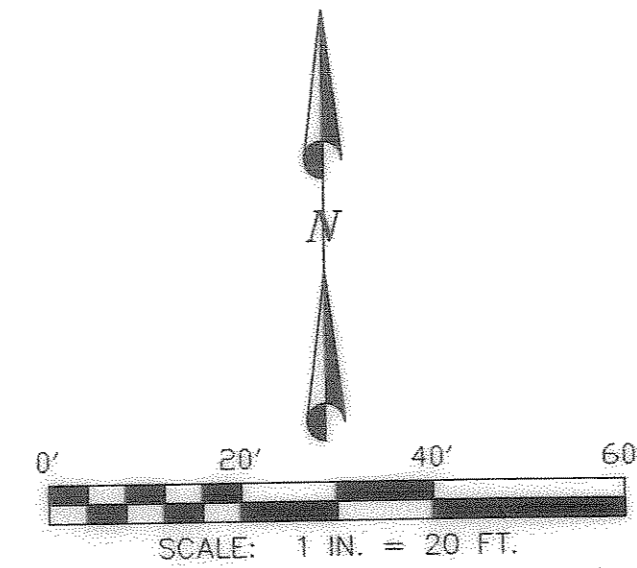
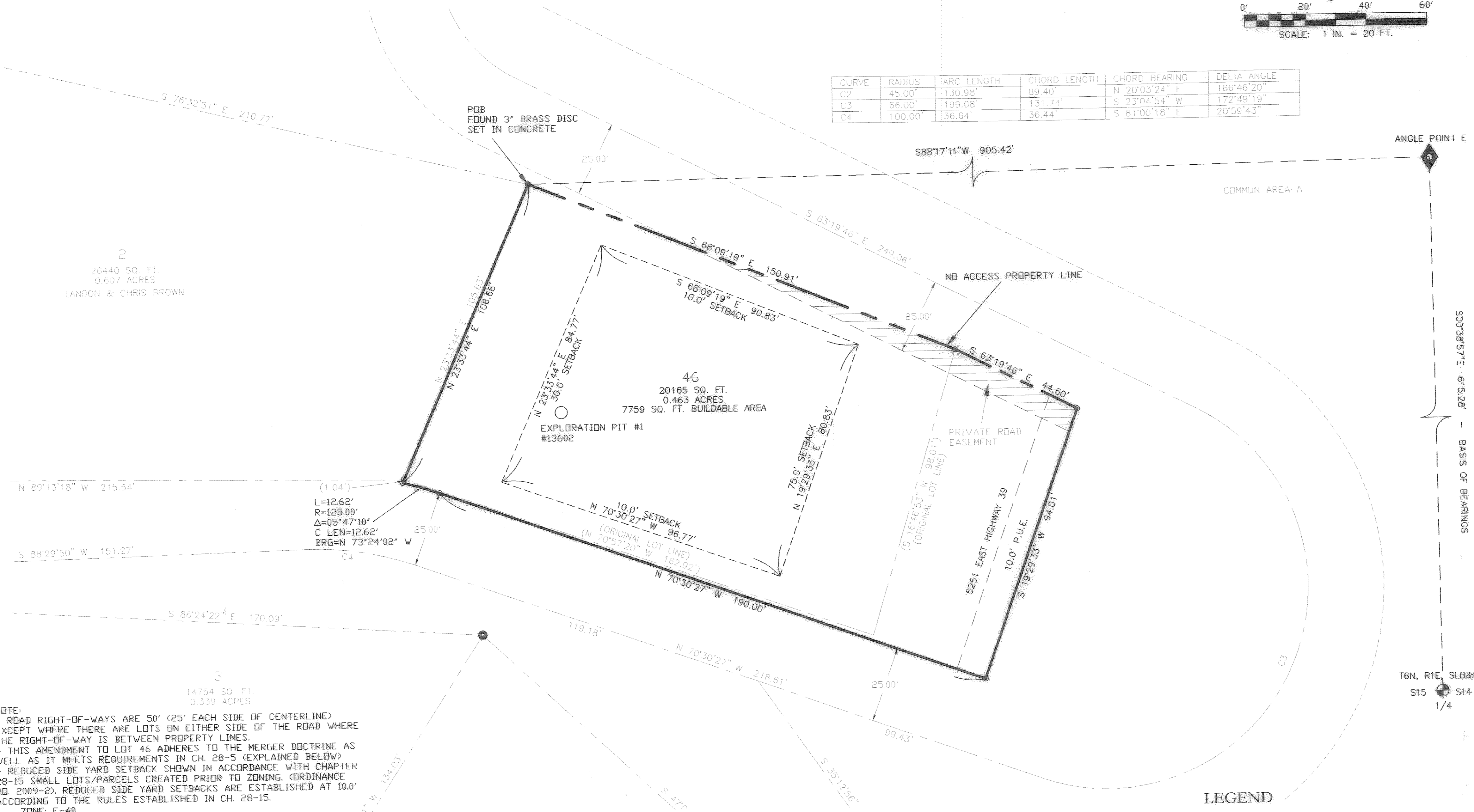


PINEVIEW SUMMER HOME AREA RE-SURVEY SUBDIVISION - 1ST AMENDMENT LOT 46

PART OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 EAST, SLB&M
WEBER COUNTY, UTAH
MARCH 26, 2009



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	45.00'	130.98'	89.40'	N 20°03'24" E	166°46'20"
C3	66.00'	199.08'	131.74'	S 23°04'54" W	172°49'19"
C4	100.00'	36.64'	36.44'	S 81°00'18" E	20°59'43"



NOTE:
- ROAD RIGHT-OF-WAYS ARE 50' (25' EACH SIDE OF CENTERLINE) EXCEPT WHERE THERE ARE LOTS ON EITHER SIDE OF THE ROAD WHERE THE RIGHT-OF-WAY IS BETWEEN PROPERTY LINES.
- THIS AMENDMENT TO LOT 46 ADHERES TO THE MERGER DOCTRINE AS WELL AS IT MEETS REQUIREMENTS IN CH. 28-5 (EXPLAINED BELOW)
- REDUCED SIDE YARD SETBACK SHOWN IN ACCORDANCE WITH CHAPTER 28-15 SMALL LOTS/PARCELS CREATED PRIOR TO ZONING ORDINANCE NO. 2009-2). REDUCED SIDE YARD SETBACKS ARE ESTABLISHED AT 10.0' ACCORDING TO THE RULES ESTABLISHED IN CH. 28-15.
ZONE: F-40
ACTUAL WIDTH (w)=100.84'
REQUIRED WIDTH (w)=660'
REQUIRED SIDE YARD (y)=40'
REDUCED SETBACK (z)=6.11'
(v)/(w)=(x) 100.84/660=0.153
(x)/(y)=(z) 40X0.153=6.11'

SURVEYOR'S CERTIFICATE

I, SCOTT M. PETERSON, 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 PINEVIEW SUMMER HOME AREA RE-SURVEY SUBDIVISION - 1ST AMENDMENT LOT 46, 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 14 DAY OF April, 2009.

PLS #6845090
UTAH LICENSE NUMBER

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, PINEVIEW SUMMER HOME AREA RE-SURVEY SUBDIVISION; WHICH POINT IS S88°17'11\"/>

SURVEYOR'S NARRATIVE

BASIS OF BEARINGS IS S00°38'57\"/>

REFER TO U.S. FOREST SERVICE SURVEY WHICH IS RECORDED UNDER FILE SURVEY #3761 AT THE WEBER COUNTY SURVEYOR'S OFFICE. THERE IS A ROTATION OF 0°02'53\"/>

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINES OF LOT 46, PINEVIEW SUMMER HOME AREA AS SHOWN HEREON, AND TO SHOW THE PERTINENT INFORMATION AS REQUIRED BY WEBER COUNTY.

OWNER'S DEDICATION

We, the undersigned officers of the Pineview Mountain Estates Homeowners Association, do hereby swear and say that we have commissioned this survey of PINEVIEW SUMMER HOME AREA RE-SURVEY SUBDIVISION, 1ST AMENDMENT LOT 46, to be duly recorded on the plat records of the Weber County Recorder's Office.

We further swear and say that this survey was made for the purpose of accurately defining the lot/tract configurations, location of roads and streets and utility easements, and, we do hereby set apart and subdivide the same into lots and streets (Private Streets and Utility Easement, Private Rights-of-Way and Utility Easements) as shown hereon. This is a gated community development and all streets and accesses through the subdivision are private and to be used by owners and invited guests of said owners and those performing construction and maintenance under authority of the Pineview Mountain Estates Homeowners' Association (HOA). The HOA dedicates and reserves unto the property owners, their heirs, their grantees and assigns, a right-of-way to be used as access in common with all others within said subdivision (and those adjoining subdivisions) that may be subdivided by the undersigned owners, their successors, or assigns, and on, over and across all those portions or parts of said PINEVIEW SUMMER HOME AREA RE-SURVEY SUBDIVISION, 1ST AMENDMENT LOT 46 denoted as "Common Area." Maintenance of all streets and roads will be performed under the direction and authority of the HOA.

The HOA retains 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 members of the HOA 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 right and public utility easement over, upon and under the lands designated hereon as public utility and storm water 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 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.

Grant and dedicate unto all owners of lots (tracts) upon which private land drains are constructed of which are otherwise dependent upon such land drains, and easement over such land drains for the purpose of perpetual maintenance and operation.

President, Pineview Mountain Estates Homeowners Association (Date) MEMBER OF THE BOARD ATTEST: (Date)

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 14 day of April, 2009, personally appeared before me, the undersigned notary public, the signers of the above dedication representing the Pineview Mountain Estates Homeowners Association, who acknowledged to me that they executed the foregoing dedication freely and voluntarily and for the purposes and considerations therein expressed.

Notary Stamp _____ Notary Signature _____

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 _____, 2009.

SIGNATURE

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 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 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 _____, 2009.

SIGNATURE

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.

CHAIR, WEBER COUNTY PLANNING COMMISSION

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.

CHAIR, WEBER COUNTY COMMISSION

LEGEND

- ◆ FOUND 1967 BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND ORIGINAL MONUMENT (3" BRASS DISC IN CONCRETE)
- 5/8" REBAR, 2' LONG, WITH 2" DIAM. ALUM. ALLOY CAP MKD. OAK HILLS SURVEYING LS 317443
- ◆ FOUND FOREST SERVICE ALUMINUM CAP
- BUILDING SETBACKS
- NO ACCESS PROPERTY LINE
- ORIGINAL LOT LINES
- PRIVATE ROAD CENTERLINE
- EASEMENT AS NOTED ON PLAT
- /// PRIVATE ROAD EASEMENT

004204
RECEIVED
APR 22 2009
WEBER CO SURVEYOR
004204

OAK HILLS SURVEYING ASSOCIATES, L.C.
238 EAST STATE ST SUITE 8
PLEASANT GROVE, UT 84062
(801) 796-3828 (Phone)
(801) 785-3733 (Fax)
oakhillsurvey@aol.com

COUNTY RECORDER

Entry no. _____
Fee paid _____
Filed for record and recorded _____
_____ at _____
in book _____ of official records,
on page _____
County Recorder: _____
By Deputy: _____

SHEET 1 OF 1