

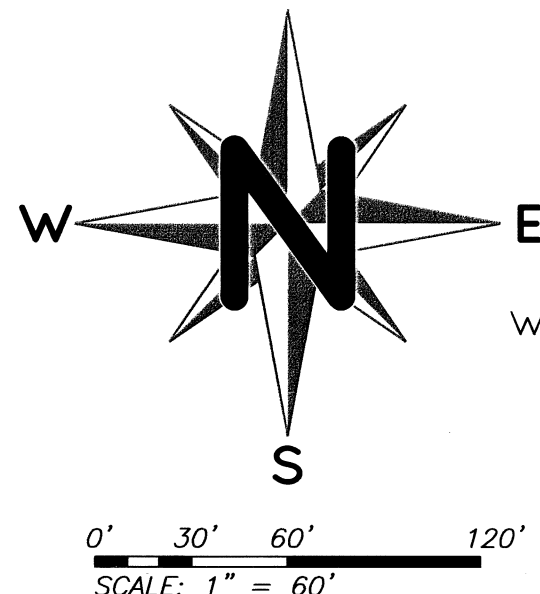
BRANCH SUBDIVISION 1ST AMENDMENT

A PORTION OF LAND LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
TOWN OF EDEN WEBER COUNTY, UTAH

APRIL 2020

LEGEND	
	Section Monument
	Break Line
	Street Monument
	Property Line
	Section Line
	Center Line
	Easement Line
	SET Properly Corner with 2 1/2" rebar and plastic cap stamped "UTAH LAND SURVEYING", unless otherwise noted.
	Reference/Witness Monument
	B = (RECORD BEARINGS AND DISTANCES) M = (MEASURED BEARINGS AND DISTANCES)

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING STATE PLANE NORTH BEARING BETWEEN FOUND BLM DEPARTMENT OF THE INTERIOR SURVEYOR MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.



WADMAN INVESTMENTS LLC
TAX ID NO. 20-035-0046

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS NORTH 89°35'27" WEST 1680.00 FEET AND NORTH 00°48'08" EAST 107.04 FEET AND NORTH 75°07'12" WEST 375.33 FEET AND SOUTH 77°48'08" WEST 360.00 FEET AND SOUTH 85°48'08" WEST 464.02 FEET FROM THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 107°23'34" EAST 228.43 FEET; THENCE SOUTH 79°47'26" WEST 276.78 FEET; THENCE SOUTH 06°52'34" EAST 472.28 FEET TO A POINT ON A 172.46 FOOT RADIUS CURVE (WHICH RADIUS POINT BEARS SOUTH 66°28'06" WEST); THENCE SOUTHWESTERLY 467.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 155°25'07" (WHICH LONG CHORD BEARS SOUTH 78°45'40" WEST 337.02 FEET; THENCE SOUTH 01°03'13" WEST 96.00 FEET; THENCE SOUTH 81°43'41" WEST 775.98 FEET; THENCE NORTH 33°48'08" EAST 799.99 FEET; THENCE NORTH 54°13'13" EAST 552.92 FEET; THENCE NORTH 85°48'08" EAST 383.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 601,038.28 SQ/FT OR 13.80 ACRES AND 2 LOTS

LINE TABLE

LINE BEARING	DISTANCE
EL1	S26°31'15"E 37.67
EL2	S14°19'44"E 37.00
EL3	S58°00'15"E 97.62
EL4	S67°15'01"E 58.61
EL5	S66°09'50"E 98.34
EL6	N26°20'21"E 100.73
EL7	N47°15'03"E 156.22
EL8	N56°12'55"E 82.99
EL9	N85°40'02"E 77.61
EL10	N41°08'53"E 63.47
EL11	N67°16'03"E 83.42
EL12	S81°36'27"E 24.98
EL13	N89°39'00"E 58.48
EL14	S73°07'25"E 46.78
EL15	N86°00'29"E 97.41
EL16	S89°10'51"E 27.05
EL17	N69°06'11"E 82.60
EL18	N44°55'43"E 52.70
EL19	S73°03'24"E 58.56
EL20	N68°12'58"E 70.39
EL21	N53°31'18"E 76.10
EL22	N66°11'02"E 39.59
EL23	N66°11'02"E 39.59
EL24	N74°22'05"E 64.39

FOUND REBAR & CAP STAMPED "CRS ENGINEERING"

FOUND REBAR & CAP STAMPED "LANDMARK - PLS172757" BENCHMARK=5450.00

PERC TEST HOLE NO. 2C

PERC TEST HOLE NO. 2

PERC TEST HOLE NO. 3

100' WELL PROTECTION ZONE

100' WELL PROTECTION ZONE

20' DRAINAGE EASEMENT

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20' DRAINAGE EASEMENT

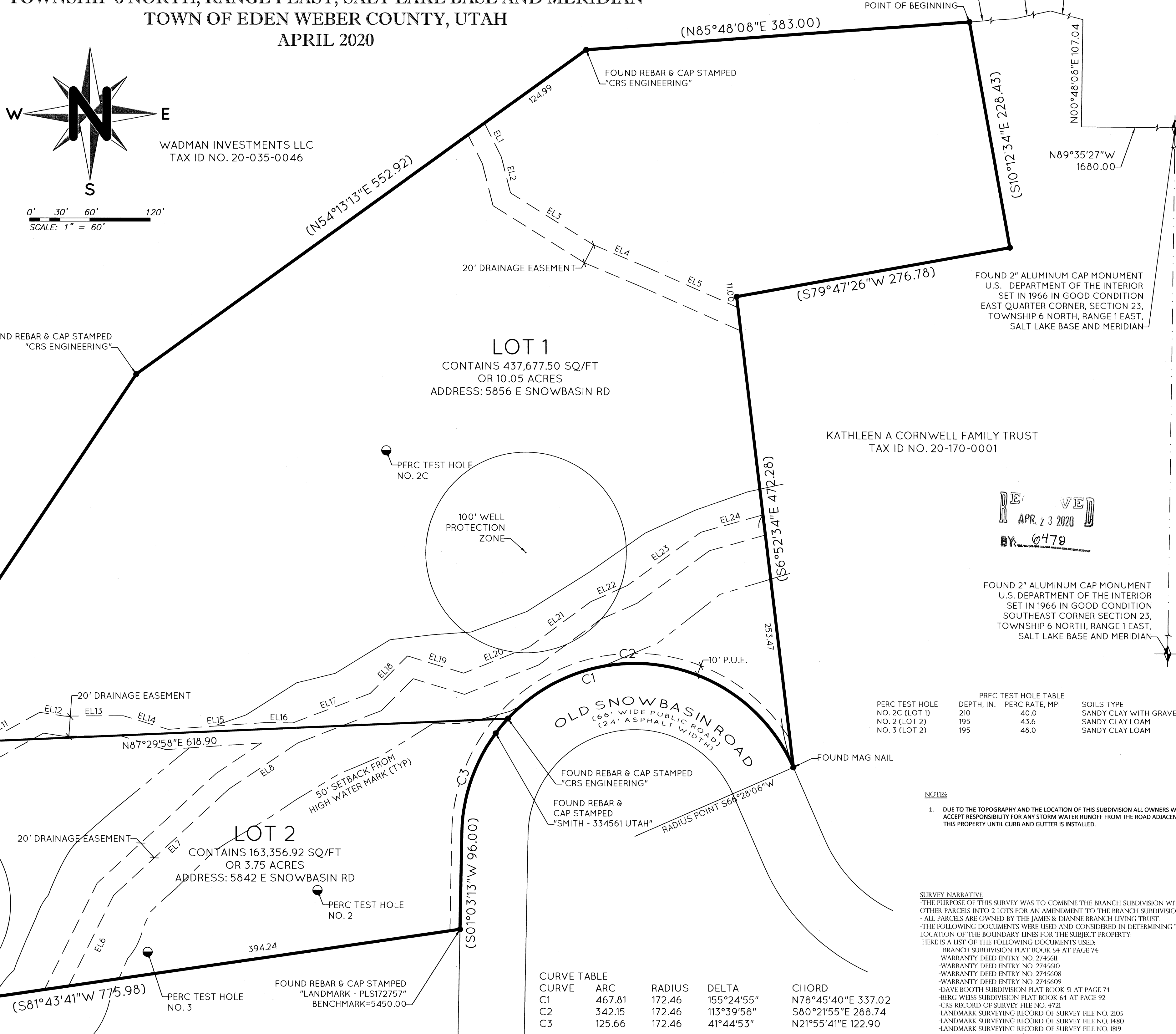
50' SETBACK FROM HIGH WATER MARK (TYP)

FOUND MAG NAIL

FOUND 2" ALUMINUM CAP MONUMENT U.S. DEPARTMENT OF THE INTERIOR SET IN 1966 IN GOOD CONDITION EAST QUARTER CORNER SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

FOUND 2" ALUMINUM CAP MONUMENT U.S. DEPARTMENT OF THE INTERIOR SET IN 1966 IN GOOD CONDITION EAST QUARTER CORNER SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD
C1	467.81	172.46	155°24'55"	N78°45'40"E 337.02
C2	342.15	172.46	113°39'58"	S80°21'55"E 288.74
C3	125.66	172.46	41°44'53"	N21°55'41"E 122.90

PERC TEST HOLE TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS TYPE
NO. 2C (LOT 1)	210	40.0	SANDY CLAY WITH GRAVEL
NO. 2 (LOT 2)	195	45.6	SANDY CLAY LOAM
NO. 3 (LOT 2)	195	48.0	SANDY CLAY LOAM

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.

SURVEY NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO COMBINE THE BRANCH SUBDIVISION WITH 3 OTHER PARCELS INTO 2 LOTS FOR AN AMENDMENT TO THE BRANCH SUBDIVISION. ALL PARCELS ARE OWNED BY THE JAMES & DIANNE BRANCH LIVING TRUST. THE FOLLOWING DOCUMENTS WERE USED AND CONSIDERED IN DETERMINING THE LOCATION OF THE BOUNDARY LINES FOR THE SUBJECT PROPERTY. HERE IS A LIST OF THE FOLLOWING DOCUMENTS USED:
- BRANCH SUBDIVISION PLAT BOOK 54 AT PAGE 74
- WARRANTY DEED ENTRY NO. 2745600
- WARRANTY DEED ENTRY NO. 2745600
- WARRANTY DEED ENTRY NO. 2745608
- WARRANTY DEED ENTRY NO. 2745609
- DAVE BERG SUBDIVISION PLAT BOOK 51 AT PAGE 74
- BERG WEISS SUBDIVISION PLAT BOOK 64 AT PAGE 92
- CRS RECORD OF SURVEY FILE NO. 4721
- LANDMARK SURVEYING RECORD OF SURVEY FILE NO. 2105
- LANDMARK SURVEYING RECORD OF SURVEY FILE NO. 1480
- LANDMARK SURVEYING RECORD OF SURVEY FILE NO. 189

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED 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 BRANCH SUBDIVISION 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HERIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS 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.

MICHAEL L. WANGEMANN, PLS #6431156

DATE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:

BRANCH SUBDIVISION 1ST AMENDMENT

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 DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF ___, 2020.

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF ___, 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF ___, 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ___ DAY OF ___, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER/MORGAN HEALTH DEPARTMENT

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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF ___, 2020.

SIGNATURE

BRANCH SUBDIVISION 1ST AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
TOWN OF EDEN, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR
RECORD AND RECORDED,
2019, AT _____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF ___, 2020.

SIGNATURE

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 ___, 2020.

SIGNATURE

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 ___, 2020.

SIGNATURE

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 THIS ___ DAY OF ___, 2020.

ATTEST:
COUNTY CLERK

COUNTY COMMISSION CHAIR

WEBER COUNTY RECORDER DEPUTY.