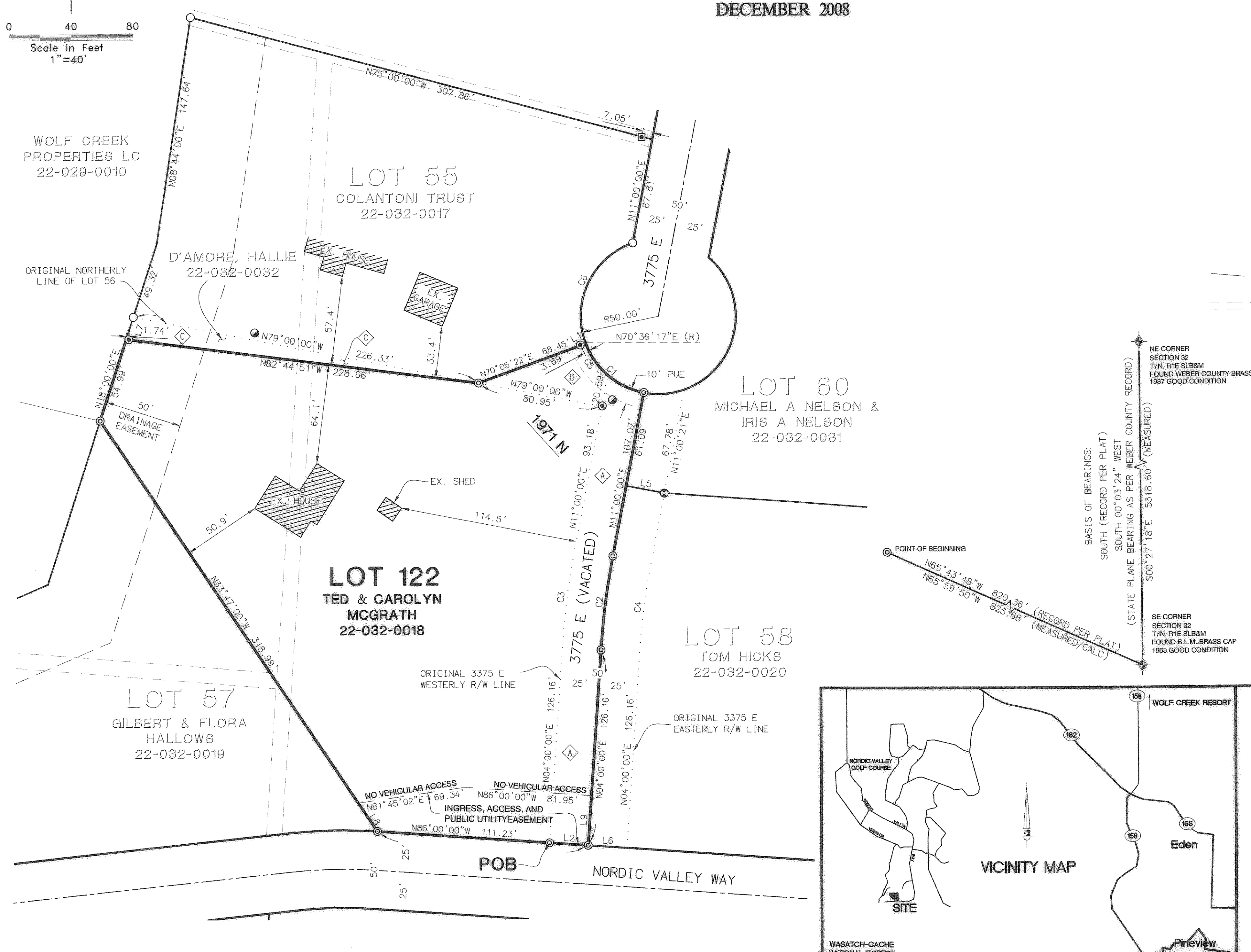
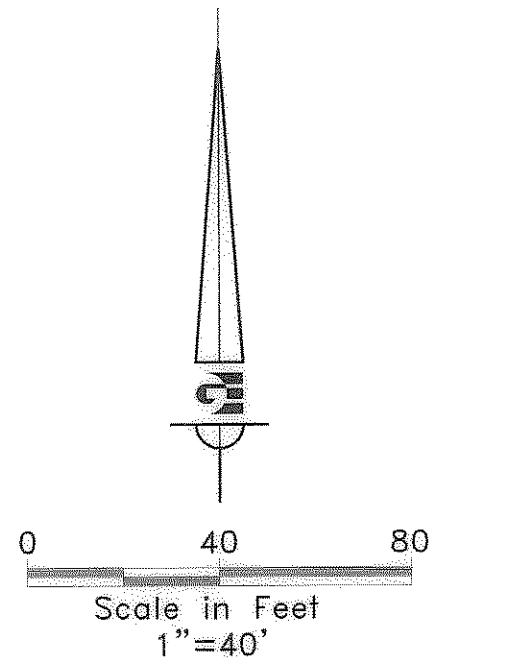


SILVER BELL ESTATES PHASE 1, 1ST AMENDMENT

LOT 56

A PART OF THE SOUTEAST 1/4 OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER 2008



NARRATIVE:

THIS SURVEY AND THE SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF TED MCGRATH FOR THE PURPOSE OF CREATING ONE CONFORMING LOT FROM THREE ADJOINING PARCELS OF LAND. THE ORIGINAL PARCEL OF LAND OWNED BY MR. MCGRATH WAS LOT 56 OF SILVERBELL ESTATES NO. 1. PARCEL (X) WAS THEN ADDED WHEN THE COUNTY OF WEBER VACATED THE SOUTHWESTLY 204.21 FEET OF 3775 E ST. IN ORDER TO GAIN ACCESS TO THE DEDICATED OUL-DE-SAC ON 3775 E ST. MR. MCGRATH PURCHASED PARCEL (X) AND SOLD PARCEL (X). THIS PLAT IS INTENDED TO CREATE ONE CONFORMING LOT FROM THOSE THREE PARCELS.

VERY FEW MONUMENTS WERE FOUND DURING THIS SURVEY, AS NOTED IN THE 'MONUMENT NOTES' SECTION ON THIS SURVEY. WITH THE EXCEPTION OF TWO 1" PIPES THAT CONTAINED NO SURVEYOR INFORMATION AND MATCHED NO RECORDED DOCUMENTS. THE MONUMENTS THAT WERE FOUND ACCURATELY REPRESENT THE ORIGINAL SUBDIVISION PLAT AND THE LEGAL DESCRIPTIONS FOR THE 'SWAPPED' AND VACATED PARCELS OF LAND. THEREFORE RECORD ANGLES AND DISTANCES FROM THE ORIGINAL PLAT AND QUIT CLAIM DEEDS WERE HELD. THE ONLY MAJOR DISCREPANCY THAT WAS FOUND BETWEEN RECORD INFORMATION ON THE PLAT AND MEASURED DISTANCES WAS THE LOCATIONS OF THE SECTION CORNERS, AND AS SUCH BOTH RECORD AND MEASURED INFORMATION HAS BEEN SHOWN.

SEE THE 'MONUMENT NOTES' SECTION FOR MORE INFORMATION

MONUMENT NOTES:

- SEARCHED FOR, NOTHING FOUND, NOTHING SET, ESTABLISHED AT RECORD ANGLES AND DISTANCES FROM FOUND AND ACCEPTED MONUMENTS DETAILED BELOW.
- ⊙ FOUND 3" REBAR, NO CAP, NO REFERENCE, HELD AS CORNER MONUMENT, OR POINT ON LINE AS SHOWN.
- ⊙ FOUND, REBAR WITH CAP STAMPED 'LANDMARK ENGINEERING' HELD AS CORNER MONUMENT AS SHOWN.
- ⊙ FOUND, STEEL PIPE SET IN CONCRETE BASE, HELD AS POINT ON LINE.
- ⊙ FOUND, 1" GALVANIZED STEEL PIPE, NO REFERENCE, NOT HELD.
- ⊙ SET #5 REBAR AND CAP STAMPED 'GARDNER ENGINEERING' (NOTE: POB MONUMENT WAS SET WITH SPIKE AND WASHER STAMPED 'GARDNER ENGINEERING')
- INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT (EASEMENT DEDICATED FOR USE OF NORDIC VALLEY ROAD AS EXISTING ROAD LOCATION OVERLAPS THE PARCEL LINE)
- - - 10' PUBLIC UTILITY EASEMENT PER SILVER BELL ESTATES SUBDIVISION PLAT. MAY BE VACATED.

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=59°35'57"	50.00'	52.01'
C2	Δ=07°00'00"	500.00'	61.09'
C3	Δ=07°00'00"	525.00'	64.14'
C4	Δ=07°00'00"	475.00'	58.03'
C5	Δ=29°36'01"	50.00'	25.83'
C6	Δ=90°23'35"	50.00'	78.88'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 61°06'04" E	5.34'
L2	N 86°00'00" W	25.00'
L5	N 79°00'00" W	24.99'
L6	N 86°00'00" W	25.00'
L7	N 18°00'00" E	15.06'
L8	N 33°47'00" W	22.00'
L9	N 04°00'00" E	32.10'

DEVELOPER:
TED H. MCGRATH
1971 NORTH 3775 EAST
EDEN, UT 84310
(801) 745-2572

BOUNDARY DESCRIPTION

THOSE PORTIONS OF LOTS 55 AND 56 OF SILVER BELL ESTATES NO. 1 AND THE WESTERLY HALF OF THE VACATED RIGHT-OF-WAY OF 3775 EAST STREET IN THE COUNTY OF WEBER, STATE OF UTAH, PER THAT CERTAIN DEDICATION PLATE FILED IN BOOK 12 OF PLATS, AT PAGES 89 THROUGH 91, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, BEING ENTIRELY LOCATED IN SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN THE COUNTY OF WEBER, STATE OF UTAH, AND DESCRIBED IN WHOLE AS FOLLOWS:

- BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 56; THENCE
- NORTH 86°00'00" WEST 111.23 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 56; THENCE
 - NORTH 33°47'00" WEST 318.99 FEET ALONG THE WESTERLY LINE OF SAID LOT 56; THENCE
 - NORTH 18°00'00" EAST 54.90 FEET CONTINUING ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED JULY 19TH 2001 AS ENTRY NO. 1783926 IN BOOK 2154 AT PAGE 1959 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE
 - SOUTH 82°44'51" EAST 228.66 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHERLY LINE OF SAID LOT 56; THENCE
 - NORTH 70°05'22" EAST 68.45 FEET ALONG THE NORTH-WESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED MAY 11TH 1990 AS ENTRY NO. 1108833 IN BOOK 1580 AT PAGE 1189 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE
 - NORTH 61°00'00" EAST 5.34 FEET ALONG SAID NORTH-WESTERLY LINE TO SOUTHWESTERLY RIGHT-OF-WAY OF SAID 3775 EAST STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 70°36'17" EAST; THENCE
 - SOUTHEASTERLY 52.01 FEET ALONG SAID CURVED RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 59°35'57" TO THE CENTERLINE OF THE VACATED 3775 EAST STREET RIGHT-OF-WAY; THENCE
 - SOUTH 11°00'00" WEST 107.07 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY A RADIUS OF 500.00 FEET; THENCE, CONTINUING ALONG SAID CENTERLINE;
 - SOUTHERLY 61.09 FEET THROUGH A CENTRAL ANGLE OF 07°00'00"; THENCE, CONTINUING ALONG SAID CENTERLINE;
 - SOUTH 04°00'00" WEST 126.16 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NORDIC VALLEY WAY, 50.00 FEET WIDE; THENCE
 - NORTH 86°00'00" WEST 25.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.
- CONTAINING: 76,227 SF
1,7469 ACRES

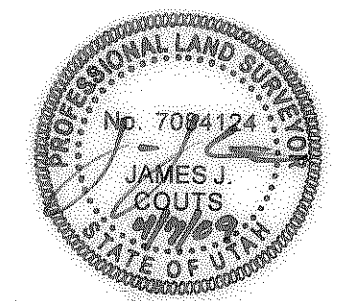
SURVEYOR'S CERTIFICATE

I, JAMES J. COULTS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 7084124 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 DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF:

SILVER BELL ESTATES PHASE 1, 1ST AMENDMENT LOT 56

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 RECORDERS OFFICE. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SUMMIT COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 7TH DAY OF APRIL, 2009

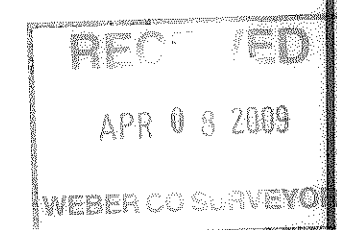


JAMES J. COULTS, PLS #7084124

ACKNOWLEDGMENT

ON THIS ___ DAY OF ___, 2009, PERSONALLY
PERSONALLY APPEARED BEFORE ME, TED H. MCGRATH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

STAMP NOTARY PUBLIC



OWNER'S SUBDIVISION DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN HEREON AND NAME SAID TRACT

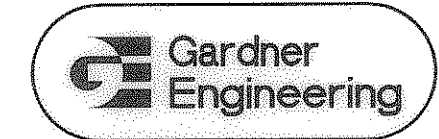
SILVER BELL ESTATES PHASE 1, 1ST AMENDMENT - LOT 56

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS. 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY WITH NO BUILDING OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF ___, 2009.

TED H. MCGRATH CAROLYN MCGRATH

Prepared By:



5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801) 476-0202

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER _____ DEPUTY _____

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 ___, 2009

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 ___, 2009

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 ___, 2009

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 ___, 2009

SIGNATURE

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 ___, 2009

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: _____

ATTEST: _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) SS

ON THIS ___ DAY OF ___, 2009, PERSONALLY

PERSONALLY APPEARED BEFORE ME, CAROLYN MCGRATH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

STAMP NOTARY PUBLIC