VALLEY CENTER ESTATES-2ND AMENDMENT AMENDED BOUNDARY DESCRIPTION A PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35. TOWNSHIP 7 NORTH, RANGE 1 EAST OF LOCATED IN THE EAST HALF OF SECTION 34 THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET SAID POINT BEING LOCATED NORTH AND THE WEST HALF OF SECTION 35, 90°00'00" WEST 30.81 FEET AND NORTH 00°00'00" EAST 48.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34 RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 125 FOOT RADIUS CURVE TO THE RIGHT TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 194.68 FEET WITH A CHORD BEARING OF SOUTH 44°44'50" EAST 175.59 FEET; THENCE NORTH 88°19'50" VICINITY MAP WEST 150.11 FEET; THENCE SOUTH 00°45'57" WEST 194.40 FEET; THENCE SOUTH 88°47'22" EAST 143.81 FEET TO A POINT ON → WEBER COUNTY, UTAH THE WEST RIGHT-OF-WAY LINE OF 5500 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°40'32" NOT TO SCALE NORTHEAST CORNER WEST 278.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET; THENCE ALONG SAID NORTH SEC. 34 T.7.N. R.1.E. S.L.B.&M. OCTOBER 2023 RIGHT-OF-WAY LINE NORTH 88°41'34" WEST 264.77 FEET; THENCE NORTH 00°58'38" EAST 592.14 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°21'51" EAST 152.89 FEET TO THE POINT OF BEGINNING. CONTAINING 130,306.97 SQUARE FEET OR 2.99 ACRES. **2300 NORTH** PARCEL1 DESCRIPTION A PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ∏ P.U.E. S89°21'51"E 152.89' BEGINNING AT A POINT BEING LOCATED SOUTH 00°18'55" WEST 73.73 FEET ALONG THE EAST SECTION LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 34 AND NORTH 90°00'00" WEST 56.85 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE SOUTH 88°19'50" EAST 150.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF 5500 EAST L=2.96', R=14.07' STREET: THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG AN ARC OF A 125 FOOT RADIUS CURVE TO THE RIGHT A Δ=12°02'36" CH=S10° 29' 53"W 2.95" DISTANCE OF 6.12 FEET WITH A CHORD BEARING OF SOUTH 1°16'22" WEST 6.12 FEET: THENCE SOUTH 2°40'32" WEST 187.13 FEET, THENCE NORTH 88°47'22" WEST 143.81 FEET; THENCE NORTH 0°45'57" EAST 194.40 FEET TO THE POINT OF S45°46'57"W 47.97' BEGINNING, CONTAINING 28494.30 SQ.FT, OR 0.654 ACRES, MORE OR LESS. LINE TEST HOLE 1-23 N90°00'00"W 30.81 TEST HOLE TEST HOLE SHARED ACCESS N21°49'48"E 33.53'~ EASEMENT #3151709 EAST QUARTER CORNER AND PARCEL 22-316-0003 SEC. 34 T.7.N. R.1.E. S.L.B.&M SURVEYOR'S CERTIFICATE LOT 8 N59°41'39"W 71.81'~ I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND ,/N90°00'00"W 56.85' N88°19'50"W 150.11' Scale in Feet 46645.96 SF THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND 1" = 40' 1.071 ACRES LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE S88°19'50"E 150.11 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 VALLEY CENTER ESTATES-2ND AMENDMENT IN ACCORDANCE WITH L=6.121, R=125.00' [►] P.O.B. Δ=2°48'21" CH=S1° 16 22"W 6.12' SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED PARCEL 1 **LEGEND** 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. ◆ WEBER COUNTY MONUMENT AS NOTED ADJACENT PARCEL SHARED CROSS SET 24" REBAR AND CAP DAY OF SECTION LINE O MARKED GARDNER ENGINEERING FOR LOT 6-8 AND 1/0.00' P.U.E. ------ EASEMENT SUBDIVISION BOUNDARY **PARCEL**¥ ORIGINAL LOT LINE 28494.30 SF - TEST HOLE 1-12 0.654 ACRES S88°44'53"W 0.50' ¬ SITE SOIL INFORMATION TEST HOLES 2012 TEST HOLE 1-12 UTM ZONE 12 NAD 83 (12T) 431653 E 4572395±18 N KLINT H. WHITNEY, PLS NO. 8227228 0-20" SILTY LOAM, GRANULAR 20-45" SILTY CLAY LOAM, MASSIVE 45-72" GRAVELLY LOAM SANDY, SINGLE LINDA JOHNSON GRAINED, 30% GRAVEL (HIGH CLAY) 220470036 REPLACEMENT TEST HOLE 2-12 UTM ZONE 12 NAD 83 (12T) 431725 E 4572345 N **OWNER'S DEDICATION** 0-16" SILT LOAM, GRANULAR 16-61" SILTY CLAY LOAM, MASSIVE 61-82" GRAVELLY LOAM SANDY, SINGLE GRAINED, 30% GRAVEL (HIGH CLAY). PREDICTED LESS THAN 5MIN/INCH PERCOLATION RATE. TRENCH LIMITED TO 12INCHES 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: S88°47'28"E 25.50' TEST HOLES 2023 N88°47'22"W 143.81' VALLEY CENTER ESTATES-2ND AMENDMENT TEST HOLE 1-23 UTM ZONE 12 NAD 83 0431668 E 4572449 N AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT S88°47'22"E 143.81' 0-11" LOAM, GRANULAR, 0.5 GPD/SF 11-26" LOAM WEAK, GRANULAR, 0.45 GPD/SF 26-42" GRAVELLY OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT COARSE SANDY LOAM, MASSIVE, 75% GRAVEL, 0.45GPD/SF 42-51" LOAM, MASSIVE, 0.4 GPD/SF 51-88" AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC GRAVELLY SANDY LOAM, SINGLE GRAIN, 80% GRAVEL, 0.45 GPD/SF 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 TEST HOLE 2-23 UTM ZONE 12 NAD 83 0431694 E 4572432 N NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OF 0-19" LOAM, GRANULAR, 0.5 GPD/SF 19-65" LOAM, BLOCKY, 0.5 GPD/SF 65-94" GRAVELLY COARSE LOAMY TEST HOLE 2-12 \ STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A SAND, SINGLE GRAINED, 0.45 GPD/SF PERPETUAL EASEMENT OVER, UPON, AND UNDER THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS SHARED CROSS ACCESS EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A SHARED TEST HOLE 3-23 UTM ZONE 12 NAD 83 04311717 E 4572432 N DRIVEWAY TO BE USED AS PUBLIC ACCESS TO ALL ADJOINING LOTS. ALSO, THE UNDERSIGNED HEREBY GRANT AND 10.00' 0-18" LOAM, GRANULAR, 0.5 GPD/SF 18-60" LOAM, BLOCKY, 0.5 GPD/SF 60-78" GRAVELLY COARSE LOAMY DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THOSE PARTS OR PORTION OF SAID TRACT OF LAND P.U.E. SAND, SINGLE GRAINED, 0.5 GPD/SF DESIGNATED AS STORM DRAIN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF A STORM DRAIN LINE AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO. **ACKNOWLEDGEMENT** SIGNED THIS ____ DAY OF _____ 5640 EAST LOT 7 44875.19 SF 5484 EAST 1.030 ACRES STATE OF UTAH 38785.86 SF 0.890 ACRES COUNTY OF WEBER **EXISTING** BUILDING On this___ ____day of_ __2023, personally appeared before me(__ **ASPHALT** PROPOSED 20' STORM whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say PARKING ____) (TITLE) of (ZW INVESTMENTS LLC) (CORP/TRUST), and that said document was signed by him/her DRAIN EASEMENT in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said ((OWNER/SIGNER) acknowledged to me that said *Corporation executed the same. - 40.00' - 40.00' - - **ACKNOWLEDGEMENT** STAMP NOTARY PUBLIC STATE OF UTAH COUNTY OF WEBER √88°41'34"W 20.00' ¬ NOTES ___2023, personally appeared before me(ZANE B. FROERER)(OWNER/SIGNER), 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 1. ZONE FB - MUC (FORM-BASED ZONE - MIXED USED COMMERCIAL) CURRENT YARD N0°00'00"E 10.00'the (MANAGER) (TITLE) of (ZBF INVESTMENTS I LLC) (CORP/TRUST), and that said document was signed by him/her in behalf of said SETBACKS: *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (ZANE B. FROERER) (OWNER/SIGNER) N88°41'34"W 130.29' 102.30' FRONT: NO MINIMUM, MAXIMUM OF FIVE (5) FEET OR TWENTY (20) IF PROVIDING PUBLIC acknowledged to me that said *Corporation executed the same. DINING OR GATHERING SPACE N88°41'34"W 264.77' REAR: NONE 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0237F WITH NOTARY PUBLIC STAMP AN EFFECTIVE DATE OF JUNE 2, 2015. SOUTHEAST CORNER **2200 NORTH** SEC. 34. T.7.N. R.1.E. S.L.B.&M. **DEVELOPER: COUNTY RECORDER** ZANE FROERER WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING WEBER - MORGAN HEALTH NARRATIVE LANCE FROERER ENTRY NO. 2600 WASHINGTON BLVD ACCEPTANCE **COMMISSION APPROVAL** DEPARTMENT I HEREBY CERTIFY THAT THE WEBER COUNTY I HAVE EXAMINED THE FINANCIAL I HEREBY CERTIFY THAT THE REQUIRED OGDEN, UTAH THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION ON THE PROPERTY AS SHOWN FILED FOR AND RECORDED SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT **GUARANTEE AND OTHER DOCUMENTS** PUBLIC IMPROVEMENT STANDARDS AND THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT THIS IS TO CERTIFY THAT THIS I DO HEREBY CERTIFY THAT THE SOILS, 801-668-0920, 801-668-0924 AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ZANE & LANCE FROERER. THE AND ALL CONDITIONS FOR APPROVAL BY THIS ASSOCIATED WITH THIS SUBDIVISION DRAWINGS FOR THIS SUBDIVISION THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY PERCOLATION RATES, AND SITE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY OFFICE HAVE BEEN SATISFIED. THE APPROVAL PLAT AND IN MY OPINION THEY CONFORM CONFORM WITH COUNTY STANDARDS WAYS AND FINANCIAL GUARANTEE OF PUBLIC THE WEBER COUNTY PLANNING CONDITION FOR THIS SUBDIVISION HAVE WITH THE COUNTY ORDINANCE AND THE AMOUNT OF THE FINANCIAL OF THIS PLAT BY THE WEBER COUNTY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION BEEN INVESTIGATED BY THIS OFFICE AND COMMISSION. SURVEYOR DOES NOT RELIEVE THE LICENSED APPLICABLE THERETO AND NOW IN GUARANTEE IS SUFFICIENT FOR THE THEREON ARE HEREBY APPROVED AND ACCEPTED ARE APPROVED FOR ON-SITE THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT RECORDS, PAGE INSTALLATION OF THESE IMPROVEMENTS. LAND SURVEYOR WHO EXECUTED THIS PLAT FORCE AND EFFECT. BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. WASTEWATER DISPOSAL SYSTEMS. LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°18'55" WEST WEBER COUNTY, UTAH NORTH, FROM THE RESPONSIBILITIES AND/OR LIABILITIES NAD 83 STATE PLANE GRID BEARING. ASSOCIATED THEREWITH. SIGNED THIS____DAY OF ______, 2023. SIGNED THIS____DAY OF _____ 2023 SIGNED THIS___DAY OF____ SIGNED THIS DAY OF SIGNED THIS_____DAY OF ____ SIGNED THIS___DAY OF ______, 2023. CHAIRMAN, WEBER COUNTY COMMISSION COUNTY RECORDER MUNICIPAL - LAND SURVEYING WEBER COUNTY SURVEYOR CHAIRMAN, WEBER COUNTY PLANNING DIRECTOR WEBER-MORGAN HEALTH DEPT 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 NAME/TITLE COMMISSION