

Poplar Estates Phase 1 First Amendment

Amending Lots 2-R, 3R & 4-R

Plain City, Weber County, Utah

A Part of the Northeast Quarter of Section 3,

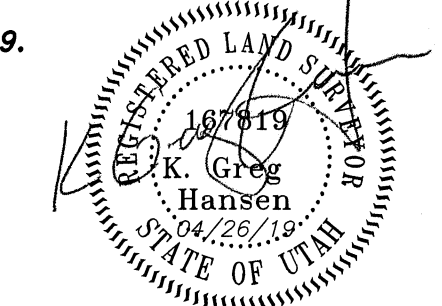
Township 6 North, Range 2 West, Salt Lake Base & Meridian

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 17-23-17 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 Poplar Estates 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 26th day of April, 2019.

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



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF LOTS 2-R, 3-R AND 4-R, POPLAR ESTATES PHASE 1, PLAIN CITY, UTAH, SURVEY SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2-R LOCATED 1206.32 FEET SOUTH 89°36'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 40.00 FEET SOUTH 00°23'34" WEST AND 102.25 FEET SOUTH 02°08'23" WEST AND 26.24 FEET SOUTH 89°46'54" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

RUNNING THENCE SOUTH 89°46'54" EAST 464.05 TO THE NORTHEAST CORNER OF SAID LOT 2-R BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2850 WEST STREET, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 195.00 FOOT RADIUS NON TANGENT CURVE, A DISTANCE OF 180.74 FEET, CHORD BEARS SOUTH 33°27'52" WEST 174.34 FEET, HAVING A CENTRAL ANGLE OF 53°06'22"; AND (2) SOUTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 255.00 FOOT RADIUS CURVE, A DISTANCE OF 198.52 FEET, CHORD BEARS SOUTH 37°42'56" WEST 193.54 FEET, HAVING A CENTRAL ANGLE OF 44°36'15" TO THE SOUTHWEST CORNER OF SAID LOT 4-R; THENCE NORTH 90°00'00" WEST 273.58 FEET ALONG THE SOUTH LINE OF SAID LOT 4-R; THENCE NORTH 06°12'22" EAST 141.71 FEET; THENCE NORTH 02°12'12" EAST 59.17 FEET; THENCE NORTH 03°41'27" EAST 100.52 FEET TO THE POINT OF BEGINNING. CONTAINING 2.55 ACRES.

PARCEL "A" BOUNDARY DESCRIPTION

A PART OF LOTS 2-R, 3-R AND 4-R, POPLAR ESTATES PHASE 1, PLAIN CITY, UTAH, SURVEY SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

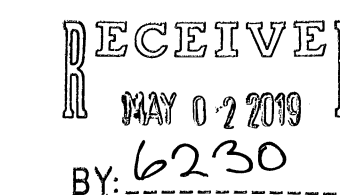
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2-R LOCATED 1206.32 FEET SOUTH 89°36'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 40.00 FEET SOUTH 00°23'34" WEST AND 102.25 FEET SOUTH 02°08'23" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

RUNNING THENCE SOUTH 89°46'54" EAST 26.24 FEET; THENCE SOUTH 03°41'27" WEST 100.52 FEET; THENCE SOUTH 02°12'12" WEST 59.17 FEET; THENCE SOUTH 06°12'22" WEST 141.71 FEET TO THE SOUTH LINE OF SAID LOT 4-R; THENCE NORTH 90°00'00" WEST 19.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4-R; THENCE ALONG THE WEST LINE OF SAID POPLAR ESTATES PHASE 1 THE FOLLOWING TWO (2) COURSES: (1) NORTH 04°41'16" EAST 141.48 FEET; AND (2) NORTH 02°08'23" EAST 159.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.159 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 Poplar Estates 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 ___, 2018.

DeLayne K. Jackson	Date	Joanna N. Jackson	Date
Damon Wilson	Date	Haily Wilson	Date
Clark M. Roueche	Date	Trena F. Roueche	Date

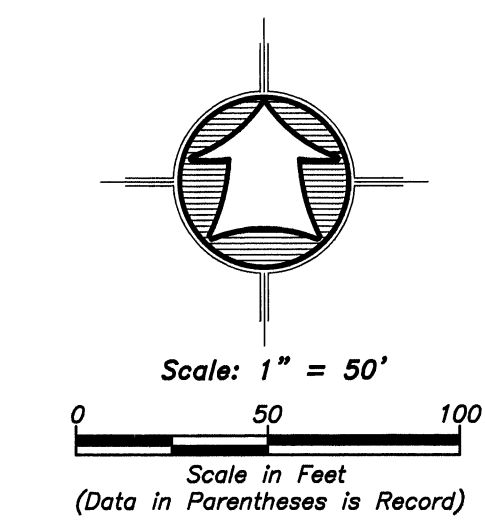
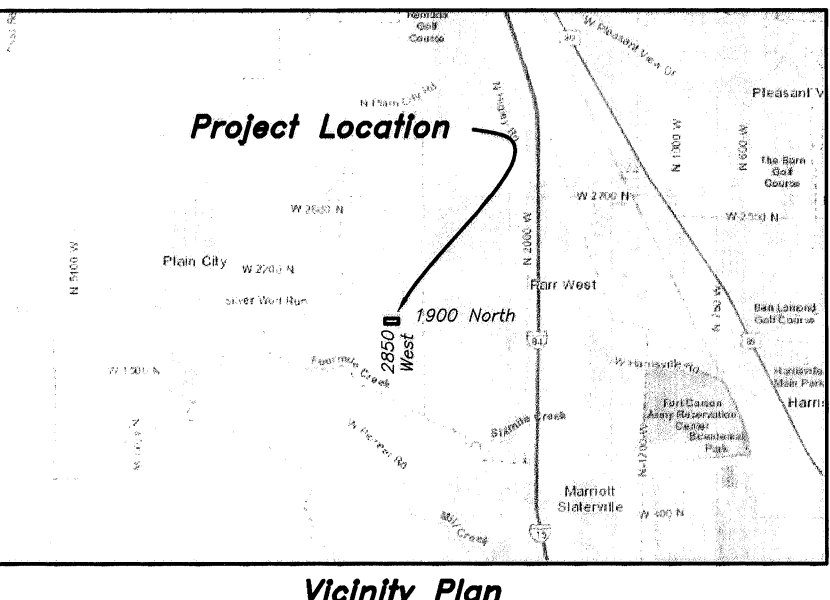
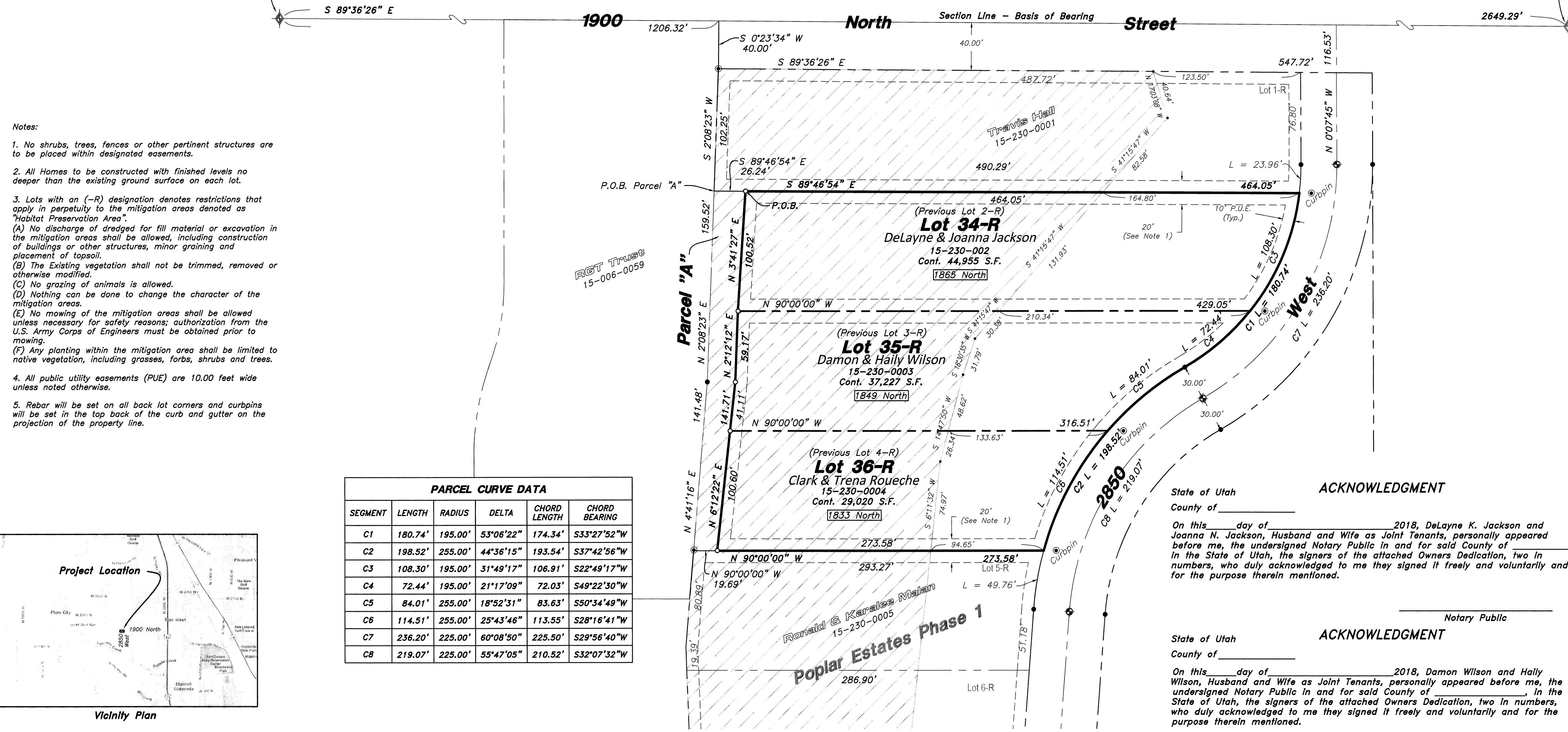


WEBER COUNTY RECORDER

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

North Quarter Corner of Section 3, T. 6 N., R. 2 W., S.L.B. & M. 2007 Weber Co. Aluminum Cap Monument. Good Condition.

Northeast Corner of Section 3, T. 6 N., R. 2 W., S.L.B. & M. 1972 Weber Co. Brass Cap Monument. Good Condition.



LEGEND
 - - - - - Subject Property
 - - - - - Subdivision Boundary
 - - - - - Adjoining Property Line
 - - - - - Centerline
 - - - - - Fence Line (Wire)
 Wetlands per Poplar Estates Ph 1
 Street Monument
 Found survey marker
 Set 5/8"x24" Rebar With Cap
 Section Corner

Developers:
Ryan Taylor
2931 West 1900 North
Plain City, Utah
801-860-2800

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hanes.net
 Brigham City Ogden Logan
 (435) 723-3491 (801) 389-4905 (435) 752-8272

WEBER COUNTY SURVEYOR
 I Herby 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 ___, 2018.
 Weber County Surveyor

PLAIN CITY PLANNING COMMISSION
 This is to Certify Plain City Planning Commission. Signed this ___ Day of ___, 2018.
 Chairman, Plain Planning Commission

NARRATIVE
 The Purpose of this Survey was to amend Lots 2-R, 3-R and 4-R, Poplar Estates Phase 1 and set the property corners of the three lot subdivision as shown and described hereon. The location of the amended boundary was determined by the property owners of said Lots 2-R, 3-R, 4-R and Property Tax ID No. 15-006-0059. The Intent of said property owners is to have land west of the determined boundary go to RGT Trust (Ryan Taylor). This Survey was ordered by Ryan Taylor. The Control used to Establish the Property Corners was the official plat of Poplar Estates Phase 1 recorded as Entry No. 1535846 in the Weber County Recorder's Office along with the Existing Weber County Surveyor Monumentation Surrounding Section 3, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North Line of the Northeast Quarter of Section 3, T. 6 N., R. 2 W., S.L.B.&M which bears South 86°36'26" East, as shown on the Poplar Estates Phase 1 plat.

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 ___, 2018.
 Mayor:
 Attest:

ACKNOWLEDGMENT
 State of Utah
 County of _____
 On this ___ day of ___, 2018, DeLayne K. Jackson and Joanna N. Jackson, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of _____ in the State of Utah, the signers of the attached Owners' Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.
 Notary Public

ACKNOWLEDGMENT
 State of Utah
 County of _____
 On this ___ day of ___, 2018, Damon Wilson and Haily Wilson, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of _____ in the State of Utah, the signers of the attached Owners' Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.
 Notary Public

ACKNOWLEDGMENT
 State of Utah
 County of _____
 On this ___ day of ___, 2018, Clark M. Roueche and Trena F. Roueche, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of _____ in the State of Utah, the signers of the attached Owners' Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.
 Notary Public

PLAIN CITY ENGINEER
 I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Engineer of the foregoing plat and dedications have been complied with this day of ___, 2018.
 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 ___, 2018.
 Signature