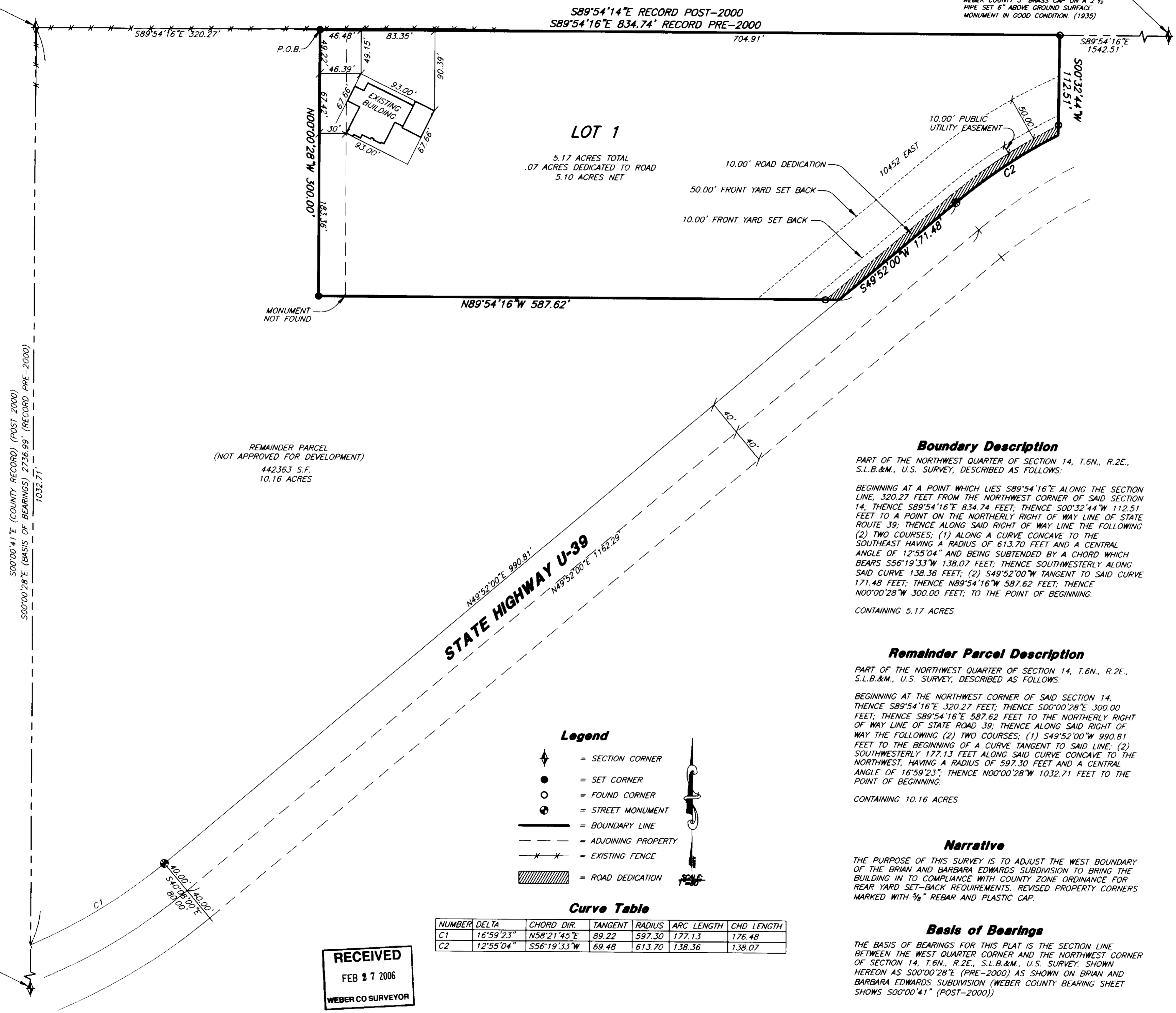


BRIAN & BARBARA EDWARDS SUBDIVISION 1ST AMENDMENT

PART OF THE NORTHWEST QUARTER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2005

NORTHWEST CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, (1989) FOUND

NORTH QUARTER CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY 3" BRASS CAP ON A 2 1/2" PIPE SET 6" ABOVE GROUND SURFACE. MONUMENT IN GOOD CONDITION, (1935)



S89°54'14"E RECORD POST-2000
S89°54'16"E 834.74' RECORD PRE-2000

LOT 1

5.17 ACRES TOTAL
.07 ACRES DEDICATED TO ROAD
5.10 ACRES NET

REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
442,363 S.F.
10.16 ACRES

STATE HIGHWAY U-39

Legend

- ◆ = SECTION CORNER
- = SET CORNER
- = FOUND CORNER
- ⊙ = STREET MONUMENT
- = BOUNDARY LINE
- - - = ADJOINING PROPERTY
- * * * = EXISTING FENCE
- ▨ = ROAD DEDICATION

Curve Table

NUMBER	DELTA	CHORD DIR	TANGENT	RADIUS	ARC LENGTH	CHD LENGTH
C1	16°59'23"	N58°21'45"E	89.22	597.30	177.13	176.48
C2	12°55'04"	S56°19'33"W	69.48	613.70	138.36	138.07

RECEIVED
FEB 27 2006
WEBER CO SURVEYOR

003583

WEST QUARTER CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY 3" BRASS MONUMENT SET IN A PRECAST CONCRETE BASE FLUSH WITH GROUND SURFACE. MONUMENT IN GOOD CONDITION, (1989)

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES S89°54'16"E ALONG THE SECTION LINE, 320.27 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14; THENCE S89°54'16"E 834.74 FEET; THENCE S00°32'44"W 112.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 39; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING (2) TWO COURSES; (1) ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 613.70 FEET AND A CENTRAL ANGLE OF 12°55'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS S56°19'33"W 138.07 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 138.36 FEET; (2) S49°52'00"W TANGENT TO SAID CURVE 171.48 FEET; THENCE N89°54'16"W 587.62 FEET; THENCE N00°00'28"W 300.00 FEET; TO THE POINT OF BEGINNING.
CONTAINING 5.17 ACRES

Remainder Parcel Description

PART OF THE NORTHWEST QUARTER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S89°54'16"E 320.27 FEET; THENCE S00°00'28"E 300.00 FEET; THENCE S89°54'16"E 587.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 39; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (2) TWO COURSES; (1) S49°52'00"W 990.81 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE, (2) SOUTHWESTERLY 177.13 FEET ALONG SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 597.30 FEET AND A CENTRAL ANGLE OF 16°59'23"; THENCE N00°00'28"W 1032.71 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.16 ACRES

Narrative

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE WEST BOUNDARY OF THE BRIAN AND BARBARA EDWARDS SUBDIVISION TO BRING THE BUILDING IN TO COMPLIANCE WITH COUNTY ZONE ORDINANCE FOR REAR YARD SET-BACK REQUIREMENTS. REVISED PROPERTY CORNERS MARKED WITH 3/8" REBAR AND PLASTIC CAP.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S00°00'28"E (PRE-2000) AS SHOWN ON BRIAN AND BARBARA EDWARDS SUBDIVISION (WEBER COUNTY BEARING SHEET SHOWS S00°00'41" (POST-2000))

Surveyor's Certificate

I, ROBERT D. KUNZ, 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 BRIAN & BARBARA EDWARDS SUBDIVISION 1ST 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 SURVEY/ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 27th DAY OF February, 2006

150228-2201
UTAH LICENSE NUMBER

ROBERT D. KUNZ
STATE OF UTAH

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 AS SHOWN ON THE PLAT AND NAME SAID TRACT BRIAN AND BARBARA EDWARDS SUBDIVISION 1ST 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 FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER 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__

ACKNOWLEDGMENT

STATE OF UTAH)
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)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXECUTIVE BUILDING, 4155 S. HARRISON BLVD. SUITE#310
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

JOB #: 5192-01 SURVEYOR: R. KUNZ
DATE: 11-04-2005 DRAFTED: M. ANDERSON
SCALE: 1"=60' CHECKED: _____
REVISION: (MAY 1-30-06) M. ANDERSON

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
AND RECORDED, _____
AT _____ IN BOOK _____
OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY.

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 THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
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
TITLE _____
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 EFFECT.
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__
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT