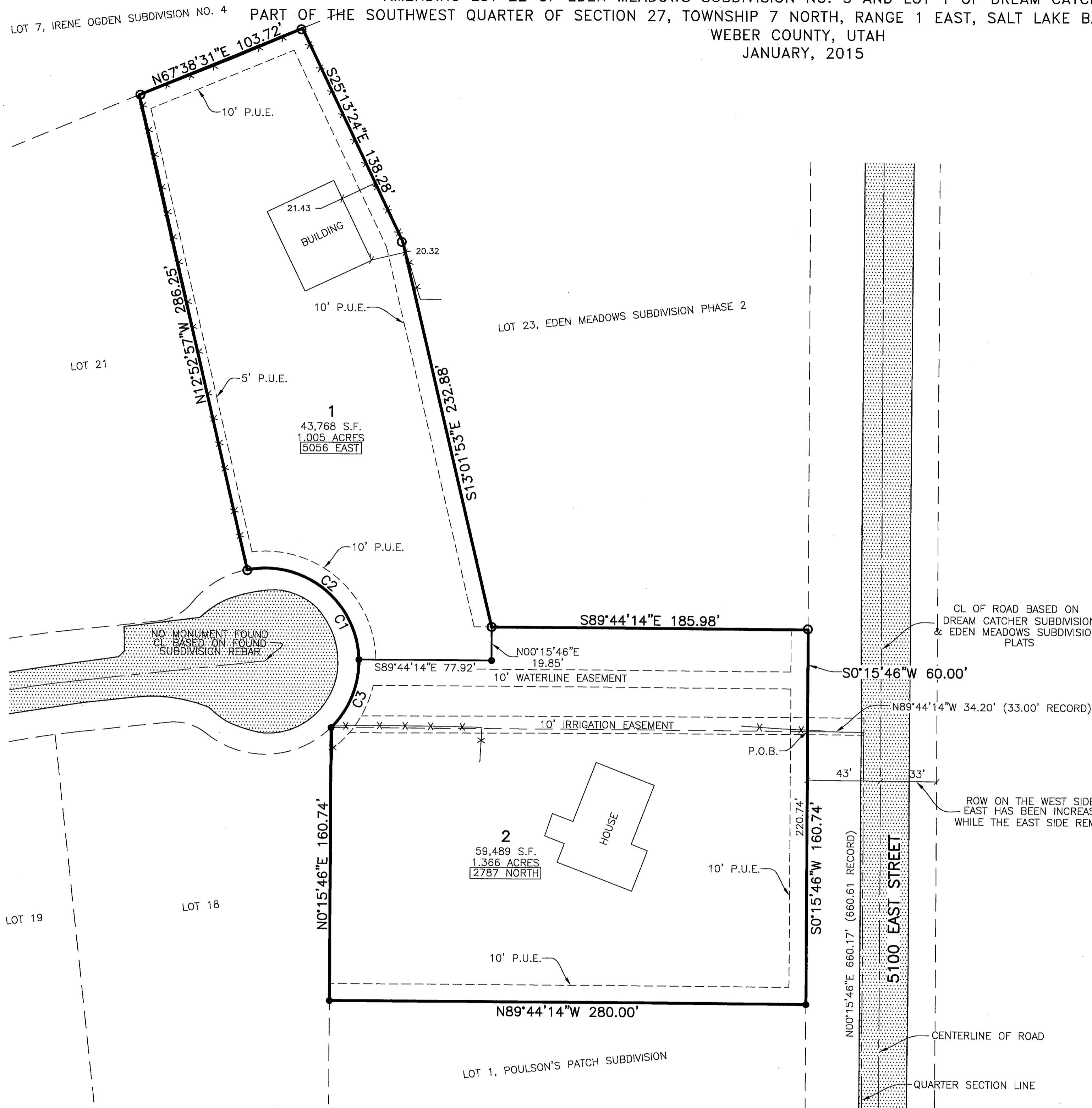


EDEN DREAM MEADOWS SUBDIVISION

AMENDING LOT 22 OF EDEN MEADOWS SUBDIVISION NO. 3 AND LOT 1 OF DREAM CATCHER SUBDIVISION
 WEBER COUNTY, UTAH
 JANUARY, 2015



LEGEND

- ◆ = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- x x x = EXISTING FENCELINE
- ▨ = EXISTING PAVEMENT

Scale: 1" = 40'

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°50'04"E

NARRATIVE
 THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT AMENDING LOT 22 OF EDEN MEADOWS SUBDIVISION NO. 3 AND LOT 1 OF DREAM CATCHER SUBDIVISION TO REFLECT A BOUNDARY LINE AGREEMENT BETWEEN THE RESPECTIVE OWNERS.

BOUNDARY DESCRIPTION
 PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 5100 EAST STREET, SAID POINT LIES N00°15'46"E 660.17 FEET AND N89°44'14"W 34.20 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE S00°15'46"W ALONG SAID WEST RIGHT OF WAY LINE, 160.74 FEET; THENCE N89°44'14"W 280.00 FEET; THENCE N00°15'46"E 160.74 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 140.45 FEET, A RADIUS OF 55.00 FEET, A CHORD BEARING OF N27°53'28"W, AND A CHORD LENGTH OF 105.28 FEET; THENCE N12°52'57"W 286.25 FEET; THENCE N67°38'31"E 103.72 FEET; THENCE S25°13'24"E 138.28 FEET; THENCE S13°01'53"E 232.88 FEET; THENCE S89°44'14"E 185.98 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 5100 EAST STREET; THENCE S00°15'46"W ALONG SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 103,256 SQUARE FEET AND 2.370 ACRES

DEVELOPER: BURT WILLIE
 2225 WASHINGTON BLVD, SUITE 200
 OGDEN, UT 84401

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	55.00'	140.45'	N27°53'28"W	105.28'	146°18'35"	181.65'
C2	55.00'	95.99'	S51°02'52"E	84.26'	99°59'46"	65.54'
C3	55.00'	44.46'	N22°08'25"E	43.26'	46°18'50"	23.52'

SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; FOUND 1994 WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION

N89°50'04"E 2643.34'
 BASIS OF BEARINGS
 STATE PLANE GRID BEARING PER WEBER COUNTY

SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; FOUND 1980 WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION.

NOTES:

1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

2. "AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

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 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

Webber County Recorder

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

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, 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 EDEN DREAM MEADOWS SUBDIVISION 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 19 DAY OF February, 2015.

7734336
 UTAH LICENSE NUMBER CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT EDEN DREAM MEADOWS SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 16th DAY OF February, 2015.

PETERSON BUILDERS INC
 LISA H GARRISON MCCLARY LIVING TRUST

ACKNOWLEDGMENT

STATE OF UTAH (Weber) ss.
 COUNTY OF (Weber)

ON THE 16th DAY OF February, 2015, PERSONALLY APPEARED BEFORE ME Lisa H. Garrison McClary BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT (S)HE SIGNED THE WITHIN AND FOREGOING INSTRUMENT IN ACCORDANCE WITH THE AUTHORITY AS TRUSTEE GIVEN UNDER THE INSTRUMENT CREATING SAID TRUST, AND THAT AS TRUSTEE HE EXECUTED THE SAME

11-18-15
 COMMISSION EXPIRES Debra J. Hohosh
 NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH (Weber) ss.
 COUNTY OF (Weber)

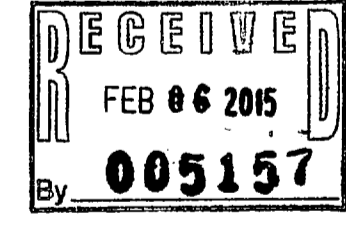
ON THE 16th DAY OF February, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) Jason Peterson BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE Secretary AND OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

11-18-15
 COMMISSION EXPIRES Debra J. Hohosh
 NOTARY PUBLIC

Project Info.

Surveyor: C. ANDERSON
 Designer: N. ANDERSON
 Begin Date: 10-23-14
 Name: EDEN DREAM MEADOWS SUBDIVISION
 Number: 6455-01
 Revision: _____
 Scale: 1"=40'
 Checked: _____

Reeve & Associates, Inc.
 820 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
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