

VALLEY ESTATES PHASE - 2 SUBDIVISION FIRST AMENDMENT

AMENDING LOT 12 & LOT 13

WEBER COUNTY, UTAH
 A PART OF THE NORTH HALF OF SECTION 17,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 JANUARY 2021

NORTHWEST CORNER OF SECTION 17,
 TOWNSHIP 7 NORTH, RANGE 1 EAST,
 SLB&M, WEBER COUNTY 3" BRASS
 MONUMENT SET 1998, GOOD CONDITION

NORTHEAST CORNER OF SECTION 17,
 TOWNSHIP 7 NORTH, RANGE 1 EAST,
 SLB&M, WEBER COUNTY 3" BRASS
 MONUMENT SET 1988, GOOD CONDITION

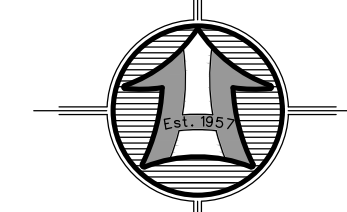
(S 89°44'02" E WEBER COUNTY)
 S 89°44'00" E

(5,354.21' VALLEY ESTATES PH.2)
 5354.94'

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)d; UCA 17-23-17(3)(e)4

Tie does not match original Valley Estates Phase 2 need to show record vs measured if different

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n
 A title report will need to be submitted before next review can be done



SCALE: 1" = 50'
 Scale in Feet
 (Data in Parentheses is Record)

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES
- ADJOINING PROPERTY LINE
- PREVIOUS LOT LINE
- CENTERLINE
- EASEMENT
- FEMA ZONE A
- FENCE LINE
- FOUND REBAR SET BY OTHERS SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER

LOT 5
 MICHELLE POST TRUST
 22-182-0001

LOT 6
 MICHELLE POST TRUST
 22-182-0002

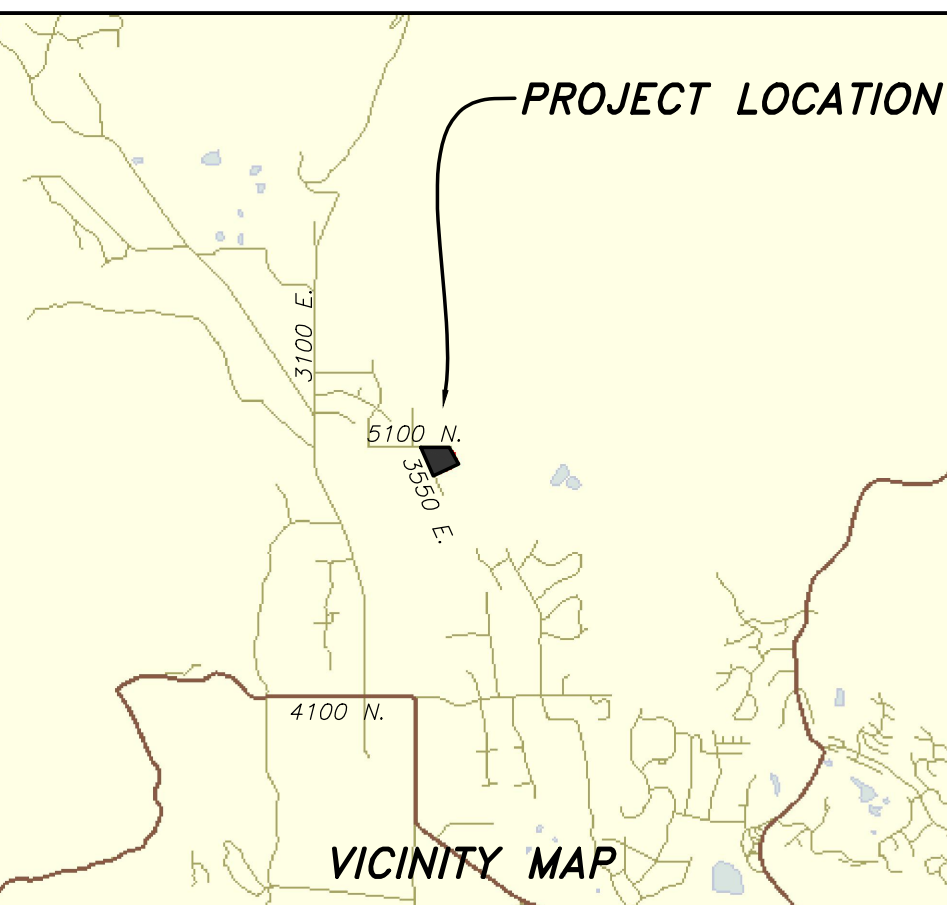
(PREVIOUS LOT 12)
 LOT 15
 NATALIE POST TRUST
 CONT. 4.80 ACRES
 5020 NORTH

(PREVIOUS LOT 13)
 LOT 14
 NATALIE POST TRUST
 CONT. 3.18 ACRES
 5066 NORTH

LOT 11
 NATALIE POST TRUST
 22-182-0007

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



DEVELOPER:
 JEFF POST
 5020 NORTH 3550 EAST
 LIBERTY, UTAH

HAI
HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haies.net
 Brigham City Ogden Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272
 Celebrating over 60 Years of Business

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 _____, 2021.

WEBER COUNTY SURVEYOR

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.
 SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY ENGINEER

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 _____, 2021.

WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 2021.

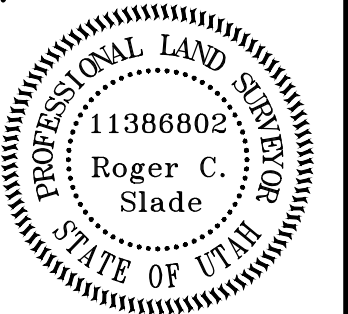
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND 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 HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS VALLEY ESTATES PHASE - 2 SUBDIVISION FIRST AMENDMENT IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY 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 _____, 2021.

ROGER C. SLADE, P.L.S.
 UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 12 & 13, VALLEY ESTATES PHASE - 2 SUBDIVISION, WEBER COUNTY, UTAH. SITUATED IN THE NORTH HALF OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. RECORDED AS ENTRY NO. 1767437 IN THE WEBER COUNTY RECORDER'S OFFICE.

CONTAINING 7.98 ACES AND 2 LOTS.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART, AMEND AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT VALLEY ESTATES PHASE - 2 SUBDIVISION, AND DO HEREBY DEDICATE AND GRANT TO WEBER COUNTY THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, AND CANAL MAINTENANCE EASEMENT, 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 _____, 2021.

NATALIE A. POST, "TRUSTEE" OF THE
 NATALIE POST LIVING TRUST, DATED MARCH 29, 2009

JEFFREY H. POST, "TRUSTEE" OF THE
 NATALIE POST LIVING TRUST, DATED MARCH 29, 2009

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
)
 COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2021, NATALIE A. POST AND JEFFREY H. POST TRUSTEES FOR THE NATALIE POST LIVING TRUST, DATED MARCH 29, 2009, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

NOTES:

1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 - THERE IS A 10' PEDESTRIAN PATHWAY ON THE EAST SIDE OF SHEEP CREEK AS SHOWN ON THE OFFICIAL PLAT OF VALLEY ESTATES PHASE - 2 SUBDIVISION, ENTRY NO. 1767437. NO DIMENSIONS ARE SHOWN TO THE LOCATION OF SAID PATHWAY ON THE RECORDED SUBDIVISION.

3 - A PORTION OF THIS SUBDIVISION FALLS IN FEMA ZONE A PER FEMA FLOOD INSURANCE RATE MAP NO. 49057C0226F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

Original plat PUE is 15'

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JEFF POST. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS VALLEY ESTATES PHASE - 2 SUBDIVISION, ENTRY NO. 1767437 ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.

THE BASIS OF BEARING IS THE NORTH LINE OF SAID SECTION WHICH BEARS SOUTH 89°44'00" EAST, UTAH NORTH, AS SHOWN ON SAID VALLEY ESTATES PHASE - 2 SUBDIVISION.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

_____ COUNTY RECORDER

BY: _____ DEPUTY