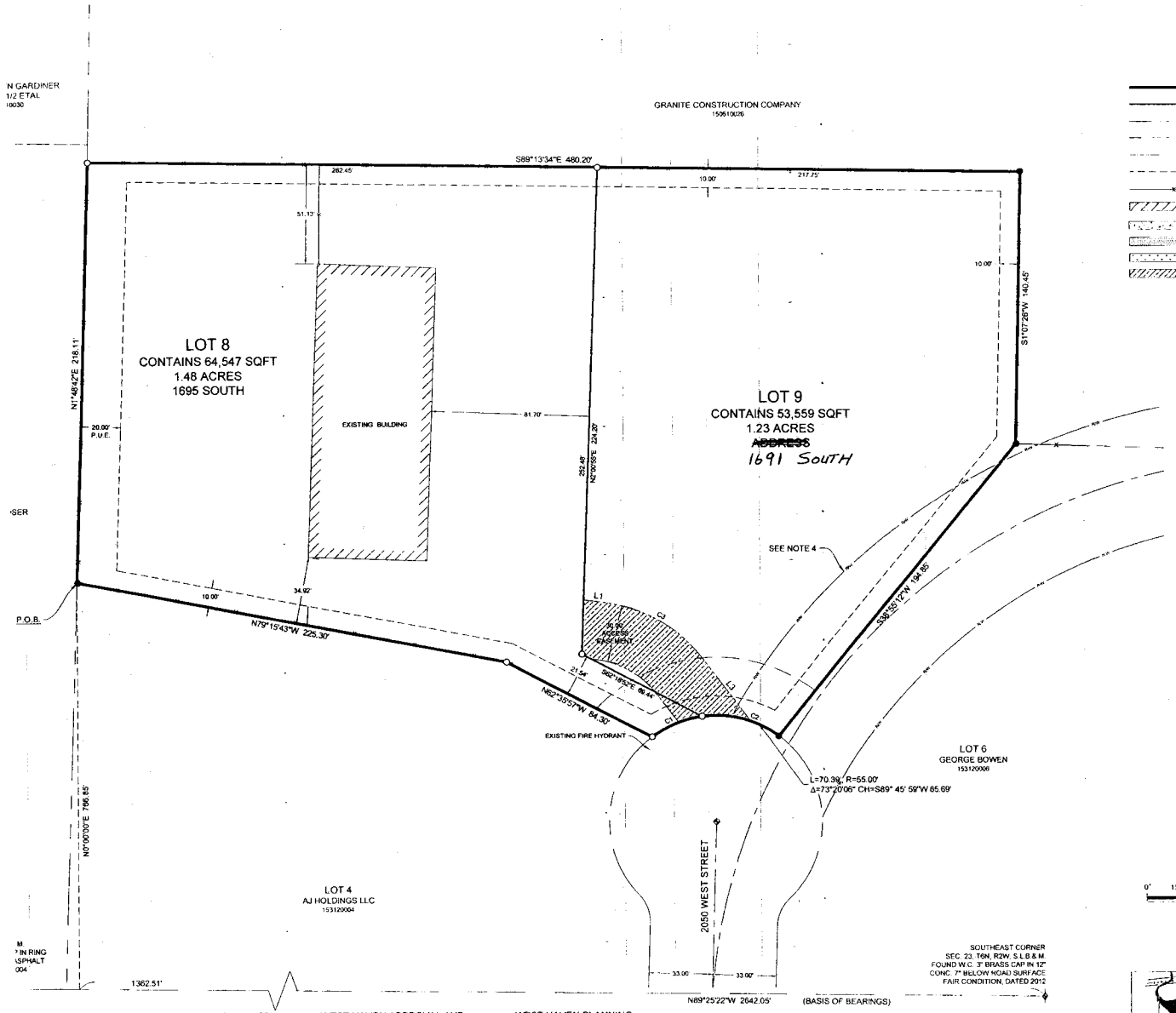
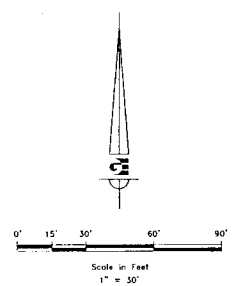
GRANITE ACRES SUBDIVISION PHASE 2 - 2ND AMENDMENT

AMENDING LOT 5 GRANITE ACRES SUBDIVISION PHASE 2 AMENDED
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST HAVEN CITY, WEBER COUNTY, UTAH
JANUARY 2019



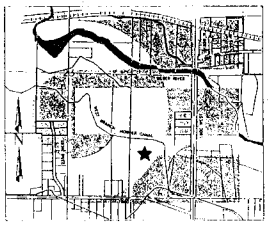
LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SETBACK LINE
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING BUILDINGS
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING LANDSCAPE AREA
- ACCESS EASEMENT



VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE
, AKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF GRANITE ACRES SUBDIVISIO
SAID POINT BEING LOCATED NORTH 89°25'22" WEST 1362.51 FEET ALONG THE SOUTH
SOUTHEAST QUARTER AND NORTH 0°00'00" EAST 766.85 FEET FROM THE SOUTH QU
SECTION; RUNNING THENCE ALONG THE BOUNDARY LINE OF GRANITE ACRES PHAS
FOLLOWING THREE (3) COURSES: (1) NORTH 1°48'42" EAST 218.11 FEET; (2) SOUTH 8
FEET; (3) SOUTH 1°07'26" WEST 140.45 FEET TO THE NORTHWEST CORNER OF LOT 6
SUBDIVISION PHASE 2 AMENDED; THENCE SOUTH 38°55'12" WEST 194.85 FEET ALON
BOUNDARY LINE OF SAID LOT 6 TO THE RIGHT-OF-WAY LINE OF 2050 WEST STREET,
RIGHT-OF-WAY ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT 70.39
CENTRAL ANGLE OF 73°20'06", AND A CHORD WHICH BEARS SOUTH 89°45'59" WEST
NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG SAID LOT 4 THE FOLLOWING T
NORTH 82°35'57" WEST 84.30 FEET; (2) NORTH 79°15'43" WEST 225.30 FEET TO THE PO
CONTAINS 118,106 SQ.FT. OR 2.71 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE
AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY VAUN KOHLER. T
ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONU
AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SO
SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND M
SOUTH 89°25'22" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GR
VESTING DEED RECORDED AS ENTRY NO. 2247428 ALONG WITH GRANITE ACRES
AMENDED AND FOUND PROPERTY CORNERS WERE USED ALONG WITH CURI
ESTABLISH THE BOUNDARY.

NOTES

1. ZONE M-2 CURRENT YARD SETBACKS: FRONT: 30' // SIDE: NONE // REAR: NONE
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO
ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C0407E WITH AN EFFECTIV
16, 2005.
3. 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SH
TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER
TELEPHONE LINES, AND OTHER PUBLIC UTILITIES.
4. CURRENT LOCATION OF PROPOSED FUTURE WEST HAVEN CITY ROADWAY. LOCATION
SUBJECT TO CHANGE. WEST HAVEN CITY WILL PURCHASE FUTURE PROPOSED RIGHT-
CURRENT LOT OWNER AT PRIOR TO CONSTRUCTION OF ROADWAY.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND
OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE
PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT
OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED
SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, H
AS GRANITE ACRES SUBDIVISION PHASE 2 - 2ND AMENDMENT IN ACCORDANCE WITH SE
VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HE
INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; TH
REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN H
ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT

SIGNED THIS 11TH DAY OF JANUARY, 2019.

PROFESSIONAL LAND SURVEYOR
8227228
KLINT H. WHITNEY
STATE OF UTAH

KLINT H. WHITNEY, PLS NO.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, H
SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT

GRANITE ACRES SUBDIVISION PHASE 2 - 2ND AMENDM

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, WEBER COUN
PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAM
THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASE
UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE
INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES,
FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNE
STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST HAVEN CITY,
BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HERE
AND CONVEY TO THE OWNER OF LOT 8 AND LOT 9, THEIR SUCCESSORS, AND ASSIG
PORTION OF SAID TRACT DESIGNATED HEREON AS ACCESS EASEMENT FOR THE PU
AND EGRESS, AND HEREBY GRANT, DEDICATE AND CONVEY TO THE OWNER OF LOT
SUCCESSORS, AND ASSIGNS, A UTILITY EASEMENT OVER THE EXISTING UTILITY SE
FOR THE BENEFIT OF BOTH LOTS.

SIGNED THIS 16TH DAY OF JAN, 2019.

NORTH STAR REAL ESTATE HOLDINGS LLC

Vaun Kohler — BY: NAME/TITLE
Vaun Ko — SIGNA

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this 16 day of January 2019, personally appeared before me Vaun Kohl
personally known to me (or proven on the basis of satisfactory evidence) and who by me duly
he/she is the owner of NORTH STAR REAL ESTATE HOLDINGS LLC,
signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of
said Vaun Kohler acknowledged to me that said *Corporation executed t

STAMP: Notary Public, Family Kirkham, Commission Number 703342, My Commission Expires April 10, 2019, State of Utah
NOTARY PUBLIC

HAVEN ATTORNEY

AMINED THE FOREGOING PLAT
RIPTION OF GRANITE ACRES
N PHASE 2 2ND AMENDMENT
PINION, THEY CONFORM WITH
ORDINANCES APPLICABLE
AND NOW IN FORCE AND
EFFECT.

2 DAY OF JAN, 2019.
CITY ATTORNEY

WEST HAVEN ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 16 DAY OF Jan 2019.
CITY ENGINEER

WEST HAVEN APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF WEST HAVEN, UTAH.

SIGNED THIS 23 DAY OF JANUARY 2019.
MAYOR, WEST HAVEN
ATTEST: CITY RECORDER

WEST HAVEN PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEST HAVEN PLANNING COMMISSION.

SIGNED THIS 16 DAY OF January 2019
CHAIRMAN, WEST HAVEN PLANNING COMMISSION

DEVELOPER:
VAUN KOHLER
1695 S 2050 W
WEST HAVEN, UT 84401
801-732-8585

S1/2

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COU
ENTRY NO. 29
FILED FOR AN
AT 11:44 IN
RECORDS,
FOR Nort
LOA
CO
BY: