

SUNRIDGE SUBDIVISION NO. 3-1ST AMENDMENT

A SUBDIVISION AMENDMENT OF SUNRIDGE SUBDIVISION NO. 3
 AMENDING LOT 85 AND A PORTION OF COMMON AREA "G"
 BEING PART OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 3 EAST, AND SECTION 6
 TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, DATED: 8/28/2009

SURVEYOR'S CERTIFICATE

I RANDY D. SMITH, 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

SUNRIDGE SUBDIVISION NO. 3 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 ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

Randy D. Smith 6-18-10
 RANDY D. SMITH P.L.S. DATE
 LICENSE # 5152708

LEGAL DESCRIPTION:

LOT 90
 BEGINNING AT A POINT SOUTH 85°17'11" EAST 863.36 FEET AND SOUTH 01°04'29" EAST 374.17 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 83°45'00" EAST 197.11 FEET; THENCE NORTH 03°02'35" EAST 203.67 FEET; THENCE SOUTH 77°06'46" EAST 55.05 FEET; THENCE SOUTH 34°26'06" EAST 240.28 FEET; THENCE SOUTH 12°02'00" WEST 411.73 FEET TO A SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LOT LINE OF LOT 85, SUNRIDGE SUBDIVISION NO. 3; THENCE NORTH 50°10'00" WEST 492.89 FEET ALONG SAID SOUTHEASTERLY EXTENSION AND SAID LOT LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDDLE FORK DRIVE, SAID POINT ALSO BEING ON THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE 138.13 FEET THE RADIUS OF WHICH BEARS NORTH 35°14'21" WEST (CHORD BEARS NORTH 30°30'18" EAST 134.05 FEET) TO THE POINT OF BEGINNING.
 CONTAINS 135,747.28 SQ. FT OR 3.1164 ACRES.

COMMON AREA "H"

BEGINNING AT A POINT ON THE SOUTH SECTION LINE, SAID POINT BEING SOUTH 85°17'11" EAST 374.17 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 04°42'49" EAST 200.00 FEET; THENCE SOUTH 85°17'11" EAST 324.03 FEET; THENCE SOUTH 04°42'49" WEST 200.00 FEET TO A POINT ON SAID SOUTH SECTION LINE, THENCE NORTH 85°17'11" WEST ALONG SAID LINE 324.03 FEET TO THE POINT OF BEGINNING.
 CONTAINS 64,805.8603 SQ FT OR 1.4877 ACRES

COMMON AREA "I"

ALL OF COMMON AREA "G", LESS AND EXCEPTING THAT PORTION DEEDED TO LOT 90, SUNRIDGE SUBDIVISION NO. 3 - 1ST AMENDMENT.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME LOTS INTO STREETS AS SHOWN HEREON AND NAME SAID TRACT, SUNRIDGE SUBDIVISION NO. 3 1ST AMENDMENT; AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES 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 (UNIT) OWNERS ASSOCIATIONS WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT 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 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; ALSO 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 EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO SET APART A CROSS ACCESS EASEMENT FOR THE PURPOSE OF GAINING ACCESS TO A WATER TANK TO THE SUNRIDGE RANCHES NO. 3 PROPERTY OWNERS ASSOCIATION DAY OF _____, 2010

RONALD E. KARPENKO DATE

SUNRIDGE (MANAGING MEMBER) DATE

County of **ACKNOWLEDGMENTS**

STATE OF UTAH } s.s.

ON THIS _____ DAY OF _____, A.D., 2010 PERSONALLY APPEARED BEFORE ME, _____ AND ACKNOWLEDGED TO ME THAT THEY ARE DULY AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S CERTIFICATE.

MY COMMISSION EXPIRES RESIDING AT _____ NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND LOTS 85 AND COMMON AREA G OF THE SUNRIDGE SUBDIVISION NO. 3 AND TO CREATE LOTS 90 AND COMMON AREA H, AS REQUESTED BY RON KARPENKO. THE BASIS OF BEARING USED ON THIS SURVEY IS BETWEEN THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL BEARINGS ARE REFERENCED FROM THE ORIGINAL SUBDIVISION PLAT AND G.D. BEARINGS (S 89°22' E FROM THE SOUTHWEST CORNER OF SAID SECTION 31 AND THE NORTH QUARTER CORNER OF SAID SECTION 6) UNLESS OTHERWISE NOTED.

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WEBER COUNTY RECORDER

STATE OF UTAH, COUNTY OF WEBER,
 RECORDED AND FILED AT
 THE REQUEST OF _____

ENTRY #: _____
 TIME: _____
 DATE: _____
 PAGE: _____
 FEE: _____

WEBER COUNTY RECORDER

GENERAL NOTES:

THE COORDINATES SHOWN ON THIS PLAT ARE STATE PLANE COORDINATES AND ARE PROVIDED FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THEY ARE NOT INTENDED TO BE USED AS CONTROL OR TO ESTABLISH PROPERTY BOUNDARY LINES.

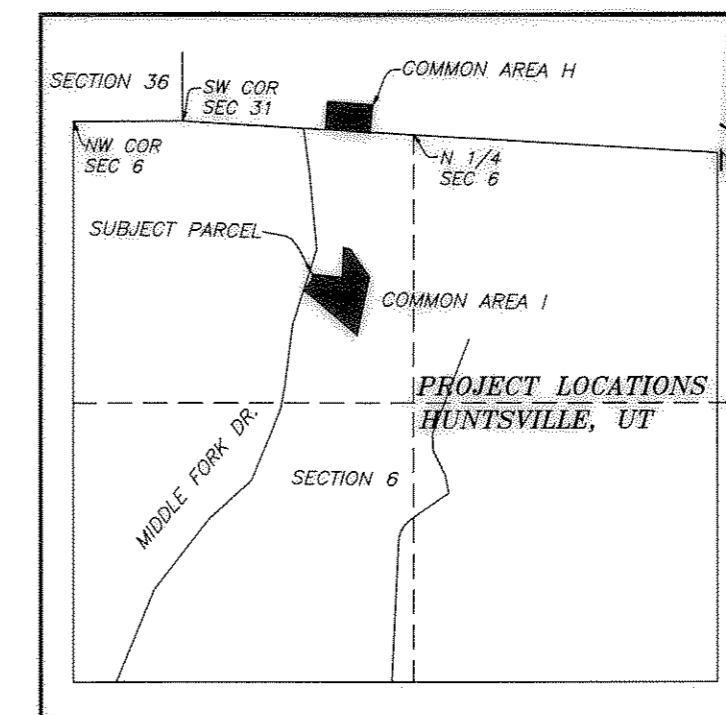
ALL STATE PLANE BEARINGS AND DISTANCES ARE IN PARENTHESES (). ALL OTHER BEARINGS AND DISTANCES ARE RECORD BEARINGS AND DISTANCES UNLESS OTHERWISE NOTED.

CROSS ACCESS EASEMENT

A CENTERLINE EASEMENT WITH A WIDTH THAT VARIES BETWEEN 9 TO 12 FEET AS SHOWN HEREON.

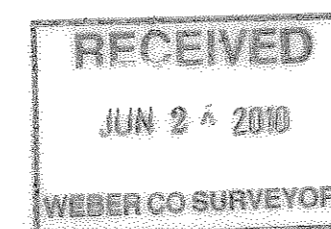
BEGINNING AT A POINT THAT IS SOUTH 89°45'00" EAST 172.13 FEET FROM THE WEST CORNER OF LOT 85 AMENDED, SUNRIDGE SUBDIVISION NO. 3; AND RUNNING THENCE SOUTH 96.54 FEET; THENCE SOUTH 23°41'12" WEST 75.82 FEET; THENCE ALONG A 48.21 RADIUS CURVE TO THE RIGHT 114.89 FEET; THENCE NORTH 19°33'46" WEST 113.30 FEET; THENCE NORTH 57°22'29" WEST 33.61 FEET.

VICINITY MAP N.T.S.



LEGEND

- Section Monument
- Center Line
- Property Line
- Easement Line
- Section Line
- Set #5 x 24" Rebar w/ Cap and Detail



County of ACKNOWLEDGMENTS

STATE OF } s.s.

ON THIS _____ DAY OF _____, A.D., 2010 PERSONALLY APPEARED BEFORE ME, _____ AND ACKNOWLEDGED TO ME THAT THEY ARE DULY AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S CERTIFICATE.

MY COMMISSION EXPIRES RESIDING AT _____ NOTARY PUBLIC

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 _____, 2010.

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 _____, 2010.

CHAIRMAN, WEBER COUNTY COMMISSION

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 _____, 2010.

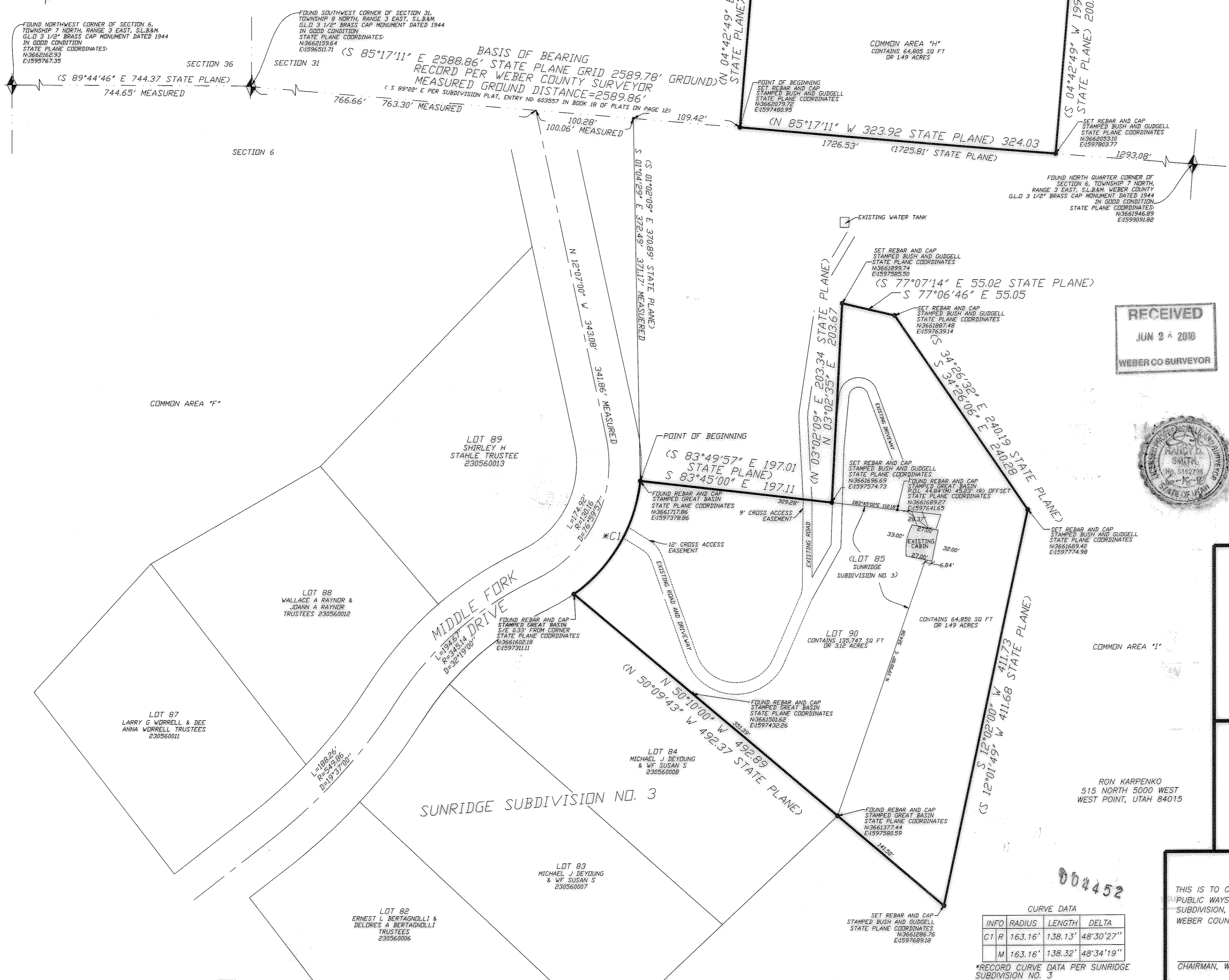
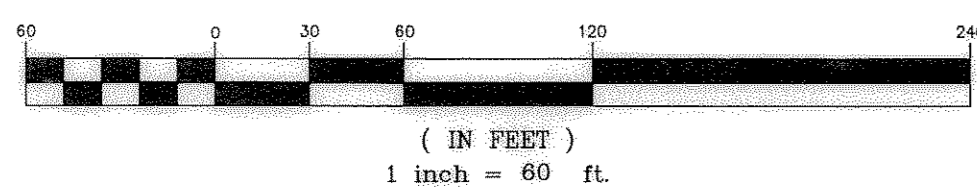
SIGNATURE

CURVE DATA

INFO	RADIUS	LENGTH	DELTA
C1 R	163.16'	138.13'	48°30'22"
M	163.16'	138.32'	48°34'19"

*RECORD CURVE DATA PER SUNRIDGE SUBDIVISION NO. 3

GRAPHIC SCALE



PREPARED BY
BUSH AND GUDGELL, INC.
 ENGINEERS: PLANNERS: SURVEYORS
 655 EAST 4500 SOUTH SUITE 100
 S.L.C. UTAH 84107
 PHONE (801) 364-1212
 DATE: 06.16.10 B&G No 92099

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 _____, 2010.
 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 _____, 2010.
 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 _____, 2010.
 SIGNATURE _____