COTTONWOOD FLATS SUBDIVISION~FIRST AMENDMENT

Val D. Nichols & wf. Deborah J.

A PART OF THE N.E. 1/4 OF SECTION 21, T. 7 N., R. 2 W., S.L.B.&M. WEBER COUNTY, UTAH 30 Jun, 2006

S 89'52'18" W

BASIS OF BEARINGS

S 89*09'10" E 938.35'

S 89"09'10" E

Existing Fence

COTTONWOOD FLATS SUB.

LOT 2~Amended Cont. 3.23 Ac. +/-

Cont. 3.14 Ac. +/-

938.04

North East Corner of Sec 21, Township 7 North, Range 2 West, S.L.B. & M.. Weber County Surveyors Brass Cap. Same O'le Cond. - Good-1963

Fnd. 3/4" Rebar_

0.5' E/o Fence

Angle Pt. Fence-

381.21

OWNERS DEDICATION 003652

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT <u>COTTONWOOD FLATS SUBDIVISION~FIRST AMENDMENT</u> AND DO HEREBY DEDICATE GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC LITTLETY STORM WATER DETENTION DONOS AND DRAWAGE EXSENDENTS. THE PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ______DAY OF ____

<u>ACKNOWLEDGEMENT</u> STATE OF UTAH COUNTY OF WEBER PERSONALLY APPEARED SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. NOTARY PUBLIC RESIDING AT MY COMMISSION EXPIRES:

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.

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 FINANCIAL

SIGNATURE

GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIMISION PLAT WAS DULY APPROVED BY THE

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY PLANNING COMMISSION ON THE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIMSION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBOMISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ ___ DAY OF _

CHAIRMAN, WEBER COUNTY COMMISSION

<u>Weber-Morgan Health Department</u>

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIMISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL

SIGNED THE _____DAY OF _____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

003652

DAY OF .

Z CYNTHIA L

ROBINETT'

AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

C. L. S., Inc. 810 CANYON ROAD DGDEN, UTAH 84404 (801) 399-4935 CLIENT: BRENT RHEES

SURVEY LOCATION: NE 1/4 SEC. 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 5-12-06 REVISED FOR CERTIFICATION OF SURVEY RECORDING 7-28-06 JOB NO. PS05-01

WEBER COUNTY SURVEYOR

Garth Archibald Properties LC Tax I.D. No. 19-009-0003

Ex. Barn

--- Point on Property Line

525.31

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH,

SIGNED THIS ______ DAY OF ______ 200

■ TEST HOLE

■ TEST HOLE PVC #3

TEST HOLE PVC #2

N 89*36'52" W

COUNTY SURVEYOR

LEGAL DESCRIPTION FOR BOUNDARY LINE AGREEMENT

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNNING AT A POINT WHICH BEARS S.00°50'50"W. 1769.22 FEET, SAID POINT BEING ON THE WEST LINE OF SAID QUARTER SECTION AND ALONG THE PROJECTION OF AN EXISTING FENCE LINE FROM THE EAST, THENCE S.89°36'52"E. 81.00 FEET ALONG SAID FENCE LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE S.0'50'50'W. 0.64 FEET. THENCE N.89'09'32"W. 81.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION . SURVEYOR'S CERTIFICATE

CONTAINING 6.54 Acres, more or less.

BOUNDARY DESCRIPTION

I, CYNTHIA L. SEGRIFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE No. 7511 (170143) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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 I FURTHER CERTIFY THAT ALL LOTS IN <u>COTTONWOOD FLATS SUBDIVISION~FIRST AMENDMENT</u> HEREBY MEET ALL CURRENT

LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

N 89'35'53" W

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST,

S.00'50'50"W. 1769.22 FEET, SAID POINT BEING ON THE WEST LINE OF SAID QUARTER SECTION AND ALONG THE PROJECTION OF AN EXISTING FENCE LINE FROM THE EAST, THENCE N.0'50'50"E. ALONG SAID QUARTER SECTION LINE 150.03 FEET, THENCE

S.89'09'10"E. 938.35 FEET, MORE OR LESS TO AN EXISTING FENCE LINE, THENCE

0.64 FEET. THENCE N.89'09'32"W. 81.00 FEET, MORE OR LESS, TO THE POINT OF

S.0'52'02"W. 77.25 FEET, S.01'04'05"W. 214.90 FEET, THENCE N.89'35'53"W.

381.21 FEET AND THENCE N.89'36'52"W. 525.31 FEET, THENCE S.0'50'50"W.

SALT LAKE BASE AND MERIDIAN: BEGINNNING AT A POINT WHICH BEARS

S.89'09'10"E. 50.00 FEET, THENCE N.0'50'50"E. 150.00 FEET, THENCE

FOUR COURSES ALONG SAID FENCE LINE, AS FOLLOWS:

CYNTHIA L. SEGRIFF P.L.S. 7511(170143) Fka Cynthia L. Robinett

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND COTTONWOOD FLATS SUBDIVISION FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT. A BOUNDARY LINE AGREEMENT HAS BEEN AGREED TO BY BRENT RHEES AND THE NEIGHBOR TO THE SOUTH, GARTH M. ARCHIBALD, AS SHOWN PER THIS PLAT. BASIS OF BEARINGS ARE STATE PLANE GRID AND THE BASIS OF SURVEY IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION.

EXISTING FENCES.

FNO. CLS REBAR & CAPS.

STREET DEDICATION = 7,500 SQ. FT.

SET 5/8" REBAR & CLS CAP, 24" LONG.

LEGEND:

DEVELOPER: BRENT RHEES Ph. (801) 399-4935 Fax. (801) 627-1068

DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

North Quarter Corner of Sec 21,

Ex. FH €

ST.

Weber County Surveyors Brass Cap.

Township 7 North, Range 2 West, S.L.B. & M.

Same O'le Cond.-We Had to Dig for it, Dated 1963.

COTTONWOOD FLATS SUB.

SOIL TESTING HOLE

- 5.0'50'50"W. 0.64"