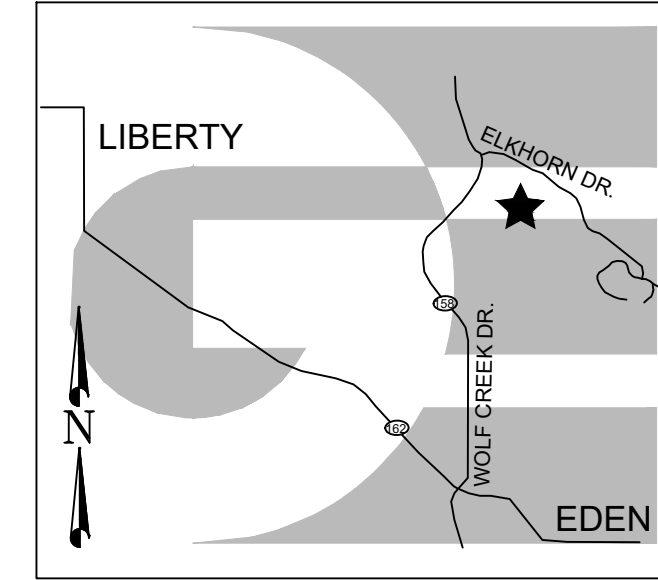


EAST WELL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH,
MARCH 2024

VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF THE ELKHORN SUBDIVISION PHASE 4, SAID POINT BEING LOCATED SOUTH 47°22'11" WEST 153.36 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF ELKHORN DRIVE AND 5675 EAST; SAID POINT ALSO BEING NORTH 89°57'06" EAST 1011.53 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 23 AND NORTH 00°00'00" EAST 344.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 30°24'36" WEST 9.42 FEET; THENCE ALONG THE ARC OF A 106.23 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 164.81 FEET (CHORD BEARS SOUTH 13°59'54" EAST 148.77 FEET); THENCE SOUTH 58°26'37" EAST 24.49 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 103.28 FEET (CHORD BEARING SOUTH 40°10'57" WEST 59.32 FEET); THENCE NORTH 41°11'28" WEST 89.20 FEET; THENCE ALONG THE ARC OF A 360.04 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 110.74 FEET (CHORD BEARING NORTH 50°00'11" WEST 110.31 FEET); THENCE NORTH 35°47'03" EAST 130.68 FEET TO SAID SOUTH BOUNDARY LINE OF ELKHORN SUBDIVISION PHASE 4; THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 57°53'09" EAST 61.87 FEET; (2) SOUTH 49°24'26" EAST 0.82 FEET TO THE POINT OF BEGINNING, CONTAINING 18,190 SQUARE FEET OR 0.42 ACRES.

Scale in Feet
1" = 60'

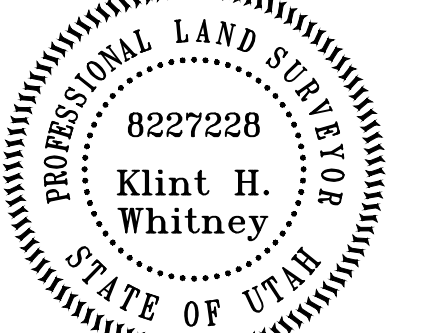
LEGEND

- ◆ STREET MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND GARDNER REBAR AND CAP
- ◆ STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE 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 EAST WELL SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED 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.

SIGNED THIS _____ DAY OF _____, 2024.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

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:

EAST WELL SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ACCESS EASEMENT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS 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 IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2024.

EDEN VILLAGE LLC

BY: RUSS WATTS - MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2024, personally appeared before me RUSS WATTS, 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 the MEMBER of EDEN VILLAGE, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said RUSS WATTS acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

NOTES

- ZONE RE-15 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 10 FEET WITH BOTH SIDE EQUALING 24 FEET; SIDE FACING STREET 20 FEET; REAR 30 FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 490570233F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILLED WITH WEBER COUNTY ON MAY 18TH 2017.
- SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUC§ 104-28) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
- "LOT 4" FOR UTILITY DEVELOPMENT ONLY AND FOR PURPOSES OF FUTURE WELL SITING. "LOT 4" IS NOT FOR RESIDENTIAL DEVELOPMENT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE STREET CENTERLINE OF ELKHORN DRIVE BETWEEN 5775 EAST AND 5675 EAST, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 50°06'38" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

REMAINDER PARCEL
8.459 ACRES
(NOT APPROVED FOR DEVELOPMENT AT THIS TIME FUTURE EDEN VIEW SUBDIVISION)

LOT 1
18,190 SQ.FT.
ADDRESS
3539 N

ACCESS AND UTILITY EASEMENT RECORDED AS ENTRY #3318961

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	118.22	76.23	88°51'14"	S14° 01' 01"E	106.72
C2	206.56	60.00	197°15'09"	S40° 10' 57"W	118.64
C3	103.48	330.04	17°57'49"	N50° 10' 23"W	103.05

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 _____, 2024.

COUNTY SURVEYOR

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 EFFECT.

SIGNED THIS ___ DAY OF _____, 2024.

COUNTY ATTORNEY

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 _____, 2024.

COUNTY ENGINEER

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.

SIGNED THIS ___ DAY OF _____, 2024.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF _____, 2024.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO 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.

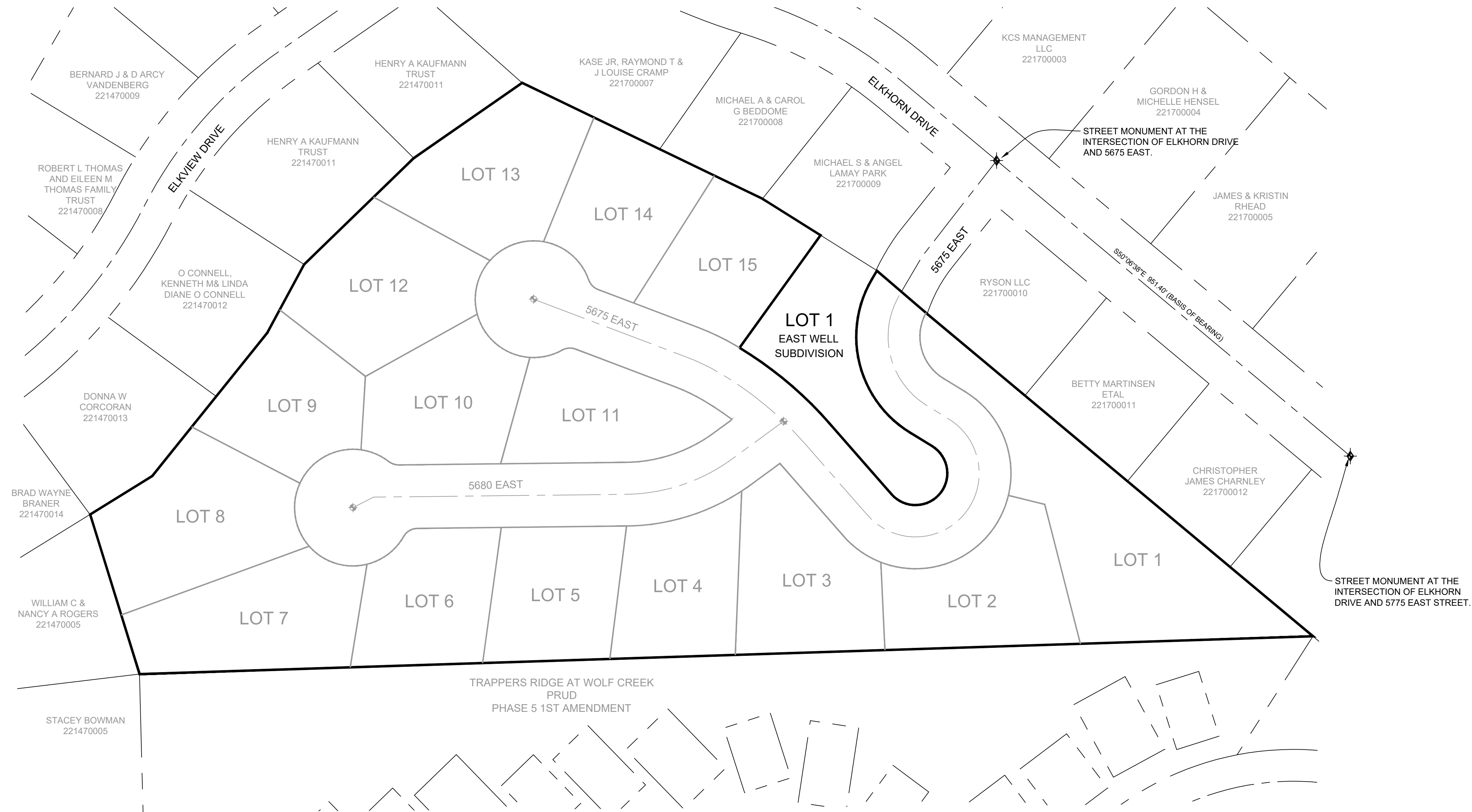
SIGNED THIS ___ DAY OF _____, 2024.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

FUTURE EDEN VIEW SUBDIVISION

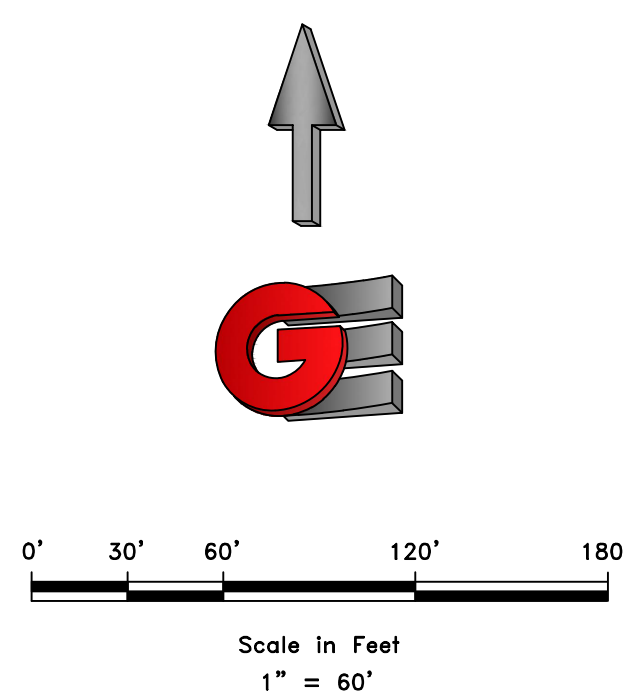
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH,
MARCH 2024

***FUTURE EDEN VIEW SUBDIVISION LAYOUT
INCLUDED FOR REFERENCE ONLY, SAID LAYOUT
IS NOT FOR RECORDING AT THIS TIME***

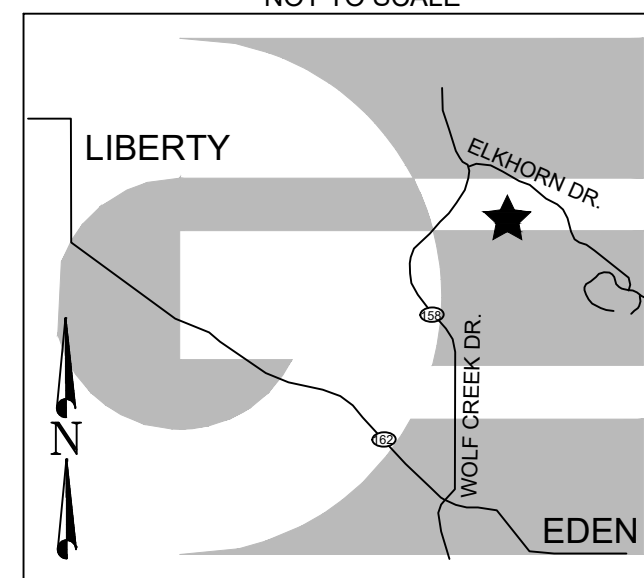


LEGEND

- STREET MONUMENT AS NOTED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE



VICINITY MAP NOT TO SCALE



NOTES

1. ZONE RE-15 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 10 FEET WITH BOTH SIDE EQUALING 24 FEET; SIDE FACING STREET 20 FEET; REAR 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0233F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILLED WITH WEBER COUNTY ON MAY 18TH 2017.
4. SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (IUCS § 104-28) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
5. "LOT 4" FOR UTILITY DEVELOPMENT ONLY AND FOR PURPOSES OF FUTURE WELL SITING. "LOT 4" IS NOT FOR RESIDENTIAL DEVELOPMENT.
6. THE PROPOSED LAYOUT OF EDEN VIEW SUBDIVISION AS SHOWN HEREON HAS NOT BEEN APPROVED AT THIS TIME. SAID LAYOUT WAS INCLUDED FOR THE PURPOSE OF SHOWING HOW "LOT 4" OF EAST WELL SUBDIVISION WILL MERGE WITH EDEN VIEW SUBDIVISION.

DEVELOPER: WATTS ENTERPRISES RUSS WATTS 5200 HIGHLAND DRIVE HOLLADAY, UTAH 801-272-7111	S2 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
<b style="font-size: 1.2em; margin-left: 10px;">GARDNER ENGINEERING <small>CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</small>		
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		