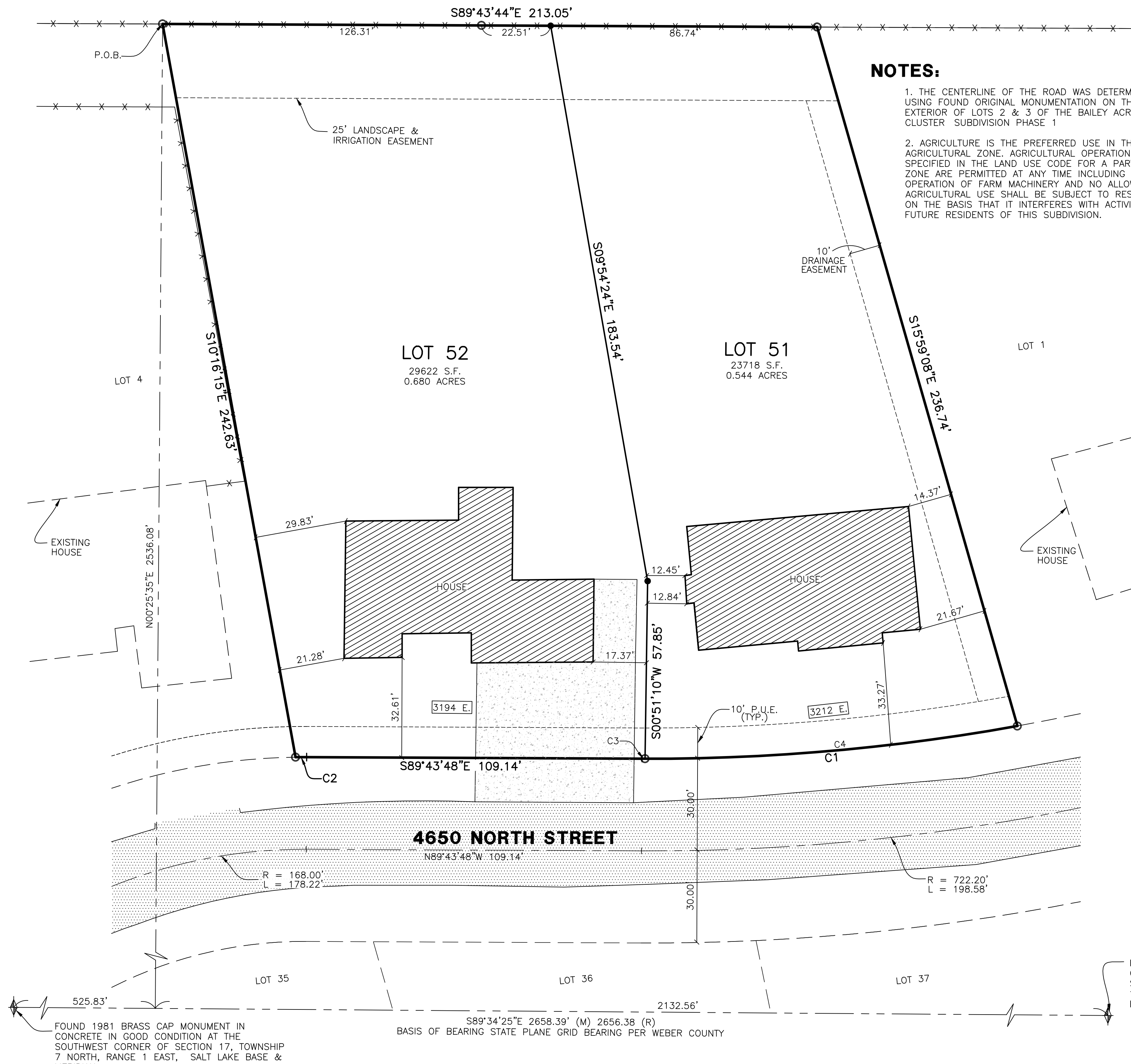


BAILEY ACRES CLUSTER SUBDIVISION PH.1 2nd Amendment

AMENDMENT OF LOTS 2 AND 3
PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2014



NOTES:

1. THE CENTERLINE OF THE ROAD WAS DETERMINED USING FOUND ORIGINAL MONUMENTATION ON THE EXTERIOR OF LOTS 2 & 3 OF THE BAILEY ACRES CLUSTER SUBDIVISION PHASE 1
2. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONE. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

LEGEND

- ◆ = SECTION CORNER
- = FOUND REBAR AND CAP LABELED "REEVE & ASSOCIATES"
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- x x x = EXISTING FENCELINE
- [Pattern] = EXISTING PAVEMENT
- [Pattern] = EXISTING CONCRETE
- [Pattern] = EXISTING BUILDING
- P.U.E. = PUBLIC UTILITY EASEMENT

Scale: 1" = 20'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS S89°34'25"E BETWEEN FOUND WEBER COUNTY MONUMENTS LOCATED AT THE SOUTHWEST AND SOUTH QUARTER CORNERS OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. (STATE PLANE GRID BEARINGS PER WEBER COUNTY)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 2 AND 3 TO ALLOW THE OWNER OF LOT 3 TO BUILD A R.V. PAD.

BOUNDARY DESCRIPTION

ALL OF LOTS 2 & 3 BAILEY ACRES SUBDIVISION PHASE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°34'25"E 525.83' AND N00°25'35"E 2536.08 FEET FROM A FOUND 1981 BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 17 AND RUNNING THENCE S89°43'44"E 213.05 FEET; THENCE S15°59'08"E 236.74 FEET TO A POINT ON A 670.20 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 122.85 FEET (CHORD BEARS S85°01'07"W 122.68' FEET); THENCE N89°43'48"W 109.14 FEET TO A POINT ON A 198.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 3.63 FEET (CHORD BEARS S89°44'42"W 3.63 FEET); THENCE N10°16'15"W 242.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,340 SQUARE FEET OR 1.225 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	670.20'	122.85'	122.68'	61.60'	S85°01'07"W	10°30'09"
C2	198.00'	3.63'	3.63'	1.81'	S89°44'42"W	1°03'01"
C3	670.20'	1.00'	1.00'	0.50'	N89°46'22"W	0°05'08"
C4	670.20'	121.85'	121.68'	61.09'	S84°58'34"W	10°25'01"

FOUND 1981 BRASS CAP MONUMENT IN CONCRETE IN GOOD CONDITION AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

DEVELOPER:
MIKE LATTIN
3194 EAST 4650 NORTH
LIBERTY, UTAH 84310

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, 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 LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF BAILEY ACRES CLUSTER SUBDIVISION PH.1 2ND AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND, I FURTHER 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 _____, 20____.

7736336
UTAH LICENSE NUMBER CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT BAILEY ACRES CLUSTER SUBDIVISION PH.1 2ND AMENDMENT, 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 THOROUGHFARES AND ALSO TO 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 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

MICHAEL S. LATTIN TRUSTEE GWENDOLYN H. LATTIN TRUSTEE
RICHARD L. BUCK NATALIE BUCK

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: C. ANDERSON
Designer: E. ROCHE
Begin Date: 07-30-14
Name: BAILEY ACRES CLUSTER SUBD. PH.1 2ND AMD.
Number: 6395-01
Revision: 09-30-14
Scale: 1"=20'
Checked: _____

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS 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 _____, 20____.

WEBER 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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

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 _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.