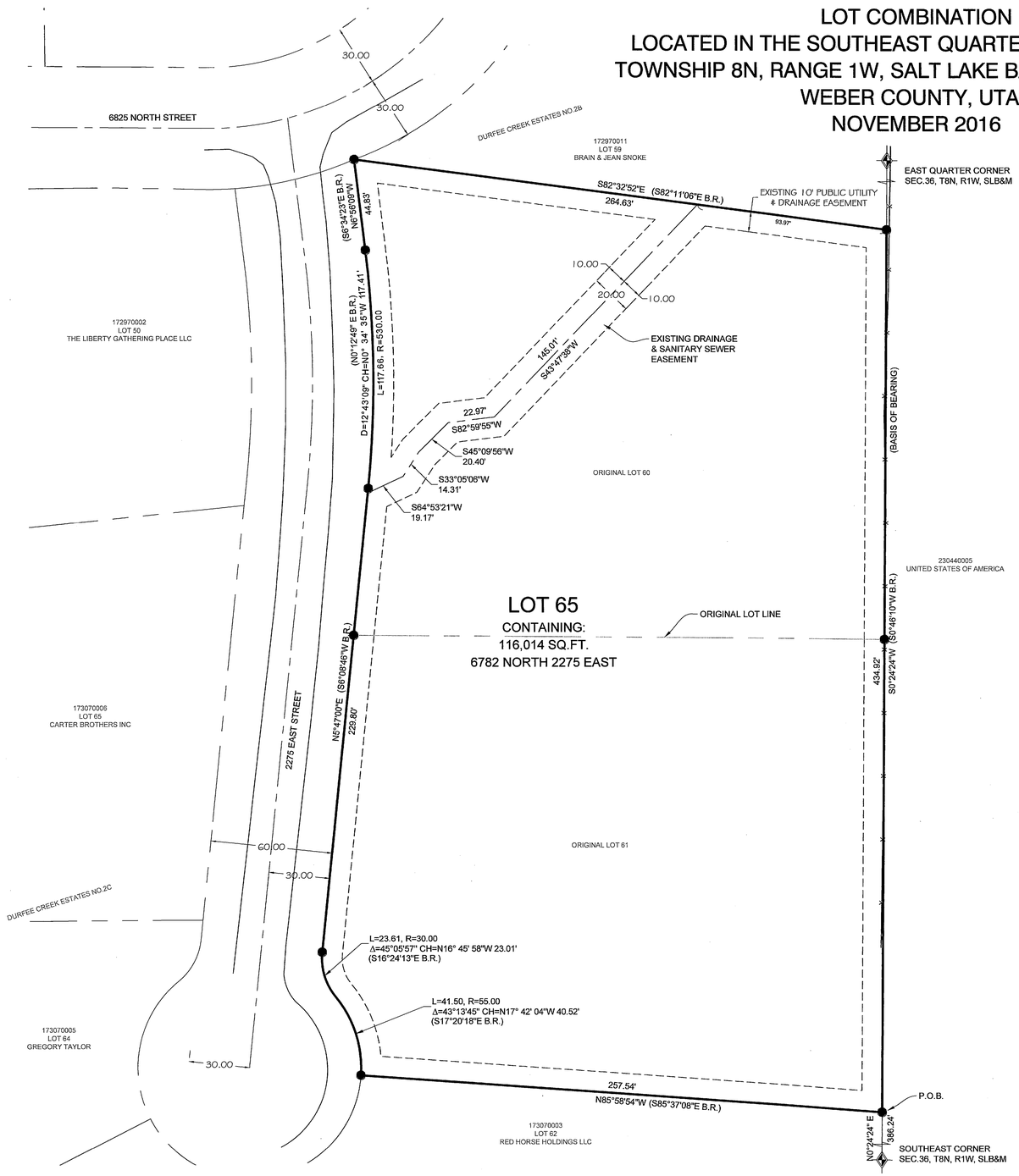
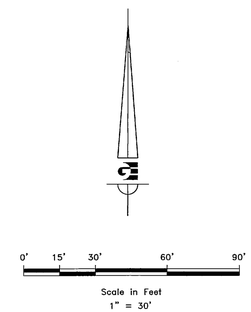
DURFEE CREEK ESTATES NO. 2C 1ST AMENDMENT

LOT COMBINATION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8N, RANGE 1W, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
NOVEMBER 2016





BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 0°24'24" EAST 386.24 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; RUNNING THENCE NORTH 85°58'54" WEST 257.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 2275 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (5) FIVE COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 41.50 FEET, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 43°13'45", AND WHICH CHORD BEARS NORTH 17°42'04" WEST 40.52 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT 23.61 FEET, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 45°05'57", AND WHICH CHORD BEARS NORTH 16°45'28" WEST 23.01 FEET; (3) NORTH NORTH 5°47'00" EAST 229.80 FEET; (4) ALONG THE ARC OF A CURVE TO THE LEFT 117.66 FEET, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 12°43'09", AND WHICH CHORD BEARS NORTH 0°34'35" WEST 117.41 FEET; (5) NORTH 6°56'09" WEST 44.83 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 59, DURFEE CREEK ESTATES NO.2B; THENCE ALONG SAID LINE SOUTH 82°32'52" EAST 264.63 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID LINE SOUTH 0°24'24" WEST 434.92 FEET TO THE POINT OF BEGINNING. CONTAINING 116,014 SQ.FT. OR 2.66 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS DURFEE CREEK ESTATES NO. 2C 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT ALL LOTS MEET THE LAND USE CODE REQUIREMENTS AND THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 30TH DAY OF NOVEMBER, 2016.

PROFESSIONAL LAND SURVEYOR
11/30/16
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

DURFEE CREEK ESTATES NO. 2C 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS DRAINAGE AND SANITARY SEWER EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SANITARY SEWER SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____ 2016.

BY: SHAUN HANSEN - JOINT TENANT

BY: MARLEAH HANSEN - JOINT TENANT

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- FOUND REBAR & CAP - GREAT BASIN ENGINEERING
- SUBDIVISION BOUNDARY
- ORIGINAL LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE LOTS 60 AND 61 OF DURFEE CREEK ESTATES NO.2C. THE SURVEY WAS ORDERED BY SHAUN HANSEN. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°24'24" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

ACKNOWLEDGEMENT

STATE OF UTAH)
) §
COUNTY OF WEBER)

On this_____day of_____2016, before me _____, A Notary Public, personally appeared SHAUN HANSEN AND MARLEAH HANSEN AS JOINT TENANTS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

RECEIVED
DEC 06 2016
BY: 5616

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 _____, 2016.

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 EFFECT.

SIGNED THIS___DAY OF _____, 2016.

COUNTY ATTORNEY

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 _____, 2016.

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 _____, 2016.

_____, ATTEST: _____
CHAIRMAN, WEBER COUNTY COMMISSION — NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS___DAY OF_____, 2016.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

DEVELOPER:
SHAUN HANSEN
6762 N 2275 E
LIBERTY, UT 84310
425-231-9770

S1/1

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

COUNTY RECORDER

BY: _____

R:\2801 - MISC SURVEY\1629 - SHAWN HANSEN\SURVEY\DWG\HANSEN BOUNDARY ADJUSTMENT.DWG