754-1601 PROJECT #:

DRAWN BY: J.TAYLOR M. TAYLOR

PROJECT MANAGER: REVIEWED BY:

J. TAYLOR 5.12.17 ISSUED:

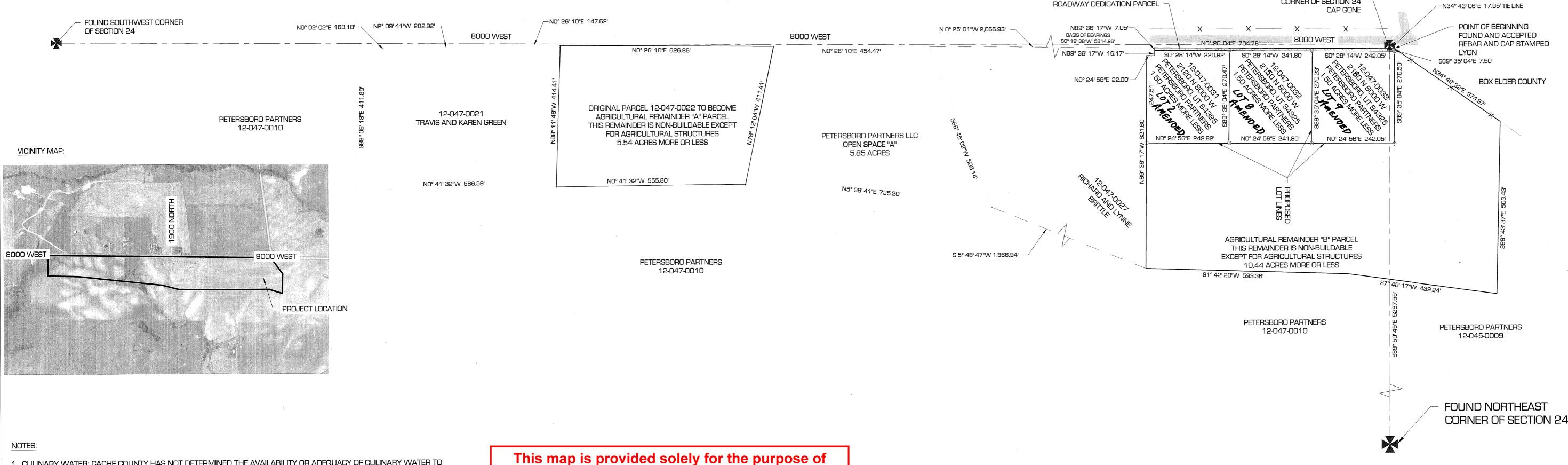
05.12.17

AMENDED PLAT

SHEET1 OF 1

SPRING RIDGE ESTATES PHASE 1, 2ND AMENDMENT AMENDING THE BOUNDARIES OF LOTS 2, 8, AND 9; AND THE CREATION OF TWO AGRICULTURAL

REMAINDERS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH SCALE: 1"=150"



1. CULINARY WATER: CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY OR ADEQUACY OF CULINARY WATER TO THE ANY OF THE LOTS IDENTIFIED. ALL OWNERS ARE ADVISED OF THE REQUIREMENTS TO OBTAIN AN APPROVED CULINARY WATER SOURCE AND COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF A ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

2. STORM WATER DRAINAGE: COMPLIANCE WITH THE STANDARDS OF THE CACHE COUNTY MANUAL OF ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND STATE OF UTAH STORM WATER PERMITTING ARE REQUIRED. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY INCREASED LEVEL OF STORM WATER DRAINAGE FROM ANY PORTION OF ANY LOT OR REMAINDER PARCEL OF THIS SUBDIVISION TO ANY ADJACENT PROPERTIES, DITCHES, CANALS, OR WATERWAYS, OR THE ALTERATION OF ANY EXISTING, HISTORIC, OR NATURAL DRAINAGE WITHOUT PRIOR WRITTEN AUTHORIZATION PROVIDED BY THE EFFECTED PARTY OR ENTITY (MAY INCLUDE BUT IS NOT LIMITED TO: ADJACENT PROPERTY OWNER(S), DITCH OR CANAL COMPANY, CACHE COUNTY, OR THE STATE WATER ENGINEER'S OFFICE.)

3. AGRICULTURAL USES: CURRENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THEY WILL BE SUBJECT TO THE SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURAL ACTIVITIES WHICH ARE PERMITTED USES IN THE AGRICULTURAL ZONE AND FOREST RECREATION ZONE.

MICHAEL L

ORIGINAL LEGAL PARCEL 12-047-0028

PART OF LOT 7 AND ALL OF LOT 8, SPRING RIDGE ESTATES PHASE 1. SHOWN ON THE OFFICIAL PLAT RECORDED JULY 17, 2007, AS ENTRY NO. 949493, IN THE OFFICE OF THE CACHE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7, SPRING RIDGE ESTATES PHASE 1 THENCE NO0°24'58"E 212.04 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 8000 WEST STREET; TO THE POINT OF BEGINNING AND RUNNING THENCE CONTINUING ALSO SAID EAST RIGHT-OF-WAY LINE NO0°24'58"E 548.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE N88°22'00"E 658,61 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SO1°41'14"W 593.57 FEET; THENCE N89°36'17"W 622.03 FEET; THENCE N00°24'58"E 22.00 FEET; THENCE N89°36'17"W 23.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.69 ACRES, MORE OR LESS.

ORIGINAL LEGAL PARCEL 02-047-0029

LOT 9, SPRING RIDGE ESTATES, PHASE 1, AS SHOWN BY THE OFFICIAL PLAT THEREOF, FILED JULY 17, 2007, AS FILING NO. 949493 IN THE OFFICE OF THE RECORDER OF CACHE COUNTY

COUNTY RECORDER

STATE OF UTAH COUNTY OF CACHE THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY BE RECORDED IN CACHE CRIDNTY, UTAH!

FILING NO. 1172568 DATE 26 MAY 2017 TIME 4:32 pm

BOOK 2017 PAGE 303/ REQUEST OF QUARTS

AS SURVEYED LEGAL AND SUBDIVISION BOUNDARY:

PART OF LOT 7, ALL OF LOT 8, AND ALL OF LOT 2, SPRING RIDGE ESTATES PHASE 1, SHOWN ON THE OFFICIAL PLAT RECORDED JULY 17, 2007, AS ENTRY NO. 949493, AND LOT 9, SPRING CREEK ESTATES PHASE 1, ALSO AS SHOWN BY SAID PLAT RECORDED IN THE OFFICE OF THE CACHE COUNTY RECORDER'S OFFICE ALL BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS NORTH 0°19'38" EAST 5314.26 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH 34°43'06" EAST 17.95 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE THE FOLLOWING 4 COURSES AROUND SAID SPRING RIDGE ESTATES PHASE 1 SUBDIVISION: 1) THENCE NORTH 34°42'32" EAST 374.97 FEET; 2) THENCE SOUTH 88°43'37" EAST 503.43 FEET; 3) SOUTH 7°48'17" WEST 439.24 FEET; 4) THENCE SOUTH 1°42'20" WEST 593.36 FEET; THENCE THE FOLLOWING 3 COURSES ALONG THE NORTH LINE OF PARCEL NUMBER 12-047-0027: 1) THENCE NORTH 89°36'17" WEST 621.80 FEET; 2) THENCE NORTH 0°24'58" EAST 22.00 FEET; 3] THENCE NORTH 89°36'17" WEST 23.23 FEET TO THE WEST LINE OF SAID SPRING RIDGE ESTATES PHASE 1 SUBDIVISION; THENCE NORTH 0°26'04" EAST 704.78 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 15.06 ACRES.

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY PLANNING COMMISSION ON THE **D3** DAY OF **May**, 2017.

P(AN) ING COMMISSION CHAIRMAN

assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED ON THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS 18 DAY OF.MAY____, 20<u>17</u>__



NATHAN R WEBB NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 12/01/2017

COUNTY OF CACHE 1 / ĎAY OF V PARNTERS LLC KNOWN OR IDENTIFIED TO ME. TO BE THE OWNERS OF THE PROPERTY AS SHOWN HEREON PERSONALLY APPEARED TO ME. THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNERS OF THE OWNER'S DEDICATION, 3 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES

STATE OF UTAH

THEREIN MENTIONED. RESIDING AT: MY COMMISSION EXPIRES:

DEPUTY COUNTY SURVEYOR'S CERIFICATE

CORRECT AND IN A CORREC THIS OFFICE: AND FURTHER IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIREDEBY TO BUILDING NEELAND STATE LAW. COUNTY SURVEYOR PUTY COUNTY SURVEYOR

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "SPRING RIDGE ESTATES PHASE 1, 2ND AMENDMENT AMENDING THE BOUNDARIES OF LOTS 2, 8, AND 9; AND THE CREATION OF TWO AGRICULTURAL REMAINDERS".

FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL #12-047-0031, #12-047-0032 AND #12-047-0033 THAT LIES WITHIN 33' OF THE CENTER LINE OF THE EXISTING ROADWAY, AND AS SHOWN ON THIS PLAT, TO CACHE COUNTY, FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF SAID ROADWAY

COUNTY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

5/24/17

- LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING:

SURVEYOR'S CERTIFICATE

ARE PROPOSED TO BE RECONFIGURED AS SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE

REPORT. EASEMENTS OF RECORD MAY EXIST WHICH ARE NOT SHOWN

WE WERE REQUESTED TO PREPARE AN AMENDED SUBDIVISION PLAT OF THE

PARCELS AS SHOWN HEREON. EXISTING PARCEL 12-047-0022 WILL MOVE TO

THE NORTH SIDE OF THE SUBDIVISION AND PARCELS 12-047-0028 AND 0029

WE RELIED UPON DEEDS OF RECORD, RECORDED SUBDIVISION PLATS AS

SHOWN, SECTION CORNERS, AND LINES OF OCCUPATION IN DETERMINING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF SECTION 25,

TAKEN FROM GLOBAL POSITIONING SATELLITE OBSERVATIONS TO BEAR SOUTH

TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

I JAMES D. TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED CAN MY LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH. THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF SPRING LEH CONSULTING, LICRIDGE ESTATES PHASE 1, 2ND AMENDMENT AMENDING THE BOUNDARIES OF LOTS 2, 8, AND 9; AND THE CREATION OF TWO AGRICULTURAL REMAINDERS AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE COUNTY OF CACHE, STATE OF UTAH.

> DATE OF FIELD SURVEY: 11-18-2016

OWNERS OF RECORD

5882 S 900 E STE 200

SURVEYOR'S NARRATIVE

SALT LAKE CITY, UT 84121

PETERSBORO PARTNERS LLC

SECTION LINES/TIES ADJACENT PROPERTY LINES ROADWAY DEDICATION **EXISTING ASPHALT** EXISTING FENCE SECTION CORNER

LEGEND EXISTING

PROPERTY BOUNDARY

FOUND AS DESCRIBED

5/8" R.C STAMPED "CSG"

SCALE: 1" = 150'