

SHEEP CREEK CLUSTER SUBDIVISION PHASE-1

LOT 15 & 16 ^{1st AMENDED} ~~MELT~~

A PART OF THE SW 1/4 OF SEC. 16 T.7N., R.1E., S.L.B.&M.

WEBER COUNTY, UTAH

JANUARY 2014

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF SHEEP CREEK CLUSTER SUBDIVISION PHASE-1 LOT 15 & 16 AMENDED SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____ 20__.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT SHEEP CREEK CLUSTER SUBDIVISION PHASE-1 LOT 15 & 16 AMENDED SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 _____ 20__.

Typed Names _____

Typed Names _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
ALL OF LOT 15 AND ALL OF LOT 16 SHEEP CREEK CLUSTER SUBDIVISION PHASE-1, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 1, SAID POINT BEING SOUTH 89°28'19" EAST 1975.017 FEET AND NORTH 0°23'38" EAST 663.009 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE SOUTH 84°00'00" WEST 185.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4150 EAST STREET, THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO COURSES: 92.60 FEET NORTHWESTERLY ALONG THE ARC OF A 438.00 FOOT RADIUS CURVE TO THE LEFT DELTA=81°33' (LC=NORTH 26°28'52" WEST 82.84 FEET) AND 144.86 FEET NORTHWESTERLY ALONG THE ARC OF A 157.00 FOOT RADIUS CURVE TO THE RIGHT DELTA=150°03' (LC=NORTH 23°01'23" WEST 142.86 FEET) THENCE SOUTH 81°00'00" EAST 228.87 FEET; THENCE SOUTH 0°23'38" WEST 140.71 FEET TO THE POINT OF BEGINNING.

DESC. DOES NOT MATCH DWG
I WILL COMPLETE THIS REVIEW WHEN THE DESC. IS CORRECTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND LOTS 15 AND 16 OF SHEEP CREEK CLUSTER SUBDIVISION PHASE-1. THE LINE BETWEEN THE TWO LOTS WAS ADJUSTED TO MAKE THE AREA OF LOT 16 TO BE UNDER 20,000 S.F.

BASEIS OF BEARING IS AS SHOWN BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER MONUMENT AND IS STATE PLANE GRID BEARING AS PUBLISHED BY WEBER COUNTY SURVEYOR.

DEVELOPER:
Peterson Builders
4794 E. 2600 N.
Eden UT, 84310
801-745-3573

FOUND. W.C. MONUMENT
NE COR SEC 22, T6N, R3W
DATED 1977, GOOD CONDITION

FOUND W.C. MONUMENT
S.E. COR SEC 22, T6N, R3W
DATED 1982, GOOD CONDITION

2666.31' MEAS.

VERIFY BASIS OF BEARING

N 00°23'38" E

VERIFY

LOT 42

LOT 43

LOT 44

FOUND STREET MONUMENT

FOUND STREET MONUMENT

4150 EAST STREET

LOT 17

LOT 16
19,994 S.F.
0.459 ACRES

LOT 15
17,230 S.F.
0.396 ACRES

LOT 14

AMERICA FIRST FEDERAL CREDIT UNION

- 1 INCLUDE NORTH ARROW SCALE LEGEND
- 2 WERE ANY EXISTING SUBD. OR LOT CORNERS FUD?
- 3 SHOW LOT COR. MONUMENTATION ON PLAT-W/DETAIL IN LEGEND

Basis of Bearing?
STATE PLANE GRID BEARING PER W. CO. RECORDS DIST. VS MEASURED DIST.

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20__.

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 _____ 20__.

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 _____ 20__.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION
Attest _____

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE, AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20__.

WEBER COUNTY PLANNING COMMISSION APPROVAL


THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__.

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 _____ 20__.

 LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: PETERSON BUILDERS LOCATION: SE 1/4 SEC 22 T.6N., R.3W., S.L.B.&M. SURVEYED: JANUARY 2013	REVISIONS: _____ DRAWN BY: TDK CHECKED BY: DKB DATE: 01-02-2014 FILE: 3400	