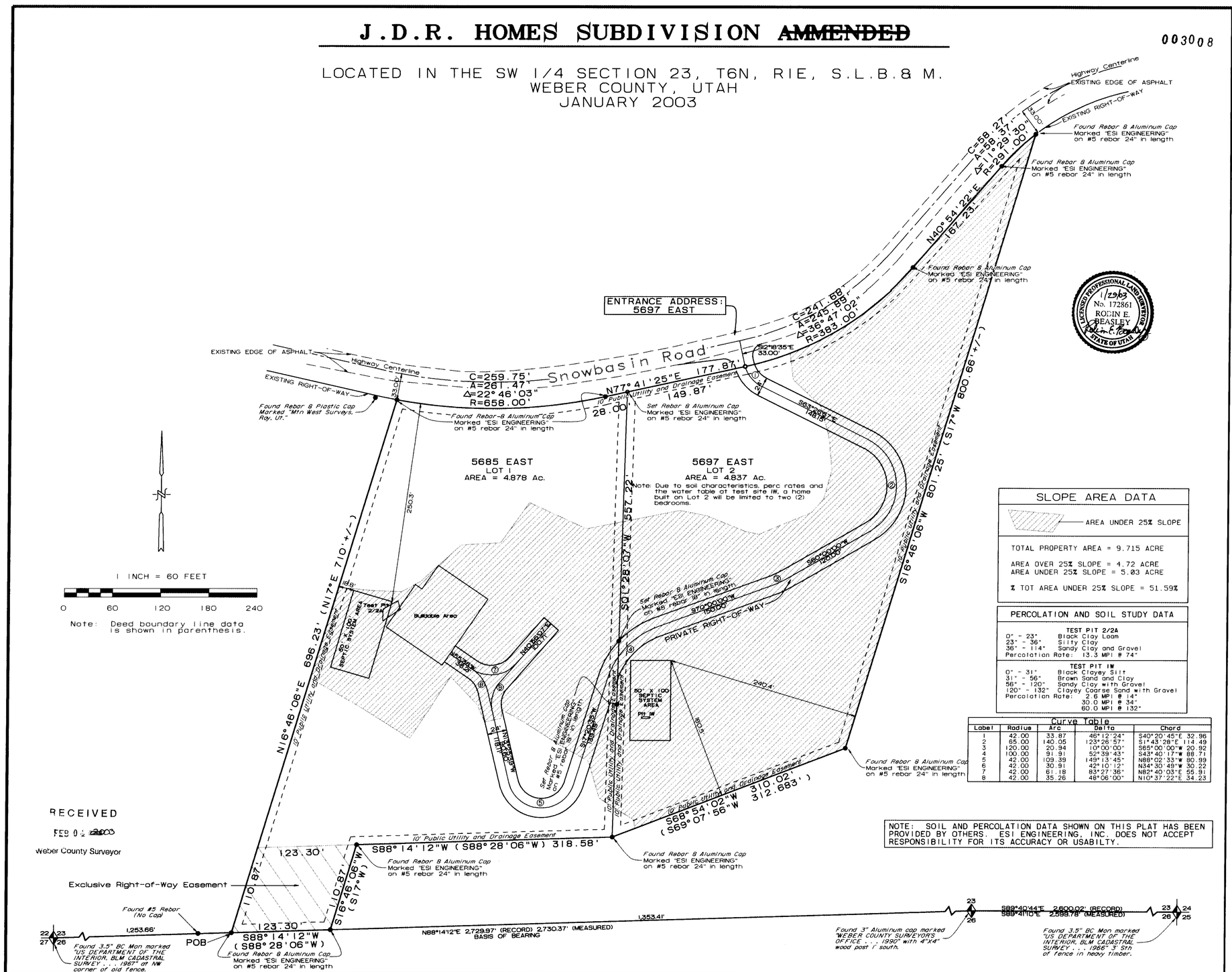
J.D.R. HOMES SUBDIVISION ~~AMMENDED~~

003008

LOCATED IN THE SW 1/4 SECTION 23, T6N, R1E, S.L.B.& M.
WEBER COUNTY, UTAH
JANUARY 2003



RECEIVED
FEB 04 2003
Weber County Surveyor

LICENSED PROFESSIONAL LAND SURVEYOR
No. 172861
ROBIN E. BEASLEY
1/29/03
STATE OF UTAH

SLOPE AREA DATA

AREA UNDER 25% SLOPE

TOTAL PROPERTY AREA = 9.715 ACRE

AREA OVER 25% SLOPE = 4.72 ACRE
AREA UNDER 25% SLOPE = 5.03 ACRE

% TOT AREA UNDER 25% SLOPE = 51.59%

PERCOLATION AND SOIL STUDY DATA

TEST PIT 2/2A	
0" - 23"	Black Clay Loam
23" - 36"	Silty Clay
36" - 114"	Sandy Clay and Gravel
Percolation Rate: 13.3 MPI # 74"	

TEST PIT 1W	
0" - 31"	Black Clayey Silt
31" - 56"	Brown Sand and Clay
56" - 120"	Sandy Clay with Gravel
120" - 132"	Clayey Coarse Sand with Gravel
Percolation Rate:	2.6 MPI @ 14" 30.0 MPI @ 34" 60.0 MPI @ 132"

Curve Table

Label	Radius	Arc	Delta	Chord
1	42.00	33.87	46°12'24"	S40°20'45"E 32.96
2	65.00	140.05	123°26'57"	S1°43'28"E 114.49
3	120.00	20.94	10°00'00"	S65°00'00"W 20.92
4	100.00	91.91	52°39'43"	S43°40'17"W 88.71
5	42.00	109.39	149°13'45"	N88°02'33"W 80.99
6	42.00	30.91	42°10'12"	N34°30'48"W 30.22
7	42.00	61.18	83°27'36"	N82°40'03"E 55.91
8	42.00	35.26	48°06'00"	N10°37'22"E 34.23

NOTE: SOIL AND PERCOLATION DATA SHOWN ON THIS PLAT HAS BEEN PROVIDED BY OTHERS. ESI ENGINEERING, INC. DOES NOT ACCEPT RESPONSIBILITY FOR ITS ACCURACY OR USABILTY.

SURVEYOR'S CERTIFICATE

I, Robin Eric Beasley, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate number (172861), as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners and under my direction a survey of the tract of land shown on this plat and described below has been made and I have subdivided said tract of land into lots, hereafter to be known as

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and that same has been correctly surveyed and staked on the ground as shown on this plat. I also certify that all current lot widths and areas meet the requirements of the Weber County Ordinances for zoning.

Date: Jan. 29, 2003

Robin E. Beasley

LEGAL DESCRIPTION

A parcel of land in the Southwest Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, Weber County, State of Utah; more particularly described as follows:

Beginning at a point 1,253.66 feet N88°14'12"E along the Section line from the Southwest Corner of said Southwest Quarter of Section 23, said point also being 2,599.78 feet N89°41'10"W and 1,476.71 feet S88°14'12"W (Deed = 4,076.49 feet S88°28'06"W) along the Section line from the Southeast Corner of said Section 23; and running thence N16°46'06"E 696.23 feet, more or less, (Deed = N17°E 710 feet, more or less) to a point on the southerly right-of-way line of the Snowbasin Road, said point also being on a 658.00 foot radius curve to the left; thence easterly along said southerly right-of-way line the following five (5) courses:

1. 261.47 feet along the arc of said curve and through a delta angle of 22°46'03" (chord bears N89°04'26"E 259.75 feet) to a point of tangency; thence
2. N77°41'25"E 177.87 feet to the point of curvature of a 383.00 foot radius curve to the left; thence
3. 245.89 feet along the arc of said curve and through a delta angle of 36°47'02" to a point of tangency (chord bears N59°17'53"E 241.68 feet); thence
4. N40°54'22"E 167.23 feet to the point of curvature of a 291.00 foot radius curve to the right; thence
5. 58.37 feet along said curve and through a delta angle of 11°29'30" (chord bears N46°39'05"E 58.27 feet); thence

S16°46'06"W 801.25 feet, more or less, (Deed = S17°W 800.66 feet, more or less); thence S68°54'02"W 310.02 feet (Deed = S69°07'56"W 312.683 feet); thence S88°14'12"W (Deed = S88°28'06"W) 318.58 feet parallel to the southerly line of said Southwest Quarter of Section 23; thence S16°46'06"W (Deed = S17°W) 110.87 feet to said southerly line; thence S88°14'12"W (Deed = S88°28'06"W) 123.30 feet to the point of beginning.

Contains 9.715 acres

Subject to an exclusive perpetual easement for ingress and egress over the following described parcel: A part of the Southwest Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Meridian; Beginning at a point 1,253.66 feet N88°14'12"E along the southerly Section line from the Southwest Corner of said Southwest Quarter of Section 23, said point also being 2,599.78 feet N89°41'10"W and 1,476.71 feet S88°14'12"W (Deed = 4,076.49 feet S88°28'06"W) along the Section Line from the Southeast Corner of said Section 23; and running thence N16°46'06"E (Deed = N17°E) 110.87 feet; thence N88°14'12"E (Deed = N88°28'06"E) 123.3 feet; thence S16°46'06"W (Deed = S17°W) 110.87 feet to the southerly line of said Southwest Quarter of Section 23; thence S88°14'12"W (Deed (Deed = S88°28'06"W) 123.3 feet along said southerly line to the point of beginning.

NARRATIVE

The purpose of this survey was to subdivide the described parcel into two (2) lots.

Brass cap monuments set by the Bureau of Land Management were found at the Southwest and Southeast corners of the section and an aluminum monument at the South Quarter Corner set by the Weber County Surveyor's office were found and surveyed, as shown hereon. The Utah State Plane Grid bearing of N88°14'12"E for the southerly line of the Southwest Quarter of Section 23 (per Weber County Surveyor's office records) was used as the basis of bearing for this survey.

The points of beginning of the deeds of the adjoining parcels are tied to the Southeast corner of Section 23, as is the deed for the subject parcel. These point of beginning calls are unusual in that they are to such a distant corner and ignore the existence of the South Quarter corner and the change in bearing between the south lines of the Southeast and Southwest quarter sections. No gaps or overlaps exist between these deeds, however, a gap was observed between the subject parcel and a survey to the west (Weber County Survey No. 1132), two corners of which were surveyed and were found as shown hereon.

No evidence of occupation was observed on or immediately adjacent to this parcel. Corners set for a survey of the entire parcel filed with the Weber County Surveyor's office (No.002964) on Nov. 14, 2002 are as shown hereon.

The Snowbasin Road, as shown on this plat, was located according to the Dedication Plat thereof, as recorded July 11, 1979 in Book 22 of plats, Page 56, Weber County Recorder's office. The easterly end of the road was held to the tie as shown on said dedication plat and the bearings were rotated to the State Plane Grid basis used in this survey. A closure error of approximately 4.9 feet was found in the dedication plat and, for the purpose of this survey, this error was allotted to the closing tie to the Southwest corner of the Section.

OWNER'S DEDICATION

I the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and Private Rights-of-Way as shown on this plat and name said tract

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And do hereby dedicate and reserve unto myself, my heirs, my grantees and assigns, a right-of-way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as Private Rights-of-Way as access to the individual lots, to be maintained by a Lot Owners Association whose membership consists of said owner, his grantees, successors, or assigns.
And further grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines and storm drainage facilities as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this_____day of_____, 2003

David Ronning

ACKNOWLEDGMENT

State of Utah
County of Weber
On the____day of _____, 2003, 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 purpose therein mentioned.

Commission Expires

Notary Public

PREPARED BY

ESI ENGINEERING, INC.
3500 SOUTH MAIN STREET
SUITE 206
SALT LAKE CITY, UTAH 84115
(801)263-1752

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 _____2003

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____

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_____2003

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2003.

CHAIRMAN, WEBER COUNTY PLANNING COMMISION

ATTEST _____

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 _____ 2003

WEBER COUNTY ENGINEER

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 _____ 2003

WEBER COUNTY ATTORNEY

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 RESPONSIBILITES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____2003

WEBER COUNTY SURVEYOR

003008

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
FILED FOR AND RECORDED
THIS ____ DAY OF _____, 2002
AT ____ IN BOOK _____ OF
RECORDS, PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY