

# MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 1 - 1ST AMENDMENT

## AND AMENDING LOT 1, MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 1

### LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PLAIN CITY, WEBER COUNTY, UTAH

AUGUST, 2019

#### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 1, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 2850 WEST BEING LOCATED NORTH 89°36'28" WEST 800.32 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 0°33'12" EAST 38.45 FEET AND NORTH 89°45'09" WEST 158.79 FEET AND NORTH 4°48'40" WEST 55.16 FEET AND ALONG THE ARC OF A CURVE TO THE RIGHT 25.74 FEET, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 5°27'45", AND WHICH CHORD BEARS NORTH 7°32'32" WEST 25.73 FEET AND NORTH 10°16'25" WEST 50.41 FEET AND ALONG THE ARC OF A CURVE TO THE LEFT 21.28 FEET, HAVING A RADIUS OF 202.93 FEET, A CENTRAL ANGLE OF 6°00'07", AND WHICH CHORD BEARS NORTH 7°16'22" WEST 21.25 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34, RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 87°47'15" WEST 103.89 FEET, THENCE NORTH 0°06'51" EAST 349.75 FEET, THENCE NORTH 87°55'49" EAST 171.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID 2850 WEST STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT 262.60 FEET, HAVING A RADIUS OF 480.03 FEET, A CENTRAL ANGLE OF 31°20'36", AND WHICH CHORD BEARS SOUTH 10°38'47" WEST 259.34 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT 108.34 FEET, HAVING A RADIUS OF 202.93 FEET, A CENTRAL ANGLE OF 30°35'22", AND WHICH CHORD BEARS SOUTH 11°01'23" WEST 107.06 TO THE POINT OF BEGINNING, CONTAINING 51,481 SQ. FT. OR 1.18 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:  
A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26R, MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 1, SAID POINT BEING ON THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 2850 WEST STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 2025 NORTH STREET BEING LOCATED NORTH 89°36'28" WEST 936.44 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 753.43 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 0°32'02" WEST 29.92 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT 74.66 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°57'48", AND WHICH CHORD BEARS SOUTH 5°56'51" EAST 74.50 FEET TO AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE SOUTH 87°39'21" WEST 152.46 FEET; THENCE NORTH 0°06'51" EAST 110.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 2025 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°53'09" EAST 144.68 FEET TO THE POINT OF BEGINNING, CONTAINING 15,712 SQ. FT. OR 0.36 ACRE, 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 PROFESSIONAL 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 MOUNTAIN WEST MEADOWS PHASE 1 - 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 13<sup>TH</sup> DAY OF AUGUST, 2019.



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:

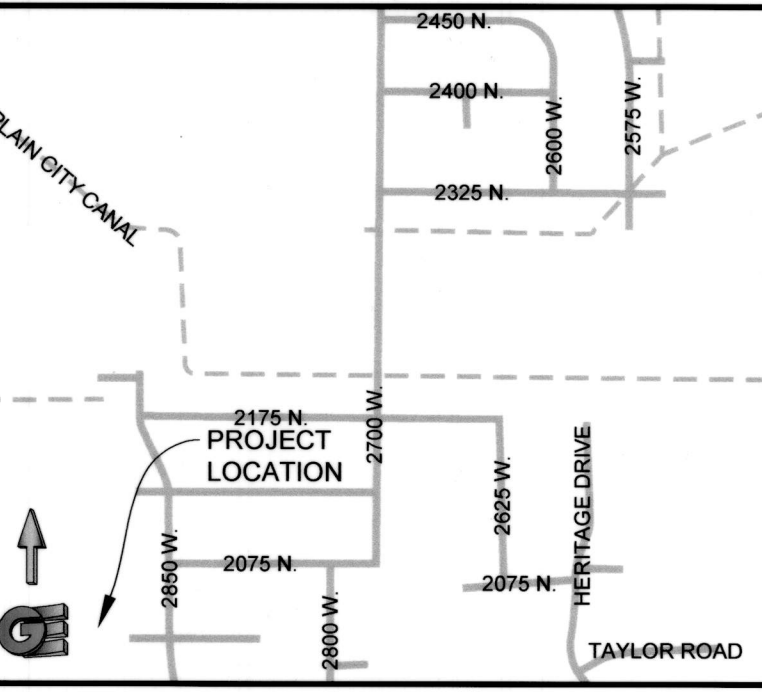
#### MOUNTAIN WEST MEADOWS PHASE 1 - 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY 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 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 PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT, AND CONVEY TO PLAIN CITY THE REGIONAL DETENTION POND PARCEL TO BE USED FOR DRAINAGE PURPOSES AS SEEN FIT BY PLAIN CITY.

SIGNED THIS 5<sup>TH</sup> DAY OF August, 2019.

MINDI K. HOLLEY AND DANIEL V. HOLLEY, WIFE AND HUSBAND, AS JOINT TENANTS

*Mindi K. Holley* *Daniel V. Holley* 08-15-2019  
MINDI K. HOLLEY, JOINT TENANT DANIEL V. HOLLEY, JOINT TENANT DATE



VICINITY MAP N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.60	300.00	5°27'44"	N7° 32' 32"W	28.59
C2	110.44	172.93	36°35'26"	N8° 01' 19"E	108.57
C3	169.95	510.03	19°05'29"	N16° 46' 19"E	169.16
C4	200.10	510.03	22°28'44"	N4° 00' 49"W	198.82
C5	82.66	300.00	15°47'14"	N7° 21' 34"W	82.40

#### NOTES

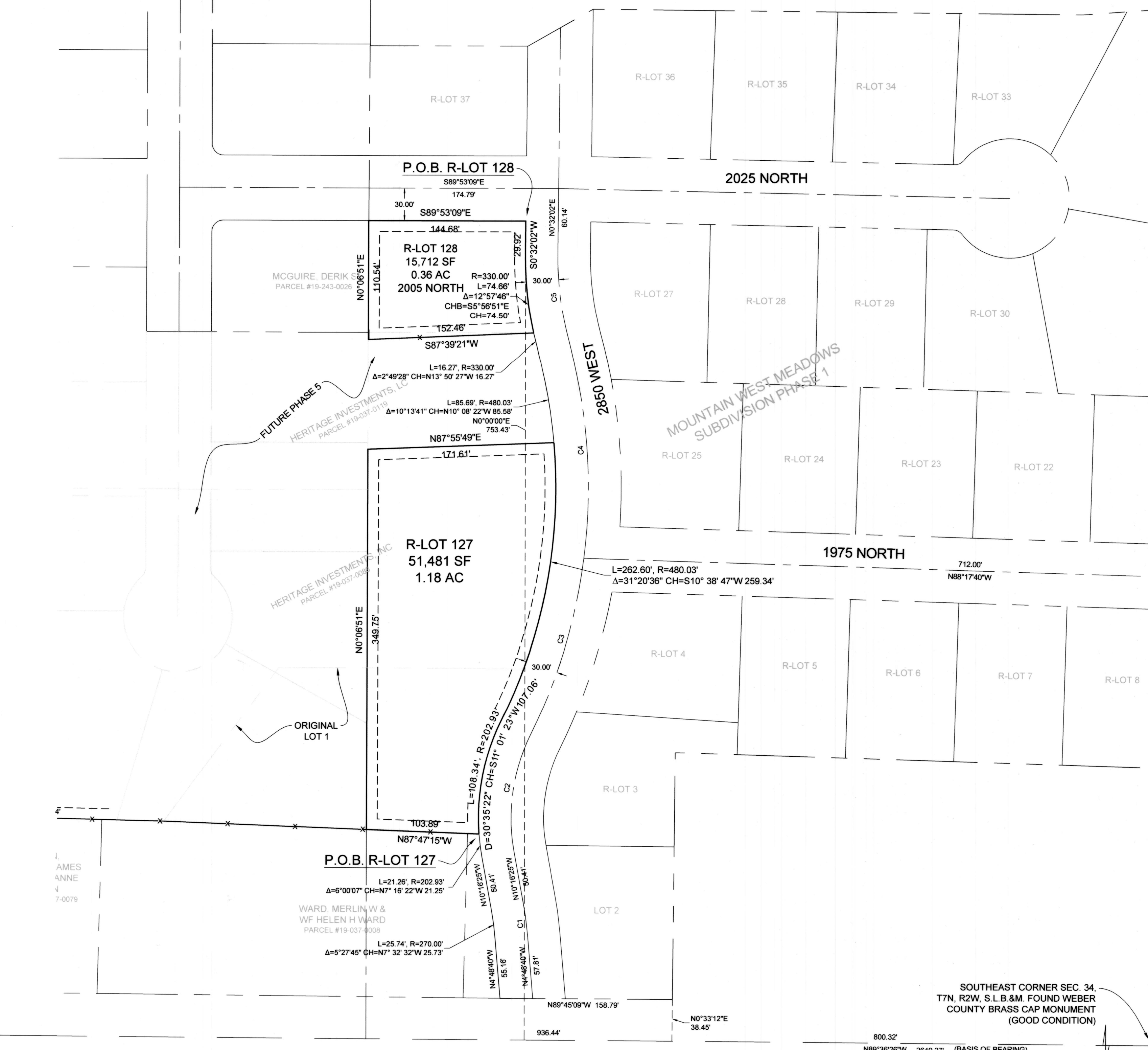
1. 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
2. #5 REBAR WITH CAP SET AT BACK LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.
3. CURRENT RE-15 BUILDING SETBACK: 30' REAR, 30' FRONT, 10'-14" ALT. SIDE YARD, 30' CORNER LOT STREET SIDE, 15' CORNER INTERIOR SIDE.
4. "NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS": LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BASEMENTS ARE RESTRICTED TO 24" MAXIMUM DEPTH BELOW EXISTING GROUND ELEVATION, WINDOW WELLS AND HONE ENTRANCES TO BE LOCATED A 1'0" ABOVE TBC ELEVATION. LOT FRONTAGE IS TO BE GRADED AT MIN. OF 3.0% FROM FRONT OF HOUSE TO R.O.W.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT ENSURE THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.
6. ALL HOMES WITHIN THIS SUBDIVISION SHALL BE NO DEEPER THAN THE EXISTING GROUND SURFACE ELEVATION UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. A DEEPER FINISHED FLOOR ELEVATION MAY BE CONSIDERED IF A GEOTECHNICAL REPORT SPECIFICALLY ADDRESSING THE MAXIMUM RECOMMENDED DEPTH OF THE LOTS IN THIS PHASE IS SUBMITTED FOR CITY REVIEW AND APPROVAL.
7. ANY DISCREPANCY BETWEEN ZONING INFORMATION SHOWN ON THIS PLAT AND THE PLAIN CITY ZONING ORDINANCE SHALL BE RESOLVED IN FAVOR OF THE PLAIN CITY ZONING ORDINANCE.
8. FEMA FLOOD ZONE - X PER MAP 49057C0200E EFFECTIVE DATE 12/16/2005

#### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )  
On this 13<sup>th</sup> day of August, 2019, before me Lynette Singleton, a Notary Public, personally appeared MINDI K. HOLLEY AND DANIEL V. HOLLEY, WIFE AND HUSBAND, 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.



*Lynette Singleton*  
NOTARY PUBLIC



SOUTH QUARTER CORNER SEC. 34, T7N, R2W, S.L.B.&M. FOUND WEBER COUNTY BRASS CAP MONUMENT (GOOD CONDITION)  
SOUTHEAST CORNER SEC. 34, T7N, R2W, S.L.B.&M. FOUND WEBER COUNTY BRASS CAP MONUMENT (GOOD CONDITION)

<p><b>PLAIN CITY ATTORNEY</b></p> <p>I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF MOUNTAIN WEST MEADOWS PHASE 1 - 1ST AMENDMENT AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS ___ DAY OF ___, 2019.</p> <p>PLAIN CITY ATTORNEY</p>	<p><b>PLAIN CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES, PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.</p> <p>SIGNED THIS ___ DAY OF ___, 2019.</p> <p>PLAIN CITY ENGINEER</p>	<p><b>PLAIN CITY APPROVAL AND ACCEPTANCE</b></p> <p>THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.</p> <p>SIGNED THIS ___ DAY OF ___, 2019.</p> <p>BY: _____</p> <p>NAME/TITLE _____</p> <p>CITY RECORDER</p>	<p><b>PLAIN CITY PLANNING COMMISSION</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.</p> <p>SIGNED THIS ___ DAY OF ___, 2019.</p> <p>CHAIRMAN, PLAIN CITY PLANNING COMMISSION</p>
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**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET # X 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- STREET CENTERLINE
- SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 1, MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 1, WHICH IS OWNED BY PLAIN CITY AND USED AS A DETENTION BASIN (AFFIDAVIT E#2573123). THE AMENDED LOT IS LARGER AND WILL SERVE AS THE DETENTION BASIN FOR THE FUTURE PHASE 5. THE CONTROL USED TO ESTABLISH THE BOUNDARY OF THIS AMENDMENT WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°36'28" WEST WEBER COUNTY, UTAH NORTH, NAD83 STATE PLANE GRID BEARING.

Scale in Feet  
1" = 60'

<p>DEVELOPER: VALEO MANAGEMENT CECIL SATTERTHWAITE 1080 SOUTH DEPOT DR. OGDEN, UT 84401 801-391-1345</p>	<p>S1 1</p>	<p><b>COUNTY RECORDER</b></p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL _____</p> <p>RECORDS, PAGE _____ RECORDED _____</p> <p>FOR _____</p> <p>COUNTY RECORDER</p> <p>BY: _____</p>
<p><b>GARDNER ENGINEERING</b></p> <p>CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p> <p>5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>		

R:\2205 - VALEO MANAGEMENT\MT WEST MEADOWS PHASE 1 - 1ST AMENDMENT.DWG