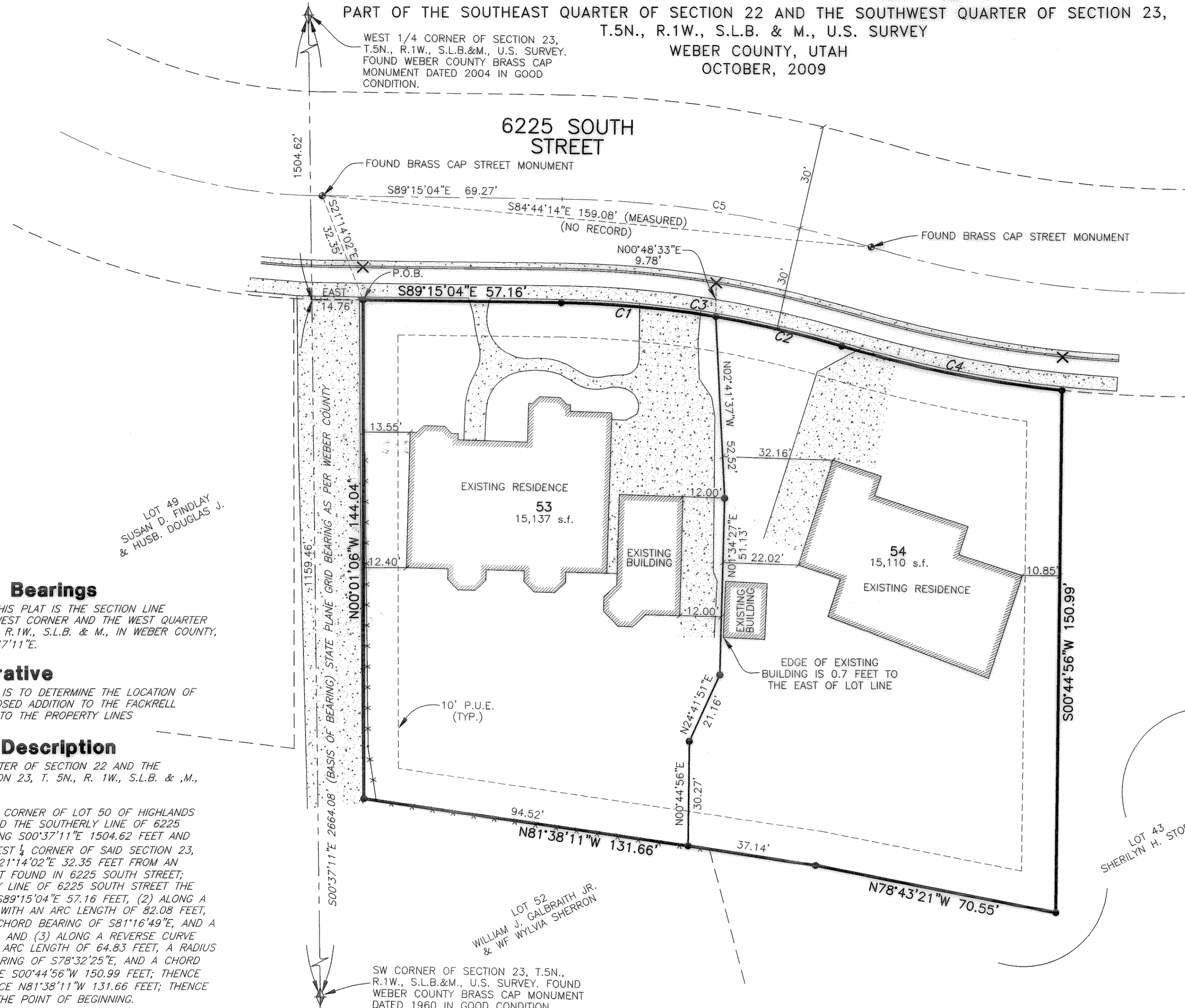


HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 6 - 1ST AMENDMENT OF LOTS 50 & 51

PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,
T.5N., R.1W., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2009



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE RUNNING BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 23, T.5N., R.1W., S.L.B. & M., IN WEBER COUNTY, UTAH SHOWN HEREON AS S00°37'11"E.

Narrative

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE EXISTING HOME AND PROPOSED ADDITION TO THE FACKRELL PROPERTY AND THE SET BACK TO THE PROPERTY LINES

Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, T. 5N., R. 1W., S.L.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWEST CORNER OF LOT 50 OF HIGHLANDS BLUFF ESTATES SUBDIVISION AND THE SOUTHERLY LINE OF 6225 SOUTH STREET, SAID POINT BEING S00°37'11"E 1504.62 FEET AND EAST 14.76 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 23, AND SAID POINT BEING ALSO S21°14'02"E 32.35 FEET FROM AN EXISTING CENTERLINE MONUMENT FOUND IN 6225 SOUTH STREET; THENCE ALONG SAID SOUTHERLY LINE OF 6225 SOUTH STREET THE FOLLOWING (3) COURSES: (1) S89°15'04"E 57.16 FEET, (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 82.08 FEET, A RADIUS OF 295.00 FEET, A CHORD BEARING OF S81°16'49"E, AND A CHORD LENGTH OF 81.82 FEET, AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 64.83 FEET, A RADIUS OF 355.00 FEET, A CHORD BEARING OF S78°32'25"E, AND A CHORD LENGTH OF 64.74 FEET; THENCE S00°44'56"W 150.99 FEET; THENCE N78°43'21"W 70.55 FEET; THENCE N81°38'11"W 131.66 FEET; THENCE N00°01'06"W 144.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 30247 SQUARE FEET AND 0.69 ACRES

Curve Data

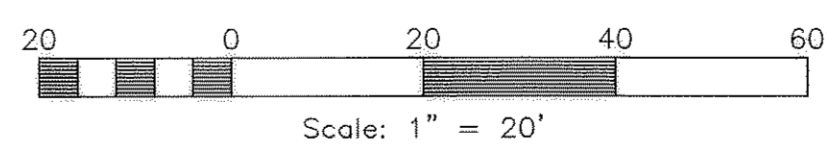
CURVE	RADIUS	LENGTH	CHD LTH	CHORD DIR	DELTA	TANGENT
C1	295.00'	44.81'	44.77'	N84°53'58"W	8°42'11"	22.45'
C2	295.00'	37.27'	37.25'	N76°55'43"W	7°14'19"	18.66'
C3	295.00'	82.08'	81.82'	N81°16'49"W	15°56'31"	41.31'
C4	355.00'	64.83'	64.74'	S78°32'26"E	10°27'47"	32.50'
C5	325.00'	90.43'	90.14'	N81°16'49"W	15°56'31"	45.51'

Developer:
JAMES H. & VALERIE M. FACKRELL
2009 E. 6225 S.
SOUTH OGDEN, UT. 84403
(801) 479-4865

Legend

- = FOUND SECTION CORNER
- = FOUND STREET MONUMENT
- = FOUND NAIL IN TBC FROM ORIGINAL SUBDIVISION
- = 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" TO BE SET
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCE LINE
- = EXISTING CONCRETE SURFACE
- = P.U.E. = PUBLIC UTILITY EASEMENT

NOTE: LOTS ARE CURRENTLY ZONED: RE-15



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 HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 6 - 1ST AMENDMENT OF LOTS 50 & 51 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 14th DAY OF October, 2009

150228
UTAH LICENSE NUMBER ROBERT D. KUNZ

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 AS SHOWN ON THE PLAT AND NAME SAID TRACT HIGHLANDS ESTATES SUBDIVISION PHASE 6 - 1ST AMENDMENT OF LOTS 50 & 51, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE 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) ss.
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 THEY ARE FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Acknowledgment
STATE OF UTAH) ss.
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 _____ 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

Project Info.
Surveyor: R. KUNZ
Designer: C. CAVE
Begin Date: AUGUST 14, 2009
Name: HIGHLANDS BLUFF ESTATES SUBD. PH. 6
Number: 5791-01
Revision:
Scale: 1"=20'
Checked:

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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.

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

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 AFFECT. 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____.

WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.