VALLEY CENTER ESTATES-2ND AMENDMENT LOCATED IN THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, AMENDED BOUNDARY DESCRIPTION SEE COMMENTS FROM VEBER COUNTY PLANNING A PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST OF TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REGARDING THIS SECTION BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET SAID POINT BEING LOCATED NORTH OF EASEMENT AND ROAD WEBER COUNTY, UTAH 90°00'00" WEST 30.29 FEET AND NORTH 00°00'00" EAST 48.60 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3 NORTHEAST CORNER DEDICATION. RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 125 FOOT RADIUS CURVE TO THE RIGHT SEC. 34 T.7.N. R.1.E. S.L.B.&M. VICINITY MAP **NOVEMBER 2023** A DISTANCE OF 200.80 FEET WITH A CHORD BEARING OF SOUTH 42°43'31" EAST 179.90 FEET TO A POINT ON THE WEST NOT TO SCALE RIGHT-OF-WAY LINE OF 5500 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 03°17'41" WEST 466.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°04'25" WEST 264.77 FEET TO THE EAST BOUNDARY LINE OF LOT1 OF VALLEY CENTER ESTATES; THENCE ALONG SAID EAST BOUNDARY LINE OF LOT1 OF VALLEY CENTER ESTATES NORTH 01°35'47" EAST 592.14 **2300 NORTH** FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°44'42" EAST 152.89 FEET TO THE POINT OF BEGINNING. CONTAINING 130,306.97 SQUARE ROAD DEDICATION AREA FEET OR 2.99 ACRES. CONTAINING 6,206.53 SQ. FT. S88°44'42"E 152.89' 28'19"E 7.54' \$88°,44'42"E 50.94' -S88°44'42"E 34.34' S1°28'19"W 7.29'~ L=200.80', R=125.00' λ=92°02'23" ζH=642° 43' 31"E 179\90' P.U.E. TEST HOLE -1-23 \$69°07'11"W 36.71' EAST QUARTER CORNER SEC. 34 T.7.N. R.1.E. S.L.B.&M. L=166.72'. R=105.00' Δ=90°58'27" CH=S43° 15' 29"E 149.75' SHARED ACCESS EASEMENT #3151709 FOR PARCEL 22-047-0036 AND PARCEL 22-316-0003 Scale in Feet TEŞŢ HOLE⁾ TEST HOLE F SURVEYOR'S CERTIFICATE 1" = 40' 2-23 N19°34'59"E 38.59' N46°07'47"W 57.60' I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND LOT 8 **LEGEND** THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND N88°23'41"W 130.10' P.U.E. LAND SURVEYORS ACT: I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE 41110.88 SF PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS 0.94 ACRES WEBER COUNTY MONUMENT AS NOTED EXISTING FENCE TOGETHER WITH EASEMENTS. HEREAFTER TO BE KNOWN AS VALLEY CENTER ESTATES-2ND AMENDMENT IN ACCORDANCE WITH Δ=1°09'56" CH=S2° 42' 43"W 2.54 5471 EAST SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED FOUND REBAR AND CAP ADJACENT PARCEL **EXISTING** AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF BUILDING_ THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL FOUND ROW MARKER SECTION LINE BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. SHARED CROSS O SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING EASEMENT ACCESS EASEMENT DAY OF 10.00' P.U.E. → ORIGINAL LOT LINE SUBDIVISION BOUNDARY ROAD DEDICATION AREA LOT 9 Klint H. / TEST HOLE 1-12 27822.85 SF , Whitney 0.64 ACRES S89°22'02"W 0.50'¬ SITE SOIL INFORMATION N88°45'36"W 103.41' **2273 NORTH** TEST HOLES 2012 _S88°45'36"E 103 4 FND REEVES -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 TEST HOLE 2-12 UTM ZONE 12 NAD 83 (12T) 431725 E 4572345 N 0-16" SILT LOAM, GRANULAR 16-61" SILTY CLAY LOAM, MASSIVE 61-82" GRAVELLY LOAM SANDY, SINGLE **OWNER'S DEDICATION** 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: TEST HOLES 2023 VALLEY CENTER ESTATES-2ND AMENDMENT TEST HOLE 1-23 UTM ZONE 12 NAD 83 0431668 E 4572449 N S88°10'13"E 143.81' FND REEVES AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT 0-11" LOAM, GRANULAR, 0.5 GPD/SF 11-26" LOAM WEAK, GRANULAR, 0.45 GPD/SF 26-42" GRAVELLY OF LAND DESIGNATED AS ROAD DEDICATION AREA, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND COARSE SANDY LOAM, MASSIVE, 75% GRAVEL, 0.45GPD/SF 42-51" LOAM, MASSIVE, 0.4 GPD/SF 51-88" ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS GRAVELLY SANDY LOAM, SINGLE GRAIN, 80% GRAVEL, 0.45 GPD/SF 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 TEST HOLE 2-23 UTM ZONE 12 NAD 83 0431694 E 4572432 N IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO 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 -BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. ALSO, THE UNDERSIGNED HEREBY GRANT AND SAND, SINGLE GRAINED, 0.45 GPD/SF DEDICATE A 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 TEST HOLE 3-23 UTM ZONE 12 NAD 83 04311717 E 4572432 N OF A SHARED DRIVEWAY TO BE USED AS PUBLIC ACCESS TO ALL ADJOINING LOTS WITH THE EXCEPTION OF LOT 7 AS 0-18" LOAM, GRANULAR, 0.5 GPD/SF 18-60" LOAM, BLOCKY, 0.5 GPD/SF 60-78" GRAVELLY COARSE LOAMY 10.00' DESCRIBED ON THE PLAT HEREON. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT P.U.E. SAND, SINGLE GRAINED, 0.5 GPD/SF OVER, UPON, AND UNDER THOSE PARTS OR PORTION OF SAID TRACT OF LAND 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** 5640 EAST SIGNED THIS ____ DAY OF _____ 2023. LOT 7 44875.19 SF 5484 EAST 1.03 ACRES STATE OF UTAH 38785.86 SF 0.89 ACRES COUNTY OF WEBER EXISTING BUILDING _2023, personally appeared before me(ZANE B. FROERER)(OWNER/SIGNER), whose identity is ___day of__ ASPHALT 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 PROPOSED 20' STORM PARKING (MANAGER) (TITLE) of (ZW INVESTMENTS LLC) (CORP/TRUST), and that said document was signed by him/her in behalf of said DRAIN EASEMENT *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (ZANE B. FROERER) (OWNER/SIGNER) acknowledged to me that said *Corporation executed the same. **ACKNOWLEDGEMENT** 40.00' ----STAMP NOTARY PUBLIC STATE OF UTAH NOTES COUNTY OF WEBER 1. ZONE FB - MUC (FORM-BASED ZONE - MIXED USED COMMERCIAL) CURRENT YARD SETBACKS: __2023, personally appeared before me(ZANE B. FROERER)(OWNER/SIGNER), whose identity is FRONT: NO MINIMUM, MAXIMUM OF FIVE (5) FEET OR TWENTY (20) IF PROVIDING PUBLIC N88°04'25"W 20.00'~ 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 N0°37'09"E 10.00'~ DINING OR GATHERING SPACE ┌ P.U.E. the (MANAGER) (TITLE) of (ZBF INVESTMENTS I LLC) (CORP/TRUST), and that said document was signed by him/her in behalf of said FND REEVES — — — — — SIDE: NONE *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (ZANE B. FROERER) (OWNER/SIGNER) FND REEVES N88°04'25"W 130.29' acknowledged to me that said *Corporation executed the same. 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 AN EFFECTIVE DATE OF FND STATE ROA JUNE 2, 2015. ROW MARKER 3. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED NOTARY PUBLIC STAMP 4. RIGHT-OF-WAY DEDICATION TO THE COUNTY WILL OCCUR ACCORDING TO THE APPLICABLE SOUTHEAST CORNER **2200 NORTH** RIGHT-OF-WAY CROSS SECTIONS SPECIFIED IN THE FORM-BASED ZONE AS DEVELOPMENT OCCURS ON SEC. 34. T.7.N. R.1.E. S.L.B.&M EACH LOT OR PARCEL. **DEVELOPER: COUNTY RECORDER** ZANE FROERER WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER - MORGAN HEALTH NARRATIVE LANCE FROERER WEBER COUNTY PLANNING 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 CONDITION FOR THIS SUBDIVISION HAVE WAYS AND FINANCIAL GUARANTEE OF PUBLIC THE WEBER COUNTY PLANNING 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" EAST 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