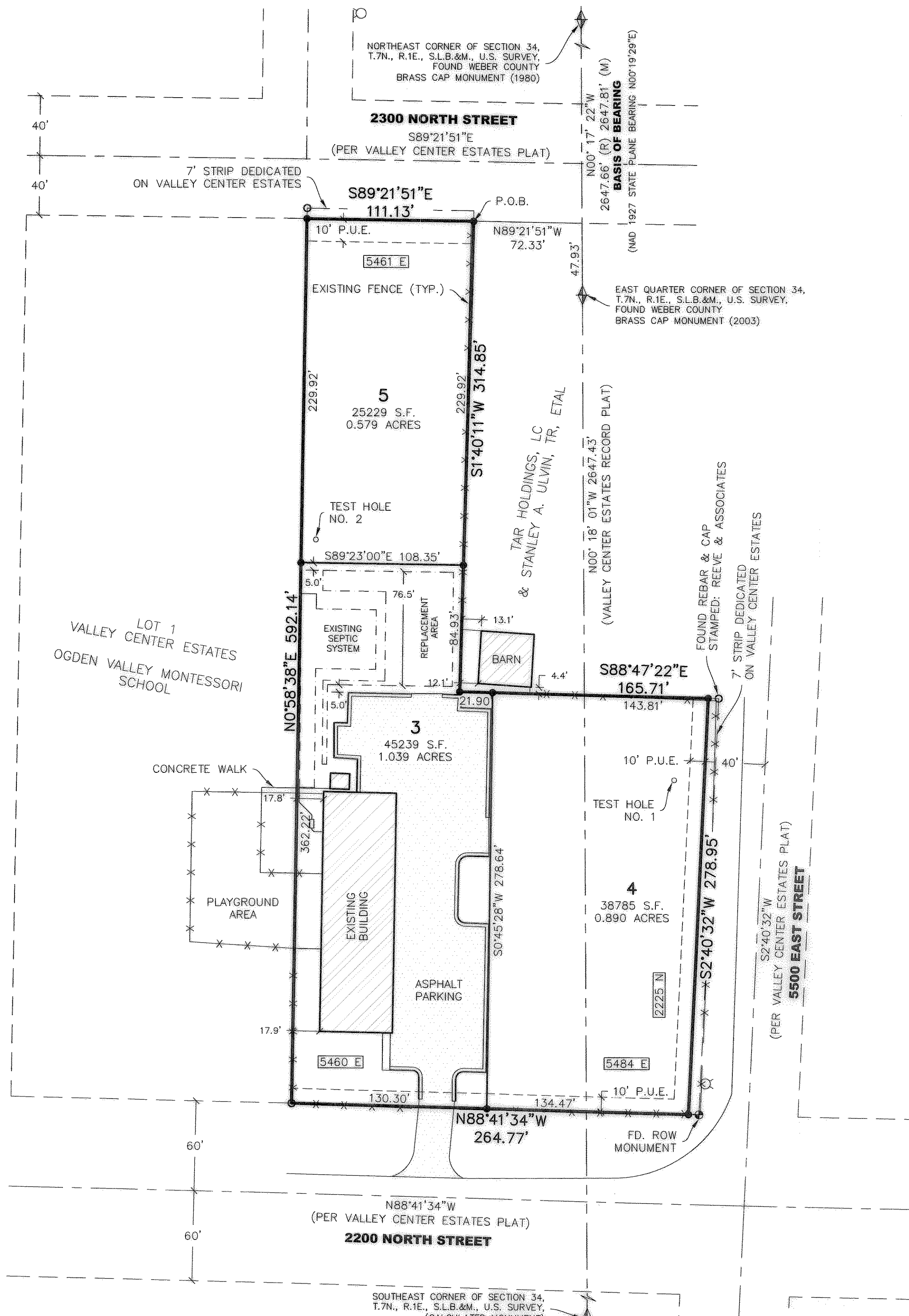


VALLEY CENTER ESTATES-1ST AMENDMENT

PART OF THE EAST 1/2 OF SECTION 34, AND THE SW 1/4 OF SECTION 35, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2013



LEGEND

- = SECTION CORNER
 - = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = EXISTING FIRE HYDRANT
 - = FOUND REBAR & CAP
 - = FOUND RIGHT-OF-WAY MONUMENT
 - = BOUNDARY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY
 - = EASEMENTS
 - = SECTION LINE
 - = ROAD CENTERLINE
 - = EXISTING FENCELINE
 - = EXISTING BUILDING
 - = P.U.E. = PUBLIC UTILITY EASEMENT
- Scale: 1" = 50'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 34, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N00°17'22"W AND REFERENCED ON THE VALLEY CENTER ESTATES SUBDIVISION PLAT RECORDED IN BOOK 38 AT PAGE 17 IN THE WEBER COUNTY RECORDER'S OFFICE. (NAD 1927 STATE PLANE BEARING N00°19'29"E PER WEBER COUNTY)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN, ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

ALL OF LOT 2, VALLEY CENTER ESTATES, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE IN BOOK 38, AT PAGE 17 OF OFFICIAL RECORDS.

ALSO DESCRIBED AS BEING 47.93 FEET NORTH 00°17'22" WEST ALONG SECTION LINE AND 72.33 FEET NORTH 89°21'51" WEST ALONG THE SOUTH LINE OF 2300 NORTH STREET, FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°40'11" WEST 314.85 FEET; THENCE SOUTH 88°47'22" EAST 165.71 FEET, TO THE WEST LINE OF 5500 EAST STREET; THENCE ALONG SAID WEST LINE, SOUTH 02°40'32" WEST 278.95 FEET, TO THE NORTH LINE OF 2200 NORTH STREET; THENCE ALONG SAID NORTH LINE, NORTH 88°41'34" WEST 264.77 FEET, TO THE SOUTHEAST CORNER OF LOT 1, VALLEY CENTER ESTATES; THENCE ALONG THE EAST LINE OF SAID LOT 1, VALLEY CENTER ESTATES, NORTH 00°58'38" EAST 592.14 FEET, TO THE SOUTH LINE OF 2300 NORTH STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 89°21'51" EAST 111.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.508 ACRES.

ACCESS NOTE:

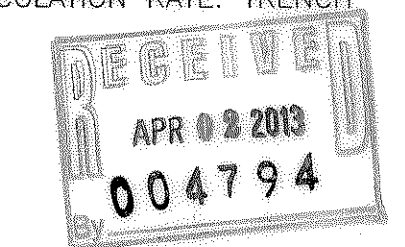
LOT 3 TO HAVE ACCESS FROM 2200 NORTH STREET.
LOT 4 TO HAVE ACCESS FROM 2200 NORTH STREET & 5500 EAST STREET.
LOT 5 TO HAVE ACCESS FROM 2300 NORTH STREET.

SITE SOIL INFORMATION

TEST HOLE GROUND WATER TABLE (OCTOBER 2012)

TEST HOLE NO. 1 (UTM ZONE 12 NAD 83 (12T) 431653 E 4572395±18FT N)
0-20" SILTY LOAM, GRANULAR STRUCTURE
20-45" SILTY CLAY LOAM, MASSIVE
45-72" GRAVELLY LOAM SANDY, SINGLE GRAINED, 30% GRAVEL (HIGH CLAY)

TEST HOLE NO. 2 (UTM ZONE 12 NAD 83 (12T) 431725 E 4572345 N)
0-16" SILT LOAM, GRANULAR STRUCTURE
16-61" SILTY CLAY LOAM, MASSIVE STRUCTURE
61-82" GRAVELLY LOAMY SANDY, SINGLE GRAINED STRUCTURE, 30% GRAVEL, PREDICTED LESS THAN 5 MIN/INCH PERCOLATION RATE. TRENCH LIMITED TO 12 INCHES



DEVELOPER

EDEN HOLDING AND DEVELOPMENT CO.
2616 NORTH STATE STREET
PRESTON, IDAHO 83263
(208) 240-8296

SURVEYOR'S CERTIFICATE

I, JERRY FLETCHER, 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 VALLEY CENTER ESTATES-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.

SIGNED THIS 2ND DAY OF APRIL, 2013.

6436064
UTAH LICENSE NUMBER

JERRY FLETCHER
PROFESSIONAL LAND SURVEYOR
No. 6436064
STATE OF UTAH

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 AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT VALLEY CENTER ESTATES-1ST AMENDMENT, 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 POND, 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 _____ SIGNED IT 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 _____ AND _____ 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: J. FLETCHER
Designer: J. FLETCHER
Begin Date: 11-14-12
Name: VALLEY CENTER ESTATES-1ST AMENDMENT
Number: 1376-04
Revision: 03-29-13
Scale: 1"=50'
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 WORKS 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

Webber County Recorder

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