

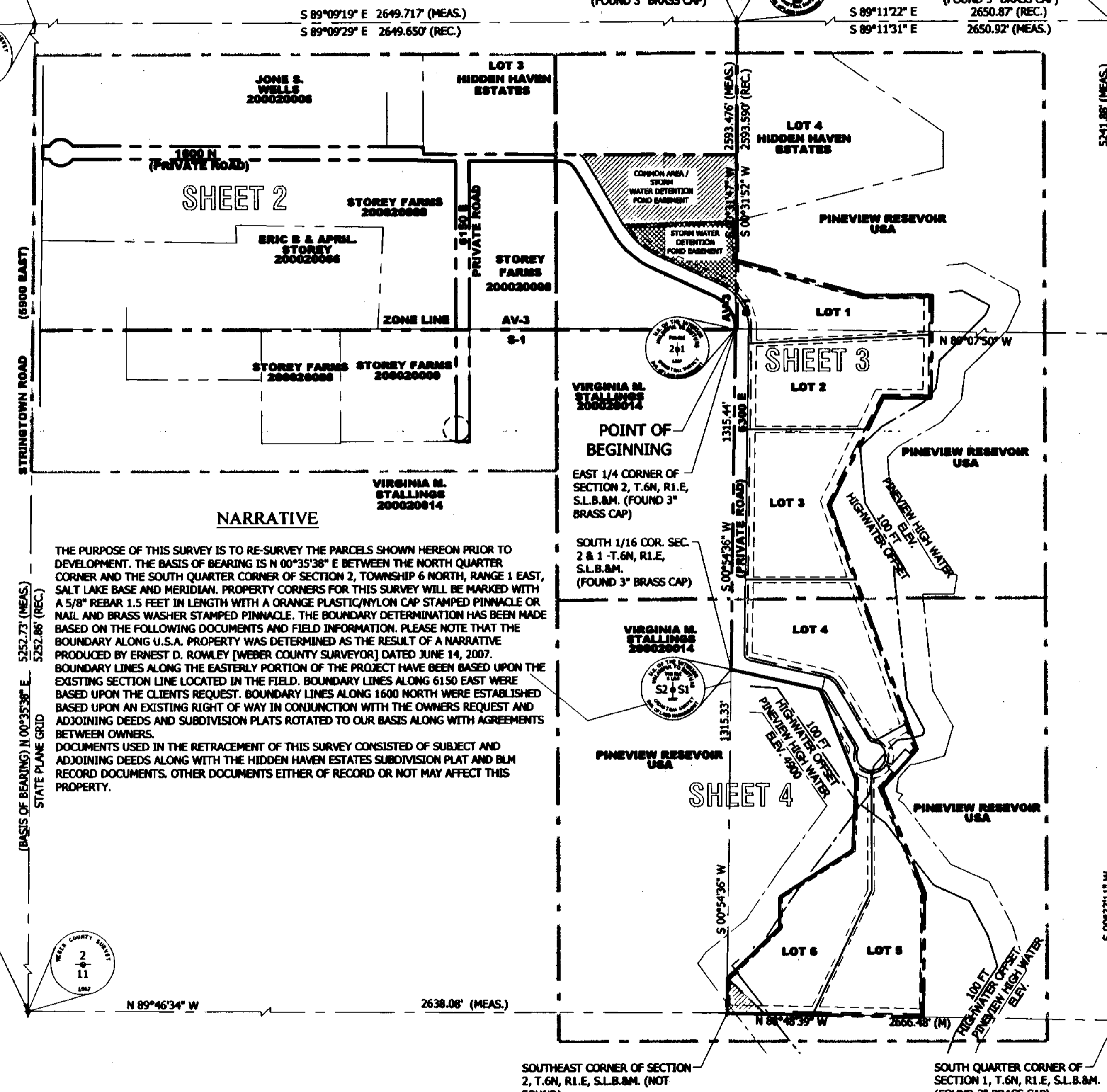
# EDEN LAKE MEADOWS I

LOCATED IN THE WEST HALF OF SECTION 1 AND PART OF THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH  
OCTOBER 2007

NORTH 1/4 CORNER OF SECTION 2, T.6N, R.1E, S.L.B.M. (FOUND 3" BRASS CAP IN FAIR CONDITION)

NORTHEAST CORNER OF SECTION 2, T.6N, R.1E, S.L.B.M. (FOUND 3" BRASS CAP)

NORTH 1/4 CORNER OF SECTION 1, T.6N, R.1E, S.L.B.M. (FOUND 3" BRASS CAP) 2650.92' (MEAS.)



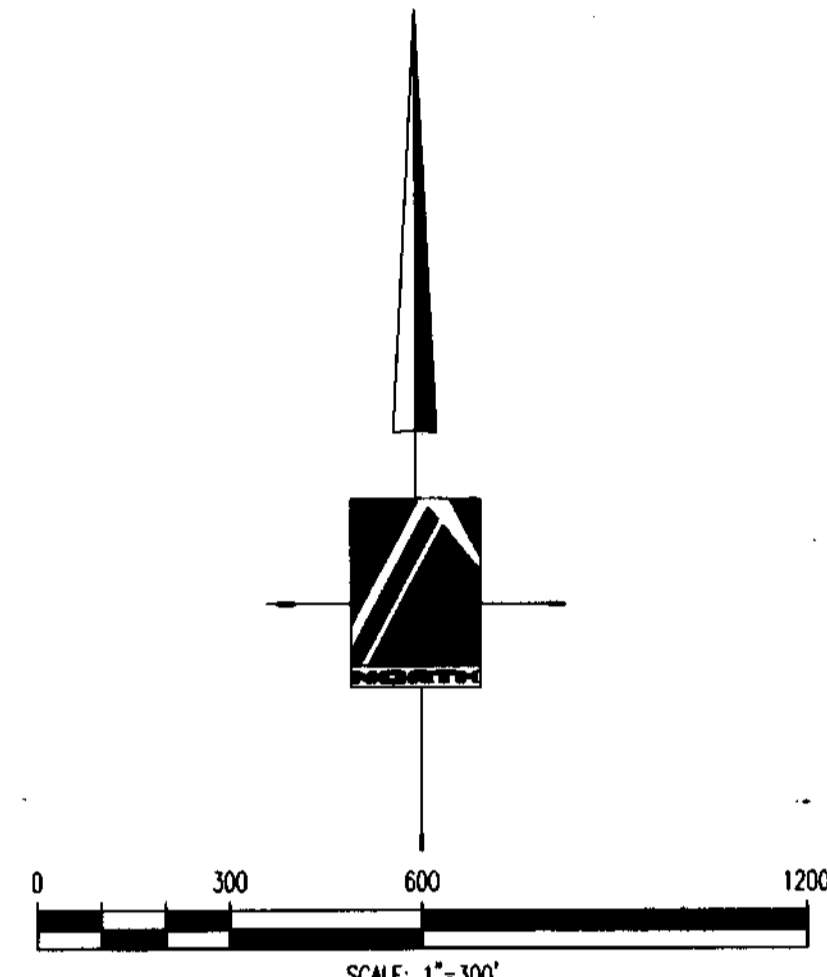
**SURVEYOR'S CERTIFICATE**  
I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed in Title 58, Chapter 22, under the laws of the State of Utah and I have made a survey of the tract of land shown on this plat in accordance with Section 17-23-17 and described below, and have subdivided said tract of land into lots, streets and open space, hereafter to be known as: EDEN LAKE MEADOWS I and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage and area requirements of the applicable zoning ordinances.

DATE: 2-26-2008  
STEPHEN J. FACKRELL  
CERTIFICATE NO. 191517

**BOUNDARY DESCRIPTION**

A PARCEL OF GROUND LOCATED IN THE WEST HALF OF SECTION 1 AND THE EAST HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2 SAID POINT BEING ON AN EXISTING RIGHT-OF-WAY AND RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 136.07 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°30'11" A DISTANCE OF 157.94 FEET (CHORD BEARS NORTH 32°20'30" WEST 149.22 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°14'01" A DISTANCE OF 215.23 FEET (CHORD BEARS NORTH 47°38'35" WEST 211.86 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 59°22'31" A DISTANCE OF 62.18 FEET (CHORD BEARS NORTH 69°02'50" WEST 59.43 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 74.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°48'01" A DISTANCE OF 19.24 FEET (CHORD BEARS NORTH 82°20'05" WEST 19.19 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°47'56" A DISTANCE OF 5.04 FEET (CHORD BEARS NORTH 82°20'02" WEST 5.02 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 120°00'00" A DISTANCE OF 104.72 FEET (CHORD BEARS NORTH 89°44'00" WEST 86.60 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 120°00'00" A DISTANCE OF 104.72 FEET (CHORD BEARS SOUTH 89°44'00" WEST 86.60 FEET); THENCE SOUTH 89°44'00" WEST 25.69 FEET TO THE EAST LINE OF STRINGTOWN ROAD (5900 EAST); THENCE NORTH 00°35'36" EAST ALONG SAID EAST LINE 50.00 FEET; THENCE SOUTH 89°44'00" EAST 25.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 120°00'00" A DISTANCE OF 104.72 FEET (CHORD BEARS SOUTH 89°44'00" EAST 86.60 FEET); THENCE SOUTH 89°44'00" EAST 1299.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 69.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°47'56" A DISTANCE OF 17.95 FEET (CHORD BEARS SOUTH 82°20'02" EAST 17.90 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 24.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°35'34" A DISTANCE OF 6.24 FEET (CHORD BEARS SOUTH 82°17'51" EAST 6.22 FEET) TO THE WEST LINE OF HIDDEN HAVEN ESTATES AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTHERLY, EASTERLY AND WESTERLY ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) CALLS: SOUTH 00°07'41" WEST 25.00 FEET, SOUTH 89°44'05" EAST 1183.31 FEET TO THE EAST LINE OF SAID SECTION 2; SOUTH 00°31'56" WEST ALONG SAID EAST LINE 397.49 FEET; THENCE SOUTH 74°41'04" EAST 504.35 FEET; THENCE NORTH 89°50'56" EAST 255.80 FEET; THENCE NORTH 00°54'40" WEST 399.51 FEET; THENCE NORTH 88°38'04" WEST 179.40 FEET; THENCE SOUTH 26°08'56" WEST 456.80 FEET; THENCE SOUTH 19°04'04" EAST 996.80 FEET; THENCE SOUTH 42°03'56" WEST 196.90 FEET; THENCE SOUTH 21°34'04" EAST 429.23 FEET; THENCE SOUTH 00°54'40" WEST 476.59 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE NORTH 88°48'46" WEST ALONG SAID SECTION LINE 742.48 FEET TO THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 00°54'36" EAST ALONG THE WEST LINE OF SAID SECTION 132.65 FEET; THENCE NORTH 43°51'36" EAST 275.46 FEET; THENCE NORTH 00°48'36" EAST 117.00 FEET; THENCE NORTH 56°49'36" EAST 330.90 FEET; THENCE NORTH 02°52'36" EAST 271.20 FEET; THENCE NORTH 77°06'25" WEST 344.70 FEET TO THE SOUTH 1/16 CORNER BETWEEN SECTIONS 1 & 2 AS LOCATED ON THE GROUND; THENCE NORTH 00°54'36" EAST ALONG SECTION LINE 1315.44 FEET TO THE POINT OF BEGINNING.

CONTAINS - 1,734,085 SQ. FT. 39.81 ACRES & 8 LOTS



**AGRICULTURAL STATEMENT**  
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE 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."

**SEPTIC SYSTEM REQUIREMENT**  
ALL SEPTIC SYSTEMS AND DRAIN FIELDS WITHIN THE SUBDIVISION MUST BE LOCATED GREATER THAN 50 FEET FROM THE RIGHT-OF-WAY.

**P.U.E. & D.E.**  
10' ALONG REAR LOT LINES & ROAD FRONTAGES

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO RE-SURVEY THE PARCELS SHOWN HEREON PRIOR TO DEVELOPMENT. THE BASIS OF BEARING IS N 00°35'36" E BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. PROPERTY CORNERS FOR THIS SURVEY WILL BE MARKED WITH A 5/8" REBAR 1.5 FEET IN LENGTH WITH AN ORANGE PLASTIC/NYLON CAP STAMPED PINNACLE OR NAIL AND BRASS WASHER STAMPED PINNACLE. THE BOUNDARY DETERMINATION HAS BEEN MADE BASED ON THE FOLLOWING DOCUMENTS AND FIELD INFORMATION. PLEASE NOTE THAT THE BOUNDARY ALONG U.S.A. PROPERTY WAS DETERMINED AS THE RESULT OF A NARRATIVE PRODUCED BY ERNEST D. ROWLEY (WEBER COUNTY SURVEYOR) DATED JUNE 14, 2007. BOUNDARY LINES ALONG THE EASTERLY PORTION OF THE PROJECT HAVE BEEN BASED UPON THE EXISTING SECTION LINE LOCATED IN THE FIELD. BOUNDARY LINES ALONG 6150 EAST WERE BASED UPON THE CLIENTS REQUEST. BOUNDARY LINES ALONG 1600 NORTH WERE ESTABLISHED BASED UPON AN EXISTING RIGHT OF WAY IN CONJUNCTION WITH THE OWNERS REQUEST AND ADJOINING DEEDS AND SUBDIVISION PLATS ROTATED TO OUR BASIS ALONG WITH AGREEMENTS BETWEEN OWNERS. DOCUMENTS USED IN THE RETRACEMENT OF THIS SURVEY CONSISTED OF SUBJECT AND ADJOINING DEEDS ALONG WITH THE HIDDEN HAVEN ESTATES SUBDIVISION PLAT AND BLM RECORD DOCUMENTS. OTHER DOCUMENTS EITHER OF RECORD OR NOT MAY AFFECT THIS PROPERTY.

In witness whereof the undersigned have hereunto set their signatures this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

STATE OF UTAH  
County of Weber

On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ personally appeared before me, the undersigned Notary public, in and for said County of Weber in said State of Utah, the signer ( ) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN WEBER COUNTY

SOUTH 1/4 CORNER OF SECTION 2, T.6N, R.1E, S.L.B.M. (FOUND BRASS CAP IN FAIR CONDITION)

05-104 Pg. 1-4

1513 North Hillfield Rd., Suite #2 Layton, UT 84041  
Phone: (801) 866-0676 Fax: (801) 866-0678

**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 \_\_\_\_\_, 2007

SIGNATURE \_\_\_\_\_

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

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2007

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 \_\_\_\_\_, 2007

SIGNATURE \_\_\_\_\_

**WEBER-MORGAN COUNTY 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 \_\_\_\_\_, 2007.

DIRECTOR, WEBER-MORGAN COUNTY HEALTH DEPARTMENT

**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 \_\_\_\_\_, 2007

ATTEST: \_\_\_\_\_

CHAIRMAN, WEBER COUNTY COMMISSION

**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 \_\_\_\_\_, 2007.

CHAIRMAN, PLANNING COMMISSION

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREET (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN HEREON AND NAME SAID TRACT EDEN LAKE MEADOWS I, AND DO HEREBY:

DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNITS) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES SUCCESSORS, OR ASSIGNS.

GRANT AND CONVEY TO THE SUBDIVISION LOT (UNITS) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNITS) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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 ERRECTED WITHIN SUCH EASEMENTS.

GRANT AND DEDICATE UNTO ALL OWNERS OF LOTS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION.

DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS TRAIL EASEMENT THE SAME TO BE USED AS PUBLIC OPEN SPACE.

In witness whereof the undersigned have hereunto set their signatures this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

STATE OF UTAH  
County of Weber

On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ personally appeared before me, the undersigned Notary public, in and for said County of Weber in said State of Utah, the signer ( ) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN WEBER COUNTY

**WEBER COUNTY RECORDER**

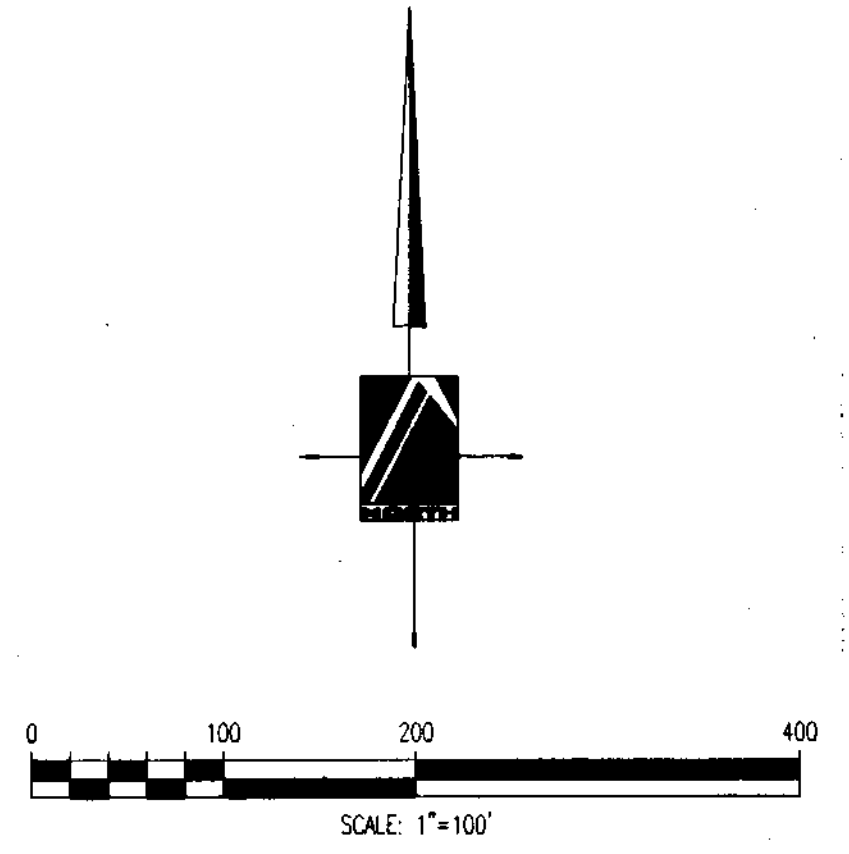
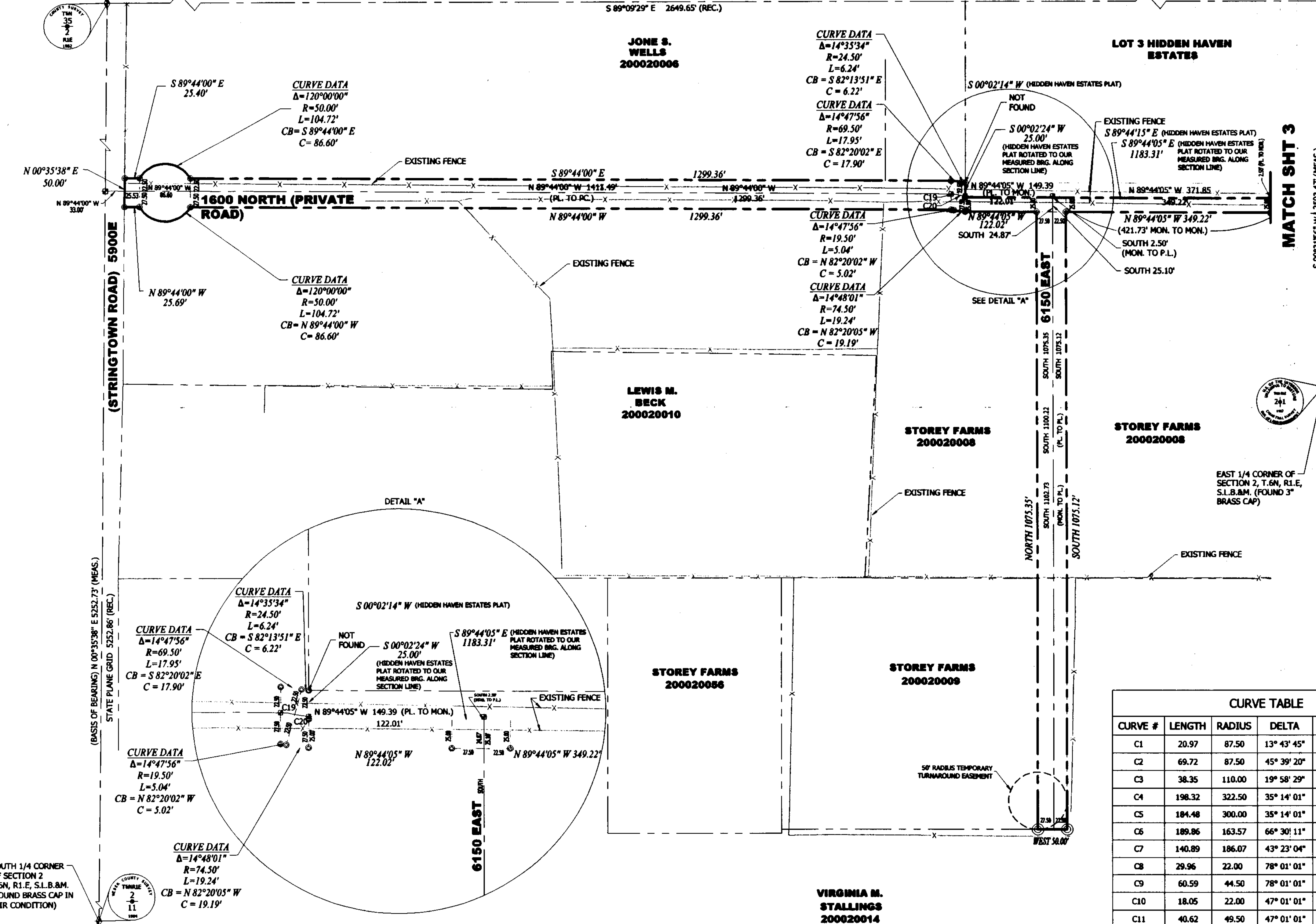
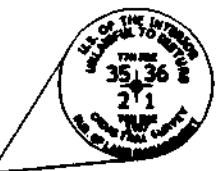
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_

COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER

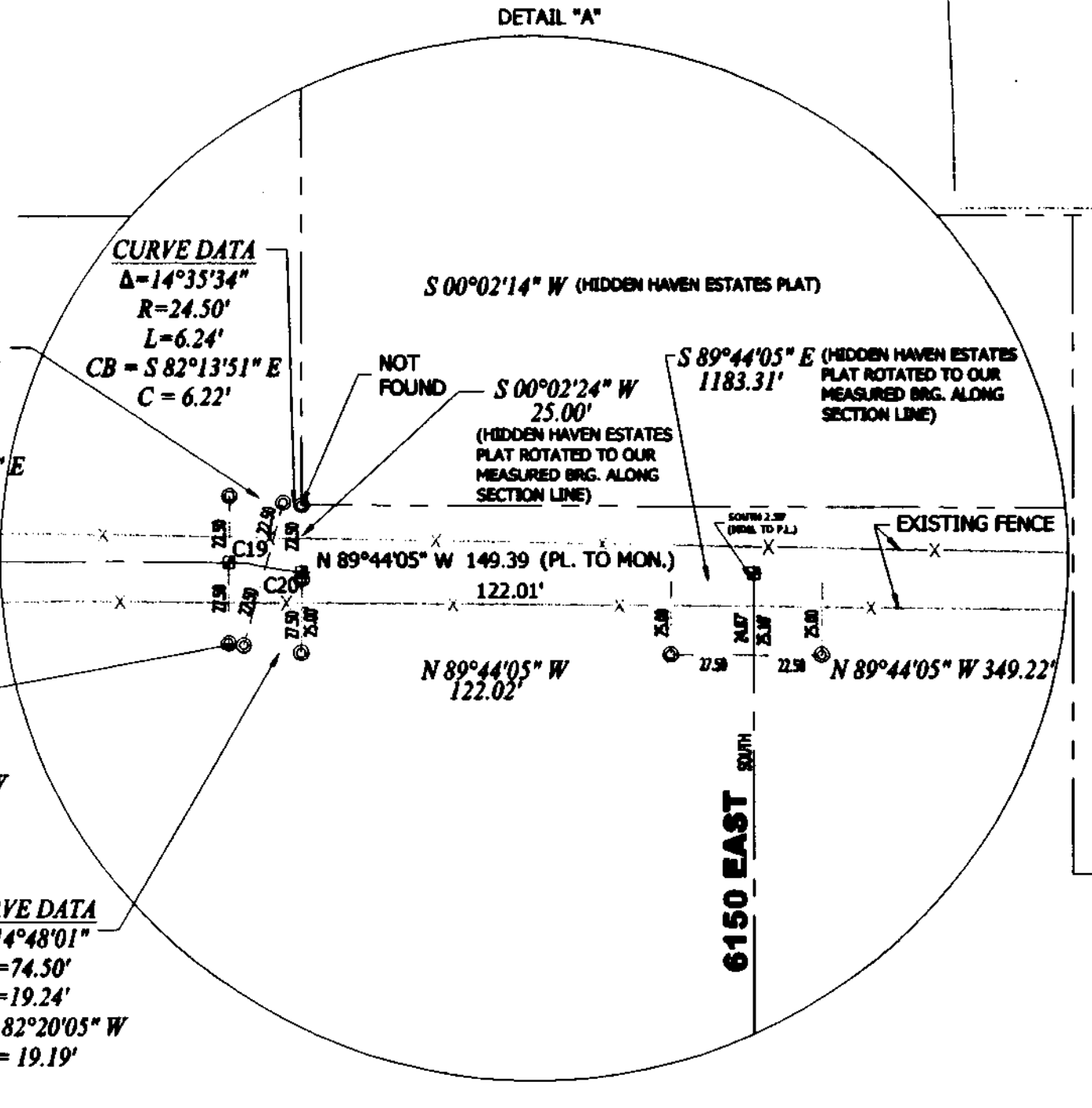
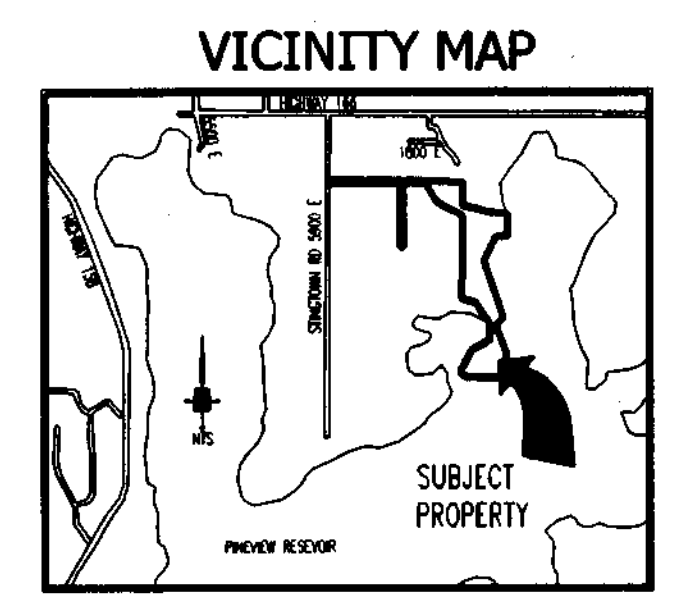
**EDEN LAKE MEADOWS I**  
 LOCATED IN THE WEST HALF OF SECTION 1 AND  
 PART OF THE NORTH EAST QUARTER OF SECTION  
 2, TOWNSHIP 6 NORTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 WEBER COUNTY, UTAH  
 SEPTEMBER 2007

NORTH 1/4 CORNER  
 OF SECTION 2  
 T.6N, R.1E, S.L.B.&M.  
 (FOUND 3" BRASS CAP  
 IN FAIR CONDITION)

NORTHEAST CORNER  
 OF SECTION 2, T.6N,  
 R.1E, S.L.B.&M.  
 (FOUND 3" BRASS CAP)



**AGRICULTURAL STATEMENT**  
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CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	20.97	87.50	13° 43' 45"	20.92	S82° 52' 13"E
C2	69.72	87.50	45° 39' 20"	67.89	S53° 11' 14"E
C3	38.35	110.00	19° 58' 29"	38.15	S40° 20' 49"E
C4	198.32	322.50	35° 14' 01"	181.59	N47° 58' 34"W
C5	184.48	300.00	35° 14' 01"	181.59	N47° 58' 34"W
C6	189.86	163.57	66° 30' 11"	179.38	N32° 20' 30"W
C7	140.89	186.07	43° 23' 04"	137.55	S20° 46' 57"E
C8	29.96	22.00	78° 01' 01"	27.70	N38° 05' 54"W
C9	60.59	44.50	78° 01' 01"	56.02	N38° 05' 55"W
C10	18.05	22.00	47° 01' 01"	17.55	S53° 35' 54"E
C11	40.62	49.50	47° 01' 01"	39.49	S53° 35' 54"E
C12	59.08	72.00	47° 01' 01"	57.44	S53° 35' 55"E
C13	22.39	25.00	51° 19' 03"	21.65	S4° 25' 52"E
C14	106.77	55.00	111° 13' 39"	90.78	S34° 23' 10"E
C15	164.54	55.00	171° 24' 29"	109.69	N4° 17' 38"E
C16	22.39	25.00	51° 19' 05"	21.65	N55° 44' 57"W
C17	14.92	300.00	02° 50' 55"	14.91	N64° 10' 07"W
C18	75.08	186.07	23° 07' 07"	75.57	S54° 02' 02"E
C19	12.14	47.00	14° 47' 56"	12.11	S82° 20' 02"E
C20	12.14	47.00	14° 48' 00"	12.11	S82° 20' 04"E

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - LOT LINE
  - SECTION LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - EXISTING FENCE
  - PROPOSED STREET MONUMENT
  - SECTION CORNER
  - PUBLIC UTILITY & DRAINAGE EASEMENT
  - SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
  - CORNER SET BY THE WEBER COUNTY SURVEYORS OFFICE WITH A USFS ALUM. MON.
  - SEPTIC TEST HOLE LOCATION

**NOTE**  
 \*LOCATION OF CENTERLINE STREET MONUMENTS TO BE SET UPON COMPLETION OF IMPROVEMENTS\*

**PINNACLE**  
 Engineering & Land Surveying, Inc.  
 1513 North Hillfield Rd., Suite #2 Layton, UT 84041  
 Phone: (801) 866-0676 Fax: (801) 866-0678

2-26-08



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	20.97	87.50	13° 43' 45"	20.92	S82° 52' 13"E
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C17	14.92	300.00	02° 50' 55"	14.91	N64° 10' 07"W
C18	75.08	186.07	23° 07' 07"	75.57	S54° 02' 02"E
C19	12.14	47.00	14° 47' 56"	12.11	S82° 20' 02"E
C20	12.14	47.00	14° 48' 00"	12.11	S82° 20' 04"E

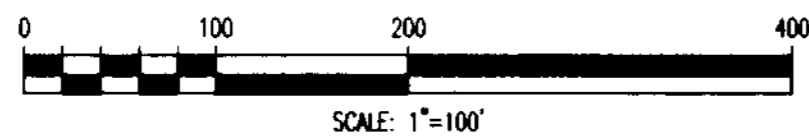
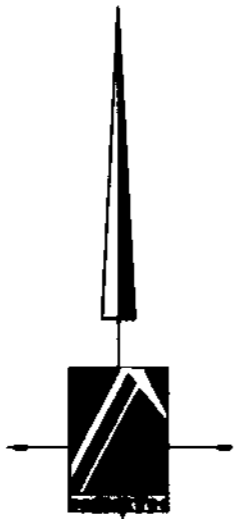
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.06	N77° 06' 25"W
L2	80.00	N68° 46' 21"W
L3	2.50	N59° 54' 36"E
L4	80.00	S8° 35' 31"W
L5	19.02	S67° 32' 32"E
L6	30.00	S47° 46' 47"E
L7	4.03	S47° 46' 47"E
L8	30.39	N42° 03' 56"E
L9	30.00	N47° 46' 47"W
L10	6.74	N42° 03' 25"E
L11	16.35	N67° 32' 32"W

# EDEN LAKE MEADOWS I

LOCATED IN THE WEST HALF OF SECTION 1 AND PART OF THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH  
SEPTEMBER 2007

**LEGEND**

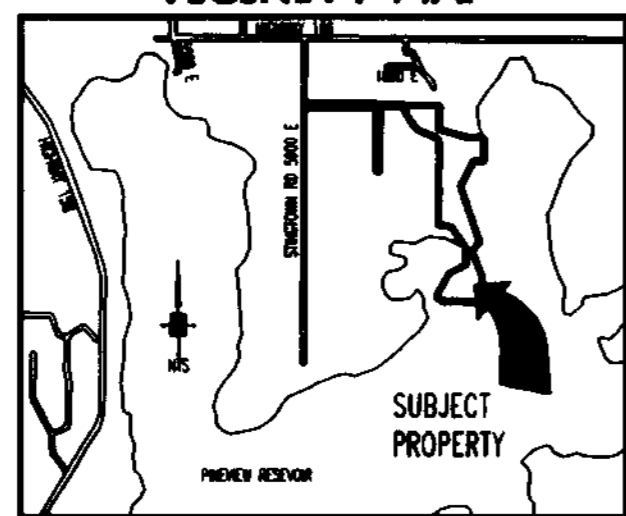
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING FENCE
- PINEVIEW RESERVOIR HIGH WATER
- 100' HIGH WATER OFFSET



**AGRICULTURAL STATEMENT**

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**VICINITY MAP**



**NOTE**

"LOCATION OF CENTERLINE STREET MONUMENTS TO BE SET UPON COMPLETION OF IMPROVEMENTS"

**PINNACLE**  
Engineering & Land Surveying, Inc.

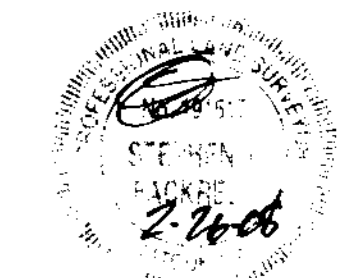
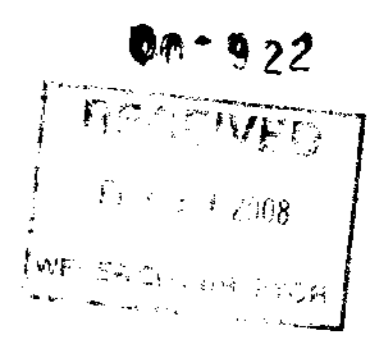
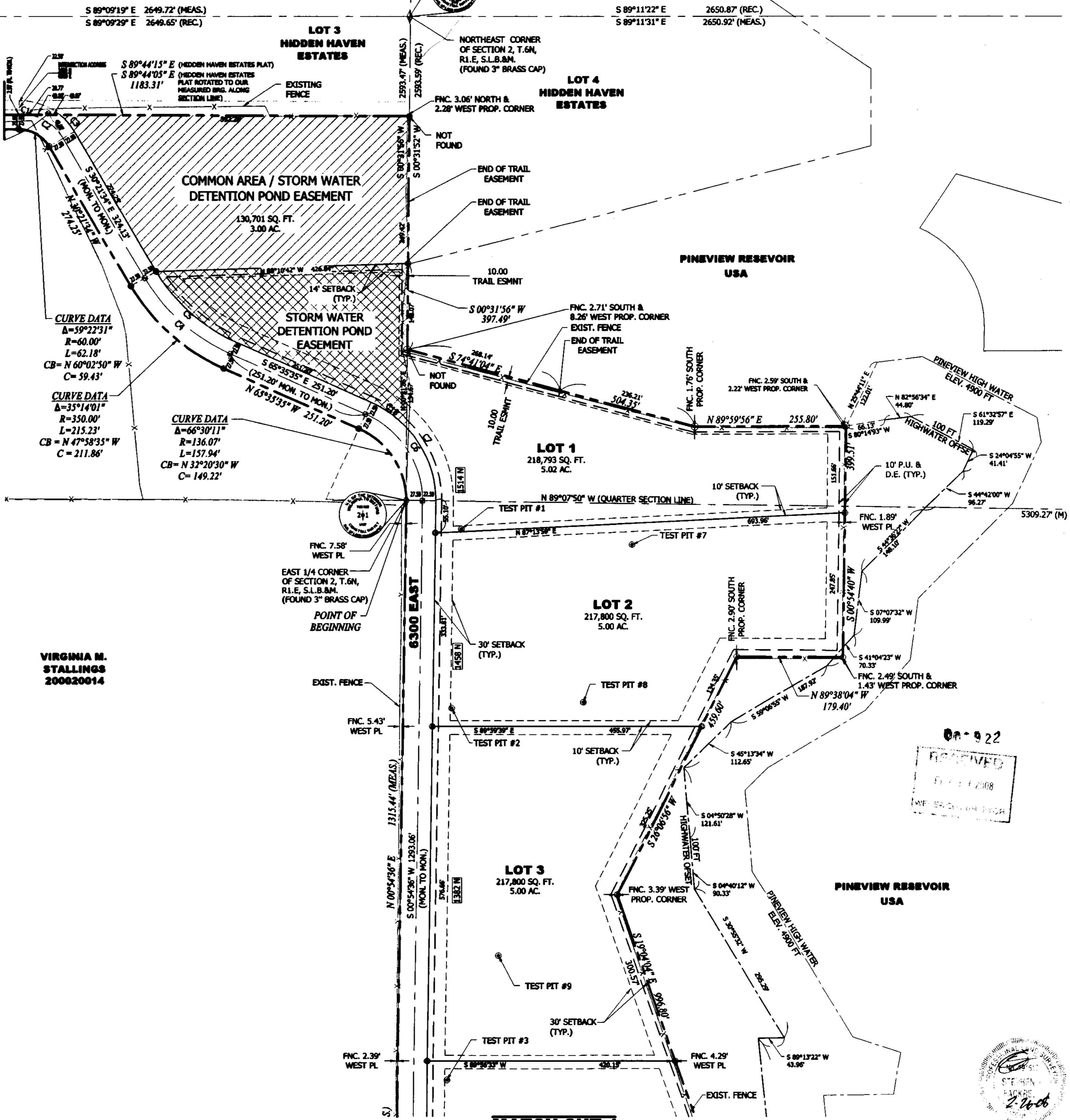
1513 North Hillfield Rd., Suite #2 Layton, UT 84041 Phone: (801) 866-0676 Fax: (801) 866-0678

NORTH 1/4 CORNER OF SECTION 2 T.6N, R.1E, S.L.B.M. (FOUND 3" BRASS CAP IN FAIR CONDITION)

SOUTH 1/4 CORNER OF SECTION 2 T.6N, R.1E, S.L.B.M. (FOUND BRASS CAP IN FAIR CONDITION)

MATCH SHT 2

MATCH SHT 4



# EDEN LAKE MEADOWS I

LOCATED IN THE WEST HALF OF SECTION 1 AND PART OF THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH MAY 2007

NORTH 1/4 CORNER OF SECTION 2 T.6N, R.1E, S.L.B.&M. (FOUND 3" BRASS CAP IN FAIR CONDITION)

NORTHEAST 1/4 CORNER OF SECTION 2 T.6N, R.1E, S.L.B.&M. (FOUND 3" BRASS CAP)

NORTH 1/4 CORNER OF SECTION 1, T.6N, R.1E, S.L.B.&M. (FOUND 3" BRASS CAP)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C1	20.97	87.50	13° 43' 45"	S82° 52' 13"E
C2	69.72	87.50	45° 39' 20"	S53° 11' 14"E
C3	38.35	110.00	19° 58' 29"	S40° 20' 49"E
C4	198.32	322.50	35° 14' 01"	N47° 58' 34"W
C5	184.48	300.00	35° 14' 01"	N47° 58' 34"W
C6	189.86	163.57	66° 30' 11"	N32° 20' 30"W
C7	140.89	186.07	43° 23' 04"	S20° 46' 57"E
C8	29.96	22.00	78° 01' 01"	N38° 05' 54"W
C9	60.59	44.50	78° 01' 01"	N38° 05' 54"W
C10	18.05	22.00	47° 01' 01"	S53° 35' 54"E
C11	40.62	49.50	47° 01' 01"	S53° 35' 54"E
C12	59.08	72.00	47° 01' 01"	S53° 35' 55"E
C13	22.39	25.00	51° 19' 03"	S4° 25' 52"E
C14	106.77	55.00	111° 13' 39"	S34° 23' 10"E
C15	164.54	55.00	171° 24' 29"	N4° 17' 38"E
C16	22.39	25.00	51° 19' 05"	N55° 44' 57"W
C17	14.92	300.00	02° 50' 55"	N64° 10' 07"W
C18	75.08	186.07	23° 07' 07"	S54° 02' 02"E
C19	12.14	47.00	14° 47' 56"	S82° 20' 02"E
C20	12.14	47.00	14° 48' 00"	S82° 20' 04"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.06	N77° 06' 25"W
L2	80.00	N68° 46' 21"W
L3	2.50	N59° 54' 36"E
L4	80.00	S8° 35' 31"W
L5	19.02	S67° 32' 32"E
L6	30.00	S47° 46' 47"E
L7	4.03	S47° 46' 47"E
L8	30.39	N42° 03' 56"E
L9	30.00	N47° 46' 47"W
L10	6.74	N42° 03' 25"E
L11	16.35	N67° 32' 32"W

## STORM WATER RETENTION EASEMENT

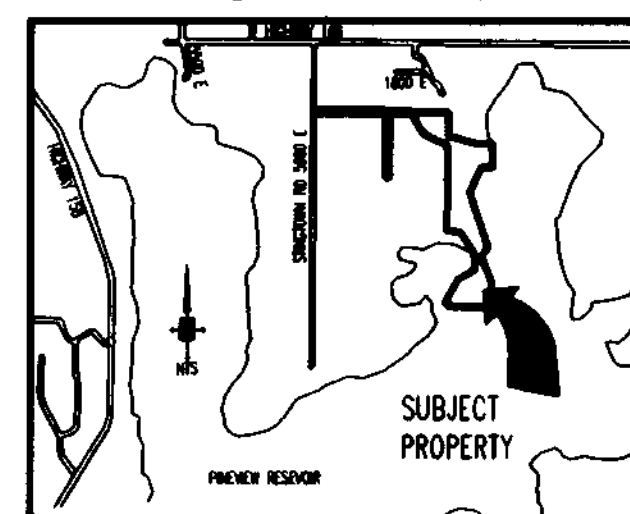
AN INGRESS/EGRESS AND STORM WATER RETENTION EASEMENT LOCATED IN THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°35'38" EAST 5252.73 FEET AS MEASURED ON THE GROUND BETWEEN THE SOUTH AND NORTH 1/4 CORNERS OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M.) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 00°54'36" WEST 1674.09 FEET ALONG SECTION LINE AND 593.74 FEET EAST OF THE WEST 1/4 CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 67°32'32" EAST 19.02 FEET; THENCE NORTH 42°03'25" EAST 77.58 FEET; THENCE SOUTH 47°46'47" EAST 30.00 FEET; THENCE SOUTH 42°03'25" WEST 94.94 FEET; THENCE NORTH 47°46'47" WEST 30.00 FEET; NORTH 42°03'25" EAST 6.74 FEET; NORTH 67°32'32" WEST 16.35 FEET; THENCE NORTHEASTERLY 10.05 FEET ALONG THE ARC OF A 65 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°51'32" (CHORD BEARS NORTH 27°35'06" EAST 10.04 FEET) TO THE POINT OF BEGINNING.

## AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE 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."

## VICINITY MAP



SOUTH 1/4 CORNER OF SECTION 2 T.6N, R.1E, S.L.B.&M. (FOUND BRASS CAP IN FAIR CONDITION)

SOUTHEAST COR. SEC. 2, T.6N, R.1E, S.L.B.&M. (NOT FOUND/CALC.)

SOUTH QUARTER CORNER OF SECTION 1, T.6N, R.1E, S.L.B.&M. (FOUND 3" BRASS CAP)

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- x- EXISTING FENCE
- PINEVIEW RESERVOIR HIGH WATER
- 100' HIGH WATER OFFSET

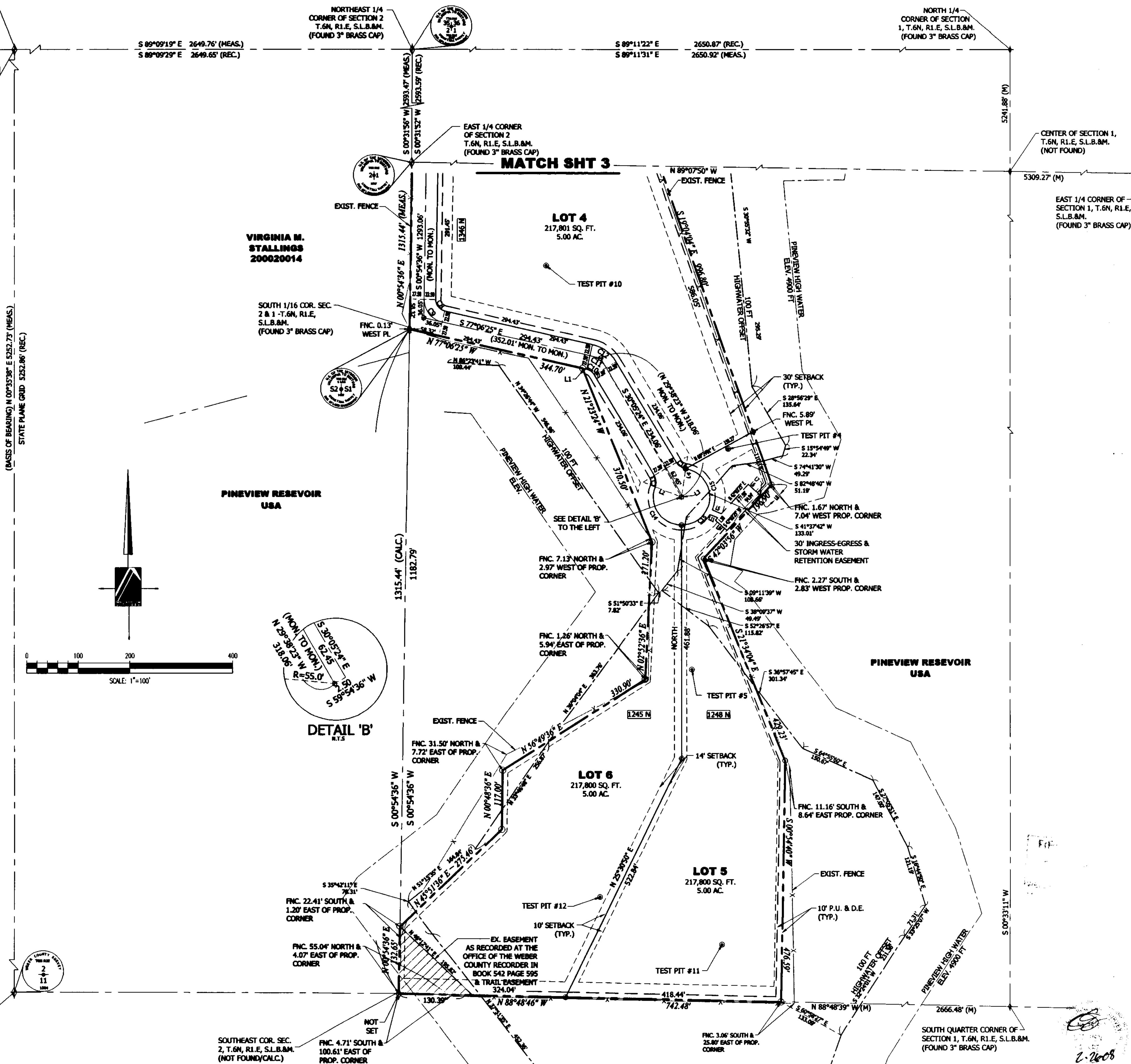
- ⊕ PROPOSED STREET MONUMENT
- ◆ SECTION CORNER
- ⊕ PUBLIC UTILITY & DRAINAGE EASEMENT
- ⊙ SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- CORNER SET BY THE WEBER COUNTY SURVEYORS OFFICE WITH A USFS ALUM. MON.
- ⊙ SEPTIC TEST HOLE LOCATION

## NOTE

"LOCATION OF CENTERLINE STREET MONUMENTS TO BE SET UPON COMPLETION OF IMPROVEMENTS"

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S 89°09'19" E 2649.76' (MEAS.)  
S 89°09'29" E 2649.65' (REC.)

S 89°11'22" E 2650.87' (REC.)  
S 89°11'31" E 2650.92' (MEAS.)

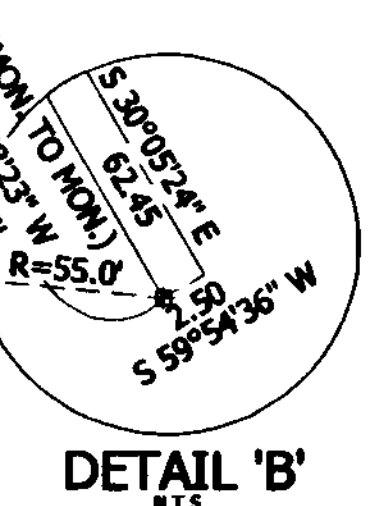
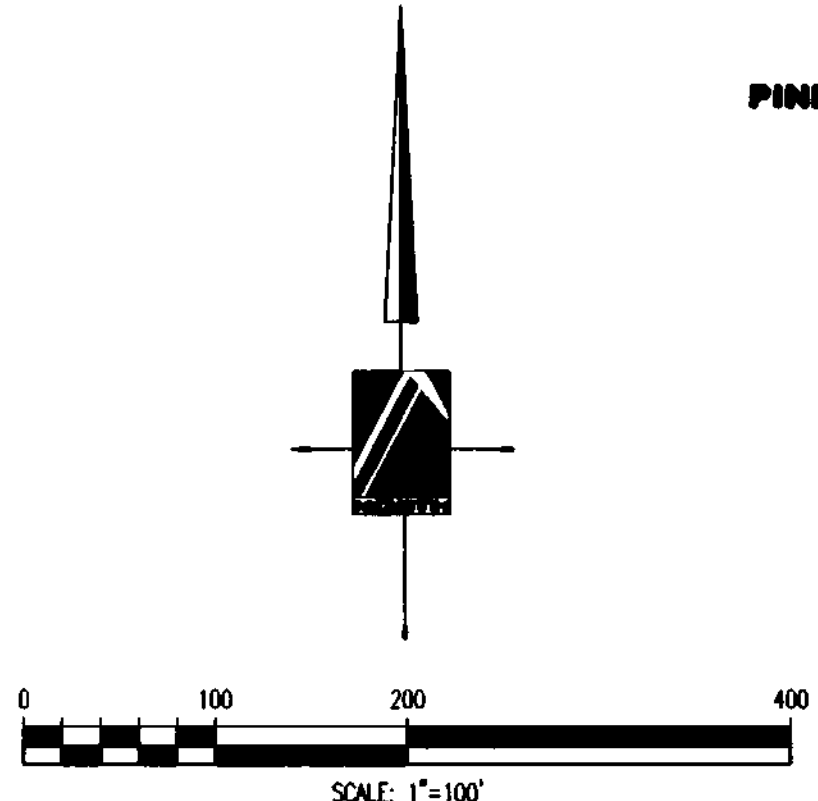
5241.88' (M)

CENTER OF SECTION 1, T.6N, R.1E, S.L.B.&M. (NOT FOUND)

EAST 1/4 CORNER OF SECTION 1, T.6N, R.1E, S.L.B.&M. (FOUND 3" BRASS CAP)

5309.27' (M)

(BASIS OF BEARING) N 00°35'38" E 5252.73' (MEAS.)  
STATE PLANE GRID 5252.86' (REC.)



2-26-08