## HIDDEN HAVEN ESTATES SUBDIVISION 2nd AMENDMENT I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of Amending Lot 4, Hidden Haven Estates Subdivision and the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into streets hereafter to be known as <u>Hidden Haven</u> Lot 12, Hidden Haven Estates Subdivision Lot 3 1st Amendment Estates Subdivision 2nd Amendment and that the same has been surveyed and monuments have been placed on the ground as represented on A Part of the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, this plat. I further certify that the requirements of all applicable statutes and ordinances of the Weber County Land Use Code have been Township 6 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah BOUNDARY DESCRIPTION March 2017 A parcel of land located in the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, Township 6 North, Range 1 East, Salt CURVE TABLE LINE TABLE Lake Base and Meridian, Weber County, Utah, described as follows: Found 3" U.S.F.S. BEGINNING at a point North 89°09'29" West 130.49 feet along the north line of Section 2, Township 6 North, Range 1 East, Salt Lake Base CHORD TANGENT CURVE | RADIUS | LENGTH | BEARING Aluminum Cap BEARING LENGTH LINE and Meridian and South 1,050.85 feet from the Northeast Corner of said Section 2, and thence South 24°28'58" East 0.27 feet; thence South (Found Rebar W/Cap WEBER/MORGAN HEALTH DEPARTMENT PERCOLATION TEST 04\*48'40" East 284.06 feet; thence South 86\*56'47" East 89.39 feet; thence South 01\*24'59" East 87.90 feet; thence South 89\*26'24" East 86°25'49" | S 86°39'51" E | 75.32' Stamped "REEVE & 55.00' 82.97 51.68 L1 S 24°28'58" E | 0.27' 310.78 feet; thence South 23°14'20" East 148.26 feet; thence South 55°03'20" East 498.80 feet; thence South 00°10'20" East 135.00 feet; ASSOCIATES" 3.0" Found 3" U.S.F.S. November 13, 2016 thence South 75°43'40" West 808.52 feet; thence North 00°31'41" East 250.76 feet; thence North 89°44'15" West 526.76 feet; thence North Aluminum Cap Northeasterly of 30.00 23.83' 45°31'16" | S 22°21'32" E | 23.21' 12.59 Property Location: 1662 North 6250 East, Eden L2 N 0°24'06" E 73.10' 00°01'48" West 336.84 feet; thence South 89°44'15" East 298.15 feet; thence North 23°29'10" East 136.36 feet; thence North 46°33'03" East Found Rebar W/Cap Tax I.D. No. (Hidden Haven Estates Subdivision 4A) 20-104-0004 30.00 feet to a point on the arc of a 55.00 foot non-tangent curve to the left; thence Easterly 82.97 feet along the arc of said curve Stamped "REEVE & -1069.07' | 129.51' | 6°56'27" N 3°04'08" W | 129.43' | 64.83 L3 N 52°37'13" E 1.11 S 00°10'20" Conducted By: Les Vierra through a central angle of 86°25'49" and a long chord of South 86°39'51" East 75.32 feet; thence North 45°07'10" West 44.26 feet to a ASSOCIATES" 2.0" point of tangency of a 30.00 foot radius curve to the right; thence Northwesterly 23.83 feet along the arc of said curve through a central Northeasterly of <del>- 135.00</del> Test Pit ID: Pit #1 (North Pit) angle of 45°31'16" and a long chord of North 22°21'32" West 23.21 feet; thence North 00°24'06" East 73.10 feet to a point of tangency of a 56.43 58.27' 59°09'34" N 23°02'26" E 55.71' 32.03 L4 N 52°37'13" E 6.84' Corner 1069.07 foot radius curve to the left; thence Northerly 129.51 feet along the arc of said curve through a central angle of 06°56'27" and a Perc Depth: long chord of North 03°04'07" West 129.43 feet; thence North 06°32'21" West 98.95 feet to a point of tangency of a 56.43 foot radius curve Stabilized/Slowest Perc Rate: 24 MPI 71°58'18" N 8°10'27" W | 35.26' L5 | S 45°07'10" E | 44.26' to the right; thence Northeasterly 58.27 feet along the arc of said curve through a central angle of 59°09'34" and a long chord of North 23°02'26" East 55.71 feet; thence North 52°37'13" East 1.11 feet to the POINT OF BEGINNING. Said parcel contains 620,388 square feet or 252°55'52" N 81°20'46" E | 88.46' 55.00' 74.42' 242.80' L6 | S 45°07'10" E | 24.38' DISTANCE TO | ELAPSED | PERCOLATION 14.24 acres, more or less. BEGINNING FINAL DEPTH WATER TIME (MIN) RATE (MIN) 55.00 112.77 117°28'52" | S 30°55'44" E | 94.03' TIME TO WATER L8 | S 45'07'10" E | 91.71 DROPPED (IN) DEPTH (IN) 3.5/22/st 1:57 11 7/16 2:27 1 4/16 55.00 135°27'00" | N 22°36'20" E | 101.79' | L9 | S 44°52'50" W | 30.00' 11 8/16 2:59 1 4/16 2:29 Date May 22, 2017 #334576 11 4/16 3:30 1 4/16 MARK N GREGORNOW C9 55.00' 12.73' | 13°15'55" | N 43°29'17" E | 12.71' 6.40' TP-2 Lot 13 C10 55.00' 104.97' | 109°20'57" | N 17°49'09" W | 89.75' 77.61 Mark N Gregory Test Pit ID: Pit #2 (Southeast Pit) 217,712 sq. ft. or Perc Depth: 30.00 72°53'43" | N 36°02'46" W | 35.65' 5.00 acres Stabilized/Slowest Perc Rate: 18 MPI 1686 North C12 | 1044.07' | 126.48' | 63.32' 6°56'27" N 3°04'08" W | 126.40' Know all men by these presents that the undersigned owners of the tract of land described above, having caused the same to 10' Wide Public DISTANCE TO | ELAPSED | PERCOLATION be subdivided into lots and streets to be hereafter known as: FINAL DEPTH ENDING Utility Easement WATER C13 81.43' 84.08' 59°09'34" | S 23°02'26" W | 80.39' 46.22 WATER TIME TO WATER TIME TIME (MIN) RATE (MIN) DROPPED (IN) DEPTH (IN) HIDDEN HAVEN ESTATES SUBDIVISION 2ND AMENDMENT 1 15/16 42.09' 43°51'03" | S 21°31'26" E | 41.07' 22.14 10 2/16 do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common 3:04 3:36 2:34 with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their C15 | 440.28' | 137.84' | 17°56'14" | N 8°08'58" W | 137.27' | 69.49' 7 8/16 3:06 7 14/16 3:38 9 2/16 1 10/16 S 00°28'18" W 302.68' successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private 9 9/16 4:08 1 11/16 streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners association whose membership consists of said owners, their grantees, successors, or assigns and also 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 ound 3" U.S.F.S and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service Aluminum Cap lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state 10' Wide Public whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within Utility Easement such easements. The undersigned owners acknowledge that we are the only owners who have an interest in the area of the old roadway that is being vacated and realigned as shown. F.E.M.A. Flood In witness whereof, I have hereunto set my/our hand this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ Zone A 8' Wide Access Existing House Location -Easement Randy S. Shepherd (Owner) PT No. 3 Brad B. & Shari L. Kelley Book 1661 Page 2782 TP-1 Steffnie Shepherd (Owner) Lot 14 10' Wide PT 217,696 sq. ft. or Public Utility In witness whereof, I have hereunto set my/our hand this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_. 5.00 acres Northeast Corner Section 2, Easement T. 6 N., R. 1 E., S.L.B.&M. 1674 North Found Weber County Brass S-1 Zone Pineview Partners LLC (Owner) Monument Set Nail & Washer Zoning District S 01°24'59" E 87.90 30' Setback Line Boundary N 00°31'41" E - 190.92 N 00°31'41" E | 250.76' - 166' of Frontage S 86°56'47" E 89.39'-AV-3 Zone In witness whereof, I have hereunto set my/our hand this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_. Point of Beginning 3 04°48'40" Nicole C. Ashton (Owner) -N 53°34'43" W 127.87' SOUTH 1050.85' S 0°24'06" W 96.17 N 23°29'10" E 136.36' E PT No. 1 FT 6250 EAST STREET **ACKNOWLEDGMENT** NEW ESTATES SEE DETAIL "A" (Private) N 46°33'03" E 30.00'-On the \_\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me, \_\_\_\_\_\_, personally appeared Randy S. Shepherd and Steffnie Shepherd, [ ] personally known to me, or [ ] proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and Eden Lake Meadows 1 Along Lot Line Owners Association that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. 175,598 sq. ft. or Book 67 Page 084 Commission Number 4.03 acres Barb Wire Fence 1671 North Along Lot Line My Commission Expires \_\_\_\_ 10' Wide Public Utility Easement A Notary Public Commissioned in Utah North $\frac{1}{4}$ Corner Section 2, T. 6 N., R. 1 E., S.L.B.&M. Found Weber County Brass 100' Wide **ACKNOWLEDGMENT** Drainage Easement Monument AGRICULTURAL NOTE Agriculture is the preferred use in the agriculture zones. 65' Utility Easement Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the to Remain New 20' Wide On the \_\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, \_\_\_\_\_ personally appeared before me, who being by me duly sworn, acknowledge that he is the \_\_\_\_\_ of Pineview Partners LLC, a Utah limited liability company, and that the foregoing Owner's Dedication regarding Hidden Haven Estates Subdivision 2nd Amendment was signed by him on behalf of said Pineview Partners LLC. personally appeared before me, who being by me duly sworn, did Lot 13 operation of farm machinery and no allowed agricultural use Lot 14 N 00°01'48" W 336.84' Utility Easement shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. N 45°07'10" W Commission Number \_\_\_\_\_ The purpose of this plat is to amend Hidden Have Estates My Commission Expires \_\_\_\_\_ **LEGEND** Subdivision and Hidden Have Estates Subdivision Lot 3 1st Amendment into the lot configuration shown hereon. The plats of the two subdivisions, the found U.S. Forest Service 3" A Notary Public Commissioned in Utah Section Corner Monument (As Noted) Aluminum Cap monuments, the rebar w/cap's stamped "REEVE Vacated (Shaded) & ASSOCIATES" and the Northeast and North Quarter Corners of Section 2, Township 6 North, Range 1 East, Salt Lake Base **ACKNOWLEDGMENT** and Meridian are used to control the location of said subdivisions. Utility Easement S 0°24'06" W 96.17' BASIS OF BEARING The basis of bearing for this plat is the Utah State Plane On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me, \_\_\_\_\_\_, personally appeared Nicole C. Ashton, [ ] personally known to me, or [ ] proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to Coordinate System NAD83 North Zone North 89°09'29" West along the north line of Section 2, Township 6 North, Range East, Salt Lake Base and Meridian as shown hereon. the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the Area of 6250 East Street to be Vacated instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. by the Recording of this Plat N 46°33'03" E 30.00'-PREPARED BY: Commission Number \_\_\_\_\_ Area of 6250 East Street to be Dedicated as My Commission Expires \_\_\_\_\_ Set Rebar W/ Cap Stamped "DOMINION Lot 2 ENGINEERING" (Unless Otherwise Noted) A Notary Public Commissioned in Utah JUN 0 2 2017 Found Rebar W/Cap Stamped "REEVE & WEBER COUNTY RECORDER Engineering Associates, L.C ASSOCIATES" (Unless Otherwise Noted) Found U.S.F.S. Boundary Post State of Utah, County of Weber, 5684 South Green Street DETAIL "A" recorded and filed at the request o Murray, Utah 84123 801-713-3000 1" = 60' Percolation Test WEBER COUNTY PLANNING COMMISSION WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY ATTORNEY OWNER: WEBER COUNTY ENGINEER WEBER COUNTY SURVEYOR WEBER COUNTY COMMISSION ACCEPTANCE hereby certify that the required public improvement I have examined the financial guarantee and other This is to certify that this subdivision plat, the dedication and the This is to certify that this subdivision plat I hereby certify that the soils percolation rates I hereby certify that the Weber County Surveyor's office has reviewed this plat has standards and drawings for this subdivision conform documents associated with this subdivision plat and Pineview Partners, LLC financial guarantee of public improvements thereon are hereby was duly approved by the Weber County and site conditions for this subdivision have been for mathematical correctness, section corner data and for harmony with lines and accepted by the Commissioners of Weber County, Utah this 6164 South Old Orchard Lane with the county standards and the amount of the Planning Commission. Signed this investigated by this office and are approved for in my opinion it conforms with the County monuments of record in county offices. The approval of this plat by the Weber Salt Lake City, UT 84121 financial guarantee is sufficient for the installation on site wastewater disposal systems. Signed this Ordinances applicable thereto and now in force and County Surveyor does not relieve the licensed land surveyor who executed this plat day of\_\_\_\_\_\_, 20\_\_\_\_\_. day of \_\_\_\_\_\_, 20\_\_\_\_\_. of these improvements. affect. Signed this day of \_\_\_\_\_, 20\_\_\_\_, from the responsibilities and/or liabilities associated therewith. Signed this day of \_\_\_\_\_\_, 20\_\_\_\_\_. day of \_\_\_\_\_\_, 20\_\_\_\_\_. Weber County Engineer Chairman, Weber County Planning Commission Weber-Morgan Health Department Weber County Attorney Weber County Recorder Weber County Surveyor