

# VALLEY CENTER ESTATES-2ND AMENDMENT

LOCATED IN THE EAST HALF OF SECTION 34

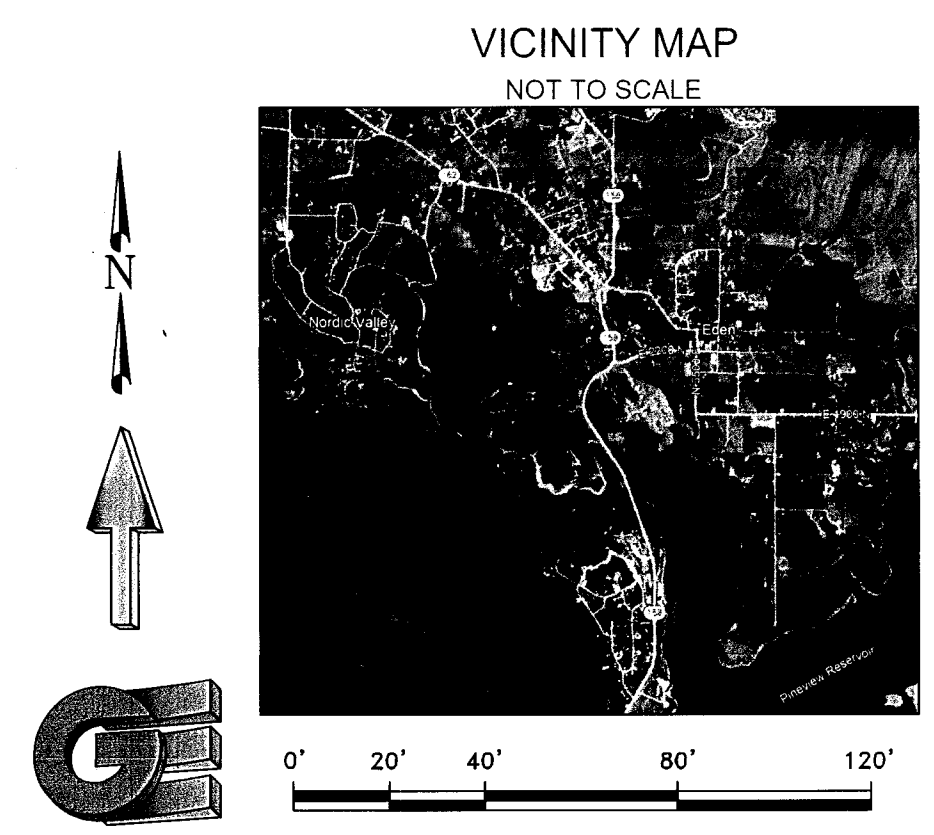
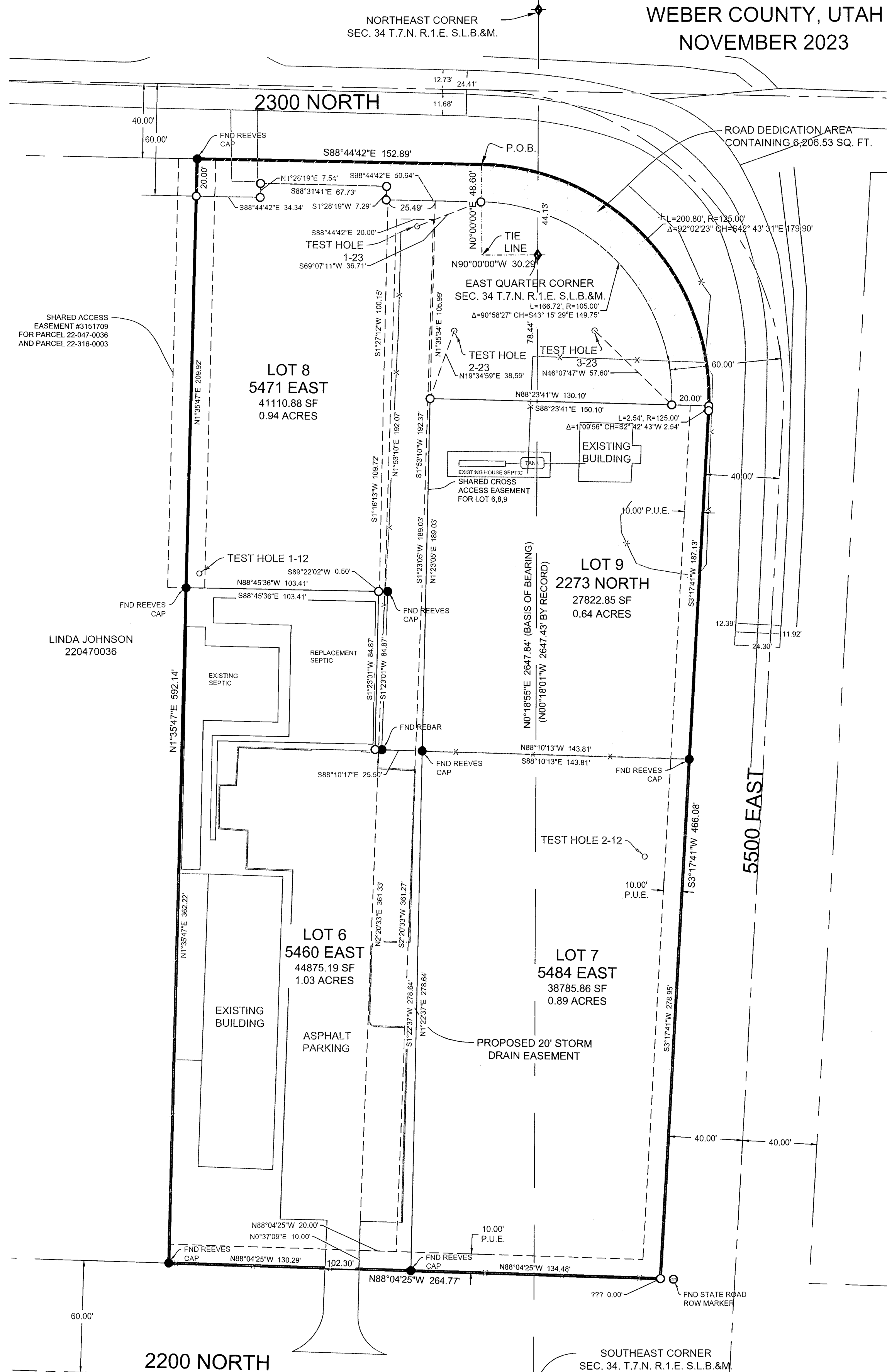
AND THE WEST HALF OF SECTION 35,

TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

WEBER COUNTY, UTAH

NOVEMBER 2023

**AMENDED BOUNDARY DESCRIPTION**  
 A PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET SAID POINT BEING LOCATED NORTH 90°00'00" WEST 30.29 FEET AND NORTH 00°00'00" EAST 48.60 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 125 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 200.80 FEET WITH A CHORD BEARING OF SOUTH 42°43'31" EAST 179.90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 5500 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 03°17'41" WEST 466.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°04'25" WEST 264.77 FEET TO THE EAST BOUNDARY LINE OF LOT 1 OF VALLEY CENTER ESTATES; THENCE ALONG SAID EAST BOUNDARY LINE OF LOT 1 OF VALLEY CENTER ESTATES NORTH 01°35'47" EAST 592.14 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 86°44'42" EAST 152.89 FEET TO THE POINT OF BEGINNING. CONTAINING 130,306.97 SQUARE FEET OR 2.99 ACRES.



**LEGEND**

WEBER COUNTY MONUMENT AS NOTED	EXISTING FENCE
FOUND REBAR AND CAP	ADJACENT PARCEL
FOUND ROW MARKER	SECTION LINE
SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING	EASEMENT
SUBDIVISION BOUNDARY	ORIGINAL LOT LINE
LOT LINE	ROAD DEDICATION AREA

**SITE SOIL INFORMATION**

TEST HOLES 2012

TEST HOLE 1-12 UTM ZONE 12 NAD 83 (12T) 431653 E 4572395+18 N  
 0-20" SILTY LOAM, GRANULAR 20-45" SILTY CLAY LOAM, MASSIVE 45-72" GRAVELLY LOAM SANDY, SINGLE GRAINED, 30% GRAVEL (HIGH CLAY)

TEST HOLE 2-12 UTM ZONE 12 NAD 83 (12T) 431725 E 4572345 N  
 0-16" SILT LOAM, GRANULAR 16-61" SILTY CLAY LOAM, MASSIVE 61-82" GRAVELLY LOAM SANDY, SINGLE GRAINED, 30% GRAVEL (HIGH CLAY), PREDICTED LESS THAN 5MIN/INCH PERCOLATION RATE. TRENCH LIMITED TO 12INCHES

TEST HOLES 2023

TEST HOLE 1-23 UTM ZONE 12 NAD 83 0431668 E 4572449 N  
 0-11" LOAM, GRANULAR, 0.5 GPD/SF 11-26" LOAM WEAK, GRANULAR, 0.45 GPD/SF 26-42" GRAVELLY COARSE SANDY LOAM, MASSIVE, 75% GRAVEL, 0.45 GPD/SF 42-51" LOAM, MASSIVE, 0.4 GPD/SF 51-88" GRAVELLY SANDY LOAM, SINGLE GRAIN, 80% GRAVEL, 0.45 GPD/SF

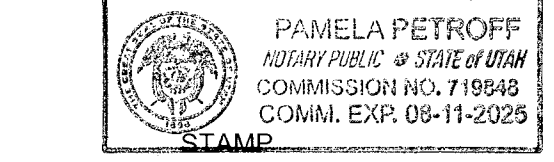
TEST HOLE 2-23 UTM ZONE 12 NAD 83 0431694 E 4572432 N  
 0-19" LOAM, GRANULAR, 0.5 GPD/SF 19-65" LOAM, BLOCKY, 0.5 GPD/SF 65-94" GRAVELLY COARSE LOAMY SAND, SINGLE GRAINED, 0.45 GPD/SF

TEST HOLE 3-23 UTM ZONE 12 NAD 83 0431171 E 4572432 N  
 0-18" LOAM, GRANULAR, 0.5 GPD/SF 18-60" LOAM, BLOCKY, 0.5 GPD/SF 60-78" GRAVELLY COARSE LOAMY SAND, SINGLE GRAINED, 0.5 GPD/SF

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 COUNTY OF WEBER )

On this 29th day of November 2023, personally appeared before me (ZANE B. FROERER) (OWNER/SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (MANAGER) (TITLE) of (ZV INVESTMENTS LLC) (CORP/TRUST), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (ZANE B. FROERER) (OWNER/SIGNER) acknowledged to me that said "Corporation executed the same.



**NOTES**

- ZONE FB - MUC (FORM-BASED ZONE - MIXED USED COMMERCIAL) CURRENT YARD SETBACKS: FRONT: NO MINIMUM, MAXIMUM OF FIVE (5) FEET OR TWENTY (20) IF PROVIDING PUBLIC DINING OR GATHERING SPACE SIDE: NONE REAR: NONE
- SUBJECT PROPERTY FALLS WITHIN FEM FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0237F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- 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.
- RIGHT-OF-WAY DEDICATION TO THE COUNTY WILL OCCUR ACCORDING TO THE APPLICABLE RIGHT-OF-WAY CROSS SECTIONS SPECIFIED IN THE FORM-BASED ZONE AS DEVELOPMENT OCCURS ON EACH LOT OR PARCEL.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ZANE & LANCE FROERER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°18'55" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

**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 VALLEY CENTER ESTATES-2ND AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE 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 23rd DAY OF NOVEMBER, 2023.

*Klint H. Whitney*  
 PROFESSIONAL LAND SURVEYOR  
 8227228  
 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:

**VALLEY CENTER ESTATES-2ND AMENDMENT**

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROAD DEDICATION AREA, 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 ERRECTED WITHIN SUCH EASEMENTS. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS SHARED CROSS ACCESS EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A SHARED DRIVEWAY TO BE USED AS PUBLIC ACCESS TO ALL ADJOINING LOTS WITH THE EXCEPTION OF LOT 7 AS DESCRIBED ON THE PLAT HEREON. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STORM DRAIN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF A STORM DRAIN LINE AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO.

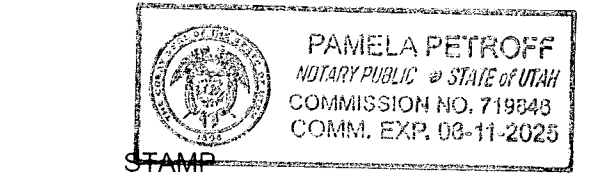
SIGNED THIS 27th DAY OF NOVEMBER 2023.

*Zane Froerer*  
 ZANE B. FROERER

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 COUNTY OF WEBER )

On this 29th day of November 2023, personally appeared before me (ZANE B. FROERER) (OWNER/SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (MANAGER) (TITLE) of (ZBF INVESTMENTS I LLC) (CORP/TRUST), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (ZANE B. FROERER) (OWNER/SIGNER) acknowledged to me that said "Corporation executed the same.



**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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
 SIGNED THIS \_\_\_ DAY OF \_\_\_, 2023.  
 WEBER 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 \_\_\_, 2023.  
 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 \_\_\_, 2023.  
 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 \_\_\_, 2023.  
 CHAIRMAN, WEBER COUNTY COMMISSION

**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 \_\_\_, 2023.  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER - MORGAN HEALTH DEPARTMENT**  
 I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
 SIGNED THIS \_\_\_ DAY OF \_\_\_, 2023.  
 DIRECTOR WEBER-MORGAN HEALTH DEPT.

**DEVELOPER:**  
 ZANE FROERER  
 LANCE FROERER  
 2600 WASHINGTON BLVD  
 OGDEN, UTAH  
 801-668-0920, 801-668-0924

**RECEIVED**  
 NOV 29 2023  
 BY: ZLF

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 COUNTY OF WEBER )

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*Pamela Petroff*  
 PAMELA PETROFF  
 NOTARY PUBLIC  
 COMMISSION NO. 719948  
 COMM. EXP. 08-11-2025

**NOTARY PUBLIC**

**COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR AND RECORDED \_\_\_\_\_  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_  
 RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_  
 FOR \_\_\_\_\_  
 COUNTY RECORDER  
 BY: \_\_\_\_\_

**GARDNER CIVIL & LAND PLANNING ENGINEERING**  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

R:\2327 - WADMAN\2102 - FROERERSURVEY\DWG\VALLEY CENTER ESTATES-2ND AMENDMENT PLAT 11-29-23.DWG