH 89°45'00" EAST 1255.01 FEET AND NORTH 1870.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 29°50'00" WEST 146.57 FEET; THENCE NORTH 60°10'00" EAST 33.64 FEET; THENCE NORTH 29°50'00" WEST 56.51 FEET; THENCE SOUTH 60°10'00" WEST 33.64 FEET; THENCE NORTH 29°50'00" WEST 284.50 FEET; THENCE NORTH 62°25'00" EAST 185.00 FEET; THENCE SOUTH 32°10'00" EAST 490.80 FEET; THENCE SOUTH 62°59'00" WEST 205.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 93,291.00 SQ/FT OR 2.142 ACRES

"R" LOT NOTE:
LOTS INDICATED AS "R" OR "RESTRICTED" SHALL HAVE A SITE PLAN APPROVED BY WEBER COUNTY STAFF AND DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SURVEY NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 19 & 20 TO CORRECT THE ENCROACHMENT OF THE EXISTING SHED. THE CLIENT IS THE OWNER OF BOTH OF SAID LOTS 19 & 20. THIS SURVEY WAS PERFORMED BY USING GPS METHODS AND LOCATING TWO SECTION CORNERS (SEE BASIS OF BEARING NOTE) AND CALIBRATING BETWEEN THEM. THE INFORMATION USED TO FIND AND CALIBRATE THE BASIS OF BEARING WAS BY USING A RECORD OF SURVEY COMPLETED BY REEVE AND ASSOCIATES , INC. FOR THE BONNEVILLE RANCHES. IN THIS SURVEY THERE WERE MANY SECTION CORNERS LOCATED SURROUNDING CAUSEY ESTATES NO. 1 SUBDIVISION. THERE WAS NO EVIDENCE OF PROPERTY CORNERS FOUND WHILE DOING THE SURVEY. THE ONLY EVIDENCE FOUND WERE TEE POST THAT WERE MARKED WITH EACH OF THE ADJOINING LOTS ON THEM.

SURVEY PERFORMED FOR:
LYNN WOOD
1254 6TH STREET
OGDEN, UT 84404

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South, Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-820-7775
www.utahlandsurveying.com

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____ , 2014.

SIGNATURE

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 _____ , 2014

SIGNATURE

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 _____ , 2014.

SIGNATURE

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____ , 2014.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED 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 CAUSEY ESTATES SUBDIVISION NO.1 AMENDMENT 2 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 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY MY 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.

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
STATE OF UTAH

MICHAEL L. WANGEMANN, PLS #6431156 DATE

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT, AND DO HEREBY:

CAUSEY ESTATES SUBDIVISION NO.1 AMENDMENT 2

AND HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREET ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.

SIGNED THIS ____ DAY OF _____ 2014.

LYNN J. WOOD, OWNER LOT 20 — DANA J. WOOD, OWNER LOT 20

LYNN WOOD, OWNER LOT 19 — DANA WOOD, OWNER LOT 19

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

CAUSEY ESTATES SUBDIVISION NO.1 AMENDMENT 2

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

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 THIS ____ DAY OF _____, 2014.

ATTEST: _____
COUNTY RECORDER

COUNTY COMMISSION CHAIR

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR_____ RECORD AND RECORDED,_____ 2014, AT_____IN BOOK_____OF THE OFFICIAL RECORDS, PAGE_____.

RECORDED FOR

WEBER COUNTY RECORDER

_____DEPUTY.