

Final Big Cottonwood Estates Subdivision Ph 1 First Amendment

Amending Lots 19-R & 20-R

Plain City, Weber County, Utah

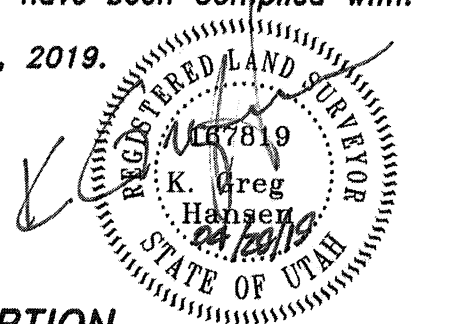
A Part of the Southwest and Southeast Quarters of Section 32,
Township 7 North, Range 2 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 I have completed a Survey of the property described on this plat in accordance with Section 17-25-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby amended and subdivided said tract into three (3) Lots, know hereafter as Big Cottonwood Estates Subdivision Phase 1 First Amendment in Plain City, Weber County, Utah, and has been correctly drawn to the designated scale and is 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 hereby certify that the requirements of all applicable statutes and ordinances of Plain City concerning Zoning Requirements regarding Lot measurements have been Complied with.

Signed this 29th day of April, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819.



BOUNDARY DESCRIPTION

ALL OF LOTS 19 AND 20, BIG COTTONWOOD ESTATES SUBDIVISION PH 1 AND OTHER LAND BEING SITUATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SAID BIG COTTONWOOD ESTATES SUBDIVISION PH 1 LOCATED 753.58 FEET NORTH 00°49'44" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32;

RUNNING THENCE NORTH 89°13'28" WEST 75.18 FEET; THENCE SOUTH 01°17'25" WEST 109.62 FEET TO THE NORTH BOUNDARY LINE OF THE MAUREEN WOODARD PROPERTY, TAX ID. NO. 19-033-0026; THENCE ALONG THE SAID NORTH BOUNDARY LINE NORTH 89°16'20" WEST 84.94 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID BIG COTTONWOOD ESTATES SUBDIVISION PH 1; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 18 THE FOLLOWING TWO (2) COURSES: (1) NORTH 05°07'00" EAST 78.00 FEET; AND (2) NORTH 43°21'35" WEST 73.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4725 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) IN A NORTHERLY DIRECTION TO THE LEFT OF A NON-TANGENT 50.00 FOOT RADIUS CURVE, A DISTANCE OF 69.64 FEET, CHORD BEARS NORTH 06°48'44" EAST 64.14 FEET, HAVING A CENTRAL ANGLE OF 79°47'47"; (2) IN A NORTHERLY DIRECTION TO THE RIGHT OF A REVERSE TANGENT 30.00 FOOT RADIUS CURVE, A DISTANCE OF 21.68 FEET, CHORD BEARS NORTH 12°22'52" WEST 21.21 FEET, HAVING A CENTRAL ANGLE OF 41°24'35"; AND (3) NORTH 08°19'25" EAST 96.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2050 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°25'02" EAST 114.17 FEET; (2) TO THE LEFT ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE, A DISTANCE OF 73.00 FEET, CHORD BEARS NORTH 83°37'25" EAST 72.64 FEET, HAVING A CENTRAL ANGLE OF 19°55'06"; AND (3) NORTH 73°39'52" EAST 28.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 20 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 10°56'30" EAST 105.66 FEET; (2) SOUTH 05°00'00" WEST 107.33 FEET; AND (3) NORTH 89°13'28" WEST 35.12 FEET TO THE POINT OF BEGINNING. CONTAINING 1.279 ACRES.

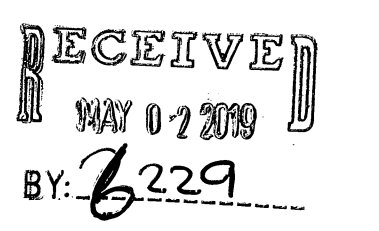
OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract Big Cottonwood Estates Subdivision Phase 1 First Amendment and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Plain City, 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 dedicate to Plain City those certain strips designated as public utility easements as easements for public utilities including provision for drainage and utility purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines, drainage and irrigation as may be authorized by Plain City. The plat notes shown hereon are hereby declared effective and binding. In witness we have here unto set our signature this ___ day of _____, 2019.

George S. Cook "Trustee" _____ Date _____
Charleen E. Cook "Trustee" _____ Date _____

NARRATIVE

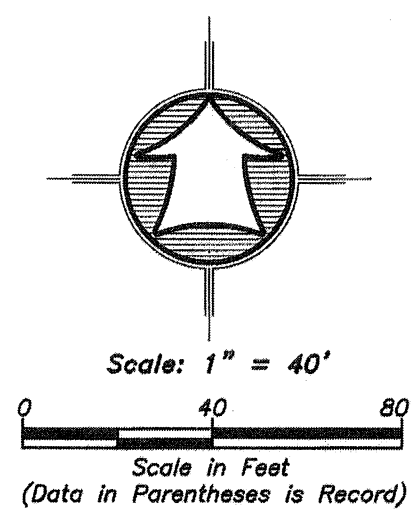
The Purpose of this Survey was to amend Lots 19-R and 20-R, Big Cottonwood Estates Subdivision Phase 1 and set the property corners of the three lot subdivision as shown and described hereon. This Survey was ordered by George Cook. There were Wetlands platted on the Big Cottonwood Estates Subdivision Phase 1 that have now been released as Wetlands by the Army Corps of Engineers, Regulatory Division (SPK-2019-00425) dated November 19, 2019. A copy of this letter was submitted to Plain City. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 32, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the west line of the northeast quarter of Section 5, T. 6 N., R. 2 W., S.L.B.&M which bears North 0°02'48" East, as shown on the Big Cottonwood Estates Subdivision Phase 1 plat.



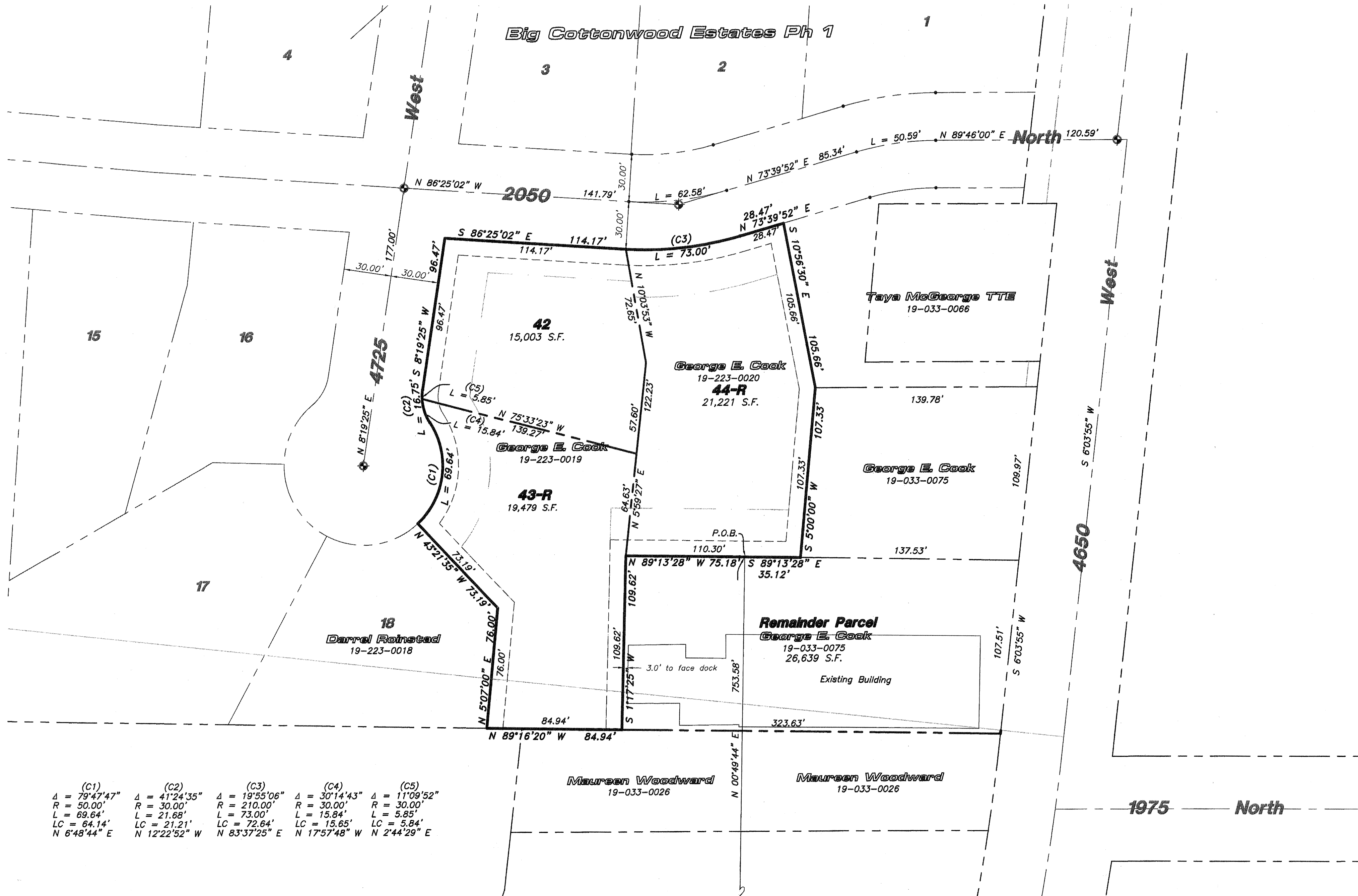
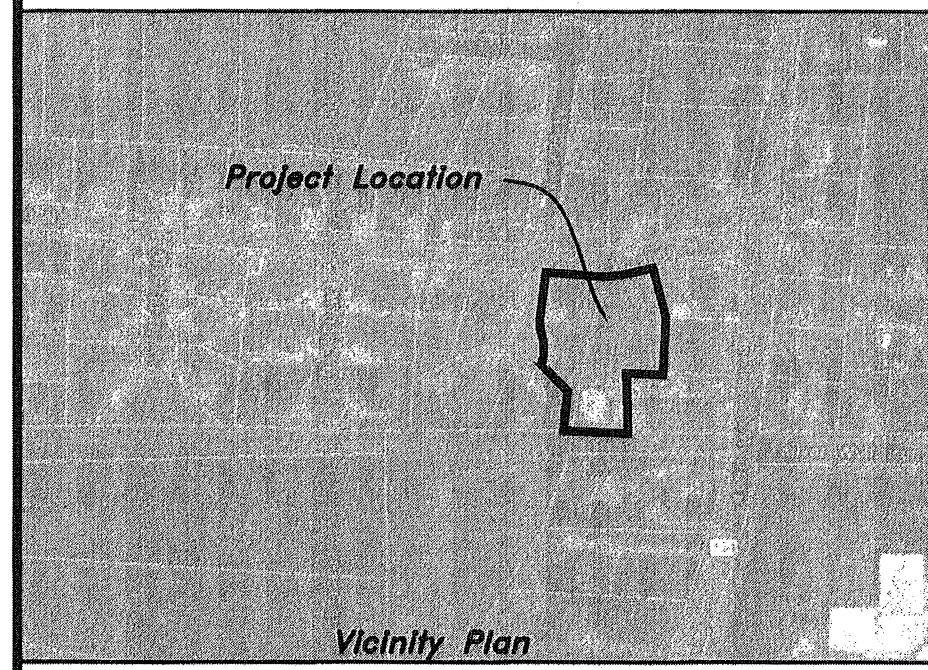
WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

- Notes:**
- All public utility easements (PUE) are 10.00 feet wide unless noted otherwise.
 - Lot 43-R and Lot 44-R are subject to construction depth restrictions. The finish floor of all homes shall be no deeper than the existing top back of curb & gutter fronting each lot unless otherwise approved by the Plain City Engineer.
 - Lots 42, 43-R and 44-R no longer contain restricted Non-buildable areas within the previous platted boundaries of the area noted as "Wetlands" on the Big Cottonwood Estates Subdivision Phase 1 by order of the Department of the Army, U.S. Army Corps of Engineers, Regulatory Division letter (SPK-2019-00425) dated November 19, 2019.
 - Rebar will be set on all back lot corners and curb nails will be set in the top back of the curb and gutter on the projection of the property line.
 - Remainder Parcel is not approved for development. Requirements contained in Title 11, Subdivision Regulations of the Plain City Code must be met prior to its development.



PLAIN CITY SETBACKS
RE-15 ZONE: FRONT:
FRONT SETBACK 30 FEET
SIDES: 10' MIN.
REAR: 30 FEET



(C1)	(C2)	(C3)	(C4)	(C5)
Δ = 79°47'47"	Δ = 41°24'35"	Δ = 19°55'06"	Δ = 30°14'43"	Δ = 11°09'52"
R = 50.00'	R = 30.00'	R = 210.00'	R = 30.00'	R = 30.00'
L = 69.64'	L = 21.68'	L = 73.00'	L = 15.84'	L = 5.85'
LC = 64.14'	LC = 21.21'	LC = 72.64'	LC = 15.65'	LC = 5.84'
N 6°48'44" E	N 12°22'52" W	N 83°37'25" E	N 17°57'48" W	N 2°44'29" E

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 the 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 _____, 2019.

Weber County Surveyor

PLAIN CITY PLANNING COMMISSION

This is to certify Plain City Planning Commission. Signed this _____ Day of _____, 2019.

Chairman, Plain Planning Commission

PLAIN CITY ACCEPTANCE

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Plain City Council. Signed this _____ Day of _____, 2019.

Mayor

PLAIN CITY ENGINEER

I hereby certify that this office has examined the plat and it is correct in accordance with the information on file in this office. Signed this _____ day of _____, 2019.

City Engineer

PLAIN CITY ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite to the approval by the Attorney of the foregoing plat and dedications have been complied with. Dated this _____ day of _____, 2019.

Signature

Developer:
George Cook
2338 N 4375 W
Ogden, UT.
801-540-4119

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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