

**WARD ACRES SUBDIVISION PHASE 3  
AMENDMENT NO. 1**

A PART OF THE NORTHWEST QUARTER OF SECTION 20 &  
A PART OF THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.  
LIBERTY-NORDIC VALLEY TOWNSHIP, WEBER COUNTY, UTAH

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEC.	CHORD DIST.
C1	45°36'20"	20.00'	15.82'	8.41'	S84°48'07"W	15.30'
C2	36°08'23"	55.00'	34.71'	17.80'	S87°04'30"W	34.14'
C3	100°18'34"	55.00'	88.26'	85.87'	S51°42'23"E	84.44'
C4	72°17'10"	55.00'	68.39'	40.17'	S34°34'29"W	64.88'
C5	70°31'44"	20.00'	24.62'	14.14'	S35°27'12"W	23.00'

**SURVEYOR'S CERTIFICATE**  
I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plot of WARD ACRES SUBDIVISION PHASE 3 AMENDMENT NO. 1 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey completed of the property described on the plot in accordance with Section 54-2-1, and have verified all measurements, made on the ground, and placed monuments thereon as represented on the plot, and meets the Weber County zoning requirements.

167819  
License No.

K. Greg Hansen



10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.  
Owner shall obtain all permits necessary for the excavation and installation of culverts within the County R.O.W. prior to the commencement of work.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO AMEND WARD ACRES SUBDIVISION PHASE 3 AND ESTABLISH AND SET THE PROPERTY CORNERS OF A 18.34 ACRE PARCEL FOR ANTHONY WARD. THE SURVEY WAS ORDERED BY TONY WARD. THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M. AS WELL AS EXISTING FENCE LINES AND BEARS. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 ASSUMED TO BEAR SOUTH 89°34'25" EAST. THE REMAINDER PARCEL WAS MADE TO FIT THE LANDMARK SURVEYS ON THE SOUTH SIDE.

**AGRICULTURE AREA**

"AGRICULTURE IS THE PREFERRED 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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION" (AMD. ORD. #3-82, JANUARY 26, 1982).

**WEBER COUNTY SURVEYOR**

I hereby certify that the Weber County Surveyor's office has reviewed this plot for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plot by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plot from the responsibilities and/or liabilities associated therewith.  
Signed this day of \_\_\_\_\_, 2008.

Signature

**WEBER-MORGAN HEALTH DEPARTMENT**  
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

Director, Weber-Morgan Health Department

**WEBER COUNTY ATTORNEY**

I have examined the financial guarantee and other documents associated with this subdivision plot and in my opinion they conform with the county ordinance applicable thereto and now in force and effect.  
Signed this day of \_\_\_\_\_, 2008

Signature

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plot, the dedication of streets and other public ways and the financial guarantee of public improvements associated with this subdivision, thereon are hereby accepted by the Commissioners of Weber County, Utah this day of \_\_\_\_\_, 2008

Chairman, Weber County Commission

**WEBER COUNTY PLANNING COMMISSION**

This is to certify that this subdivision plot was duly approved by the Weber County Planning Commission on the day of \_\_\_\_\_, 2008

Chairman, Weber County Planning Commission

**WEBER COUNTY ENGINEER**

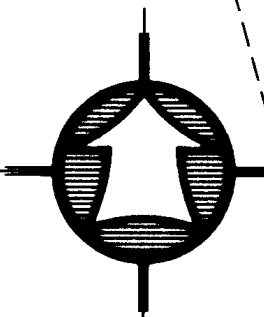
I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
Signed this day of \_\_\_\_\_, 2008

Signature

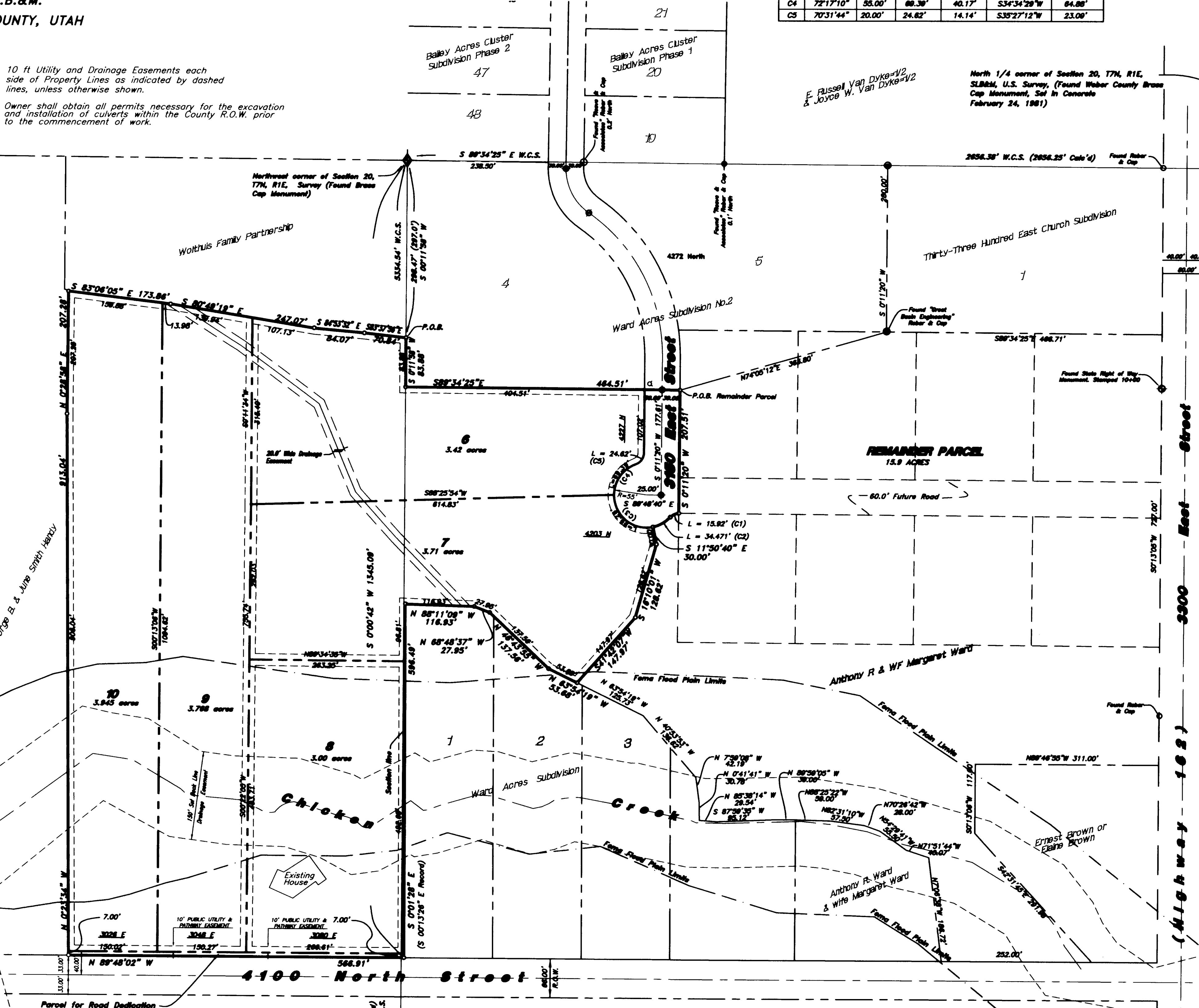
Note: No Structures are allowed in the Flood plain as designated hereon.

**LEGEND:**

- PROPERTY LINE
- CENTERLINE
- CURB & GUTTER
- EDGE OF PAVEMENT
- DITCH
- FENCE LINE
- SECTION CORNER
- PERCOLATION TEST PIT LOCATION
- SET #5 24" REBAR W/ CAP
- LOCATION OF STREET CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS.



Scale: 1"=100'



**BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 20 and the Northeast Quarter of section 19, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning at a point on the Westerly line of lot 4 Ward Acres Subdivision Phase 2, said point being located South 00°11'58" West 298.47 feet along the west line of said northwest quarter from the Northwest corner of said Northwest Quarter; running thence South 00°11'58" West 83.88 feet to the southwest corner of said lot 4; thence South 89°34'25" East 464.51 feet to the southwest corner of lot 5 of said Ward Acres Subdivision Phase 2; thence South 00°11'20" West 207.51 feet; thence to the left along the arc of a 20.00 foot radius curve, a distance of 15.92 feet chord bears South 64°48'07" West 15.50 feet; thence to the right along the arc of a 55.00 foot radius curve a distance of 34.71 feet, chord bears South 87°04'30" West 34.14 feet; thence South 11°50'40" East 30.00 feet; thence South 17°10'10" East 128.62 feet; thence South 41°42'07" West 147.87 feet to the north line of Ward Acres Subdivision; thence along the north line of said subdivision the following five (5) courses: (1) North 63°54'19" West 53.68 feet; (2) North 46°43'55" West 137.56 feet; (3) North 68°48'37" West 27.95 feet; (4) North 88°11'08" West 116.83 feet; (5) South 07°01'28" East 586.48 feet to the north right-of-way line of 4100 North Street; thence North 89°34'25" West 568.81 feet along the right-of-way line; thence North 07°23'34" West 913.04 feet; thence North 07°28'58" East 207.28 feet; thence South 83°06'05" East 173.86 feet; thence South 80°48'19" East 247.07 feet; thence South 64°53'32" East 84.07 feet; thence South 83°37'58" East 70.84 feet to the Point of Beginning. Containing 18.34 Acres and 5 Lots.

**REMAINDER DESCRIPTION**

A part of the Northwest Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning at the Southwest Corner of lot 5 Ward Acres Subdivision Phase 2, said point being located South 00°11'58" West 298.47 feet, and South 00°11'58" West 83.88 feet, and South 89°34'25" East 464.51 feet from the Northwest corner of said Northwest Quarter running thence North 74°05'12" East 363.80 feet to the Southeast corner of said lot 5; thence South 89°34'25" East 466.71 feet to the West Right-Of-Way line of 3300 East Street; thence South 00°13'05" West 727.00 feet along said West Right-Of-Way line of 3300 East Street; thence North 89°34'25" East 311.00 feet to the West 117.00 feet; thence South 42°31'45" East 291.98 feet to the north right-of-way line of 4100 North Street; thence North 89°48'02" West 252.00 feet along said north right-of-way line; thence North 07°06'38" West 186.72 feet; thence North 71°51'44" West 40.07 feet; thence North 54°29'41" West 55.50 feet; thence North 70°26'42" West 28.00 feet; thence North 82°31'10" West 57.50 feet; thence North 89°27'22" West 58.00 feet to the northeast corner of Ward Acres Subdivision; thence along the north boundary line of said subdivision the following seven (7) courses: (1) North 89°59'05" West 39.00 feet; (2) South 87°59'35" West 95.12 feet; (3) North 85°38'14" West 29.54 feet; (4) North 07°41'41" West 30.78 feet; (5) North 07°59'08" West 42.19 feet; (6) North 40°53'53" West 136.62 feet; (7) North 63°54'19" West 125.73 feet; thence North 41°42'07" East 147.97 feet; thence North 16°10'01" East 128.62 feet; thence North 11°50'40" West 30.00 feet; thence to the left along the arc of a 55.00 foot radius curve a distance of 34.71 feet, chord bears North 87°04'30" East 34.14 feet; thence to the right along the arc of a 20.00 foot radius curve, a distance of 15.92 feet, chord bears North 64°48'07" East 15.50 feet; thence North 00°11'20" East 207.51 feet to the point of beginning. Containing 15.9 Acres.

**OWNER'S DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights-of-Way) as shown hereon and name said tract WARD ACRES SUBDIVISION PHASE 3 AMENDMENT NO. 1, and do hereby:

- Public Streets & Parks: Dedicate to Public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.
- Private Streets, Access, Rights-of-Way: Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated as said Private 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.
- Common Open Space: Grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes.
- Public Utility, Drainage and Canal Maintenance Easements: 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 and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
- Private Land Drain Easements: Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.
- Dedicate grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.

Signed this day of \_\_\_\_\_, 2008.

**ACKNOWLEDGMENT**

State of Utah  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.  
Commission Expires \_\_\_\_\_ Notary Public

**ACKNOWLEDGMENT**

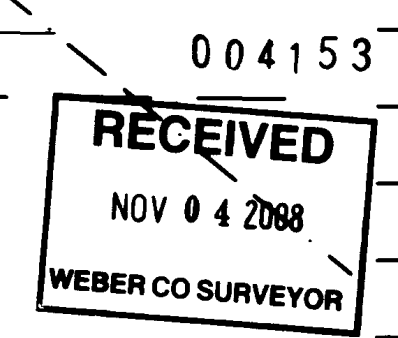
State of Utah  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.  
Commission Expires \_\_\_\_\_ Notary Public

**ACKNOWLEDGMENT**

State of Utah  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.  
Commission Expires \_\_\_\_\_ Notary Public

**ACKNOWLEDGMENT**

State of Utah  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.  
Commission Expires \_\_\_\_\_ Notary Public



**WEBER COUNTY RECORDER**

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

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Brigham City, Utah 84302  
87 East 100 North Logan, Utah 84321  
Brigham City (435) 723-3491 Ogden (435) 752-9197  
(435) 723-7663 (801) 399-4905 (435) 752-8272  
Revised 10/4/2008 07-107.dwg 08/02/07