

WOODLAND ESTATES SUBDIVISION, UNIT NO. 3, 1ST AMENDMENT

A PART OF THE N.E. 1/4 OF SECTION 23, T. 5 N., R. 1 W., S.L.B. & M.

WEBER COUNTY, UTAH

RECORD OF SURVEY

FND STREET MONUMENT
(BELOW SURFACE)

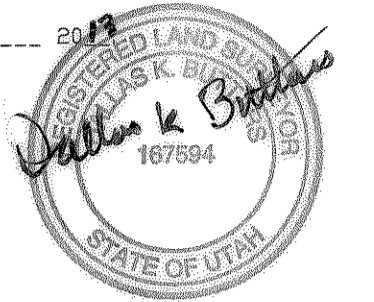
NE. COR. SEC. 23
T.5N. R.1W. S.L.B.&M.
FOREST SERVICE BRASS CAP 1979
GOOD CONDITION

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF WOODLAND ESTATES SUBD. UNIT 3, 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 18th DAY OF January 2013



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 AS SHOWN HEREON AND NAME SAID TRACT WOODLAND ESTATES SUBDIVISION UNIT 3, 1ST AMENDMENT AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, (IF ANY) THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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.

SIGNED THIS _____ DAY OF _____ 20__

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH ss
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE (SHE) IS THE _____ (TITLE OR OFFICE) OF THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM (HER), IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION EXPIRES _____ NOTARY PUBLIC

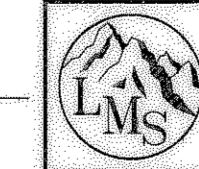
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A TWO LOT SUBDIVISION FROM LOT 60, WOODLAND ESTATES SUBDIVISION-UNIT 3. THE MATH ON THE LOT LINE IS IN ERROR AND HAS BEEN CORRECTED ON THIS SURVEY PLAT. THE BEARINGS FROM THE ORIGINAL PLAT HAVE BEEN ROTATED TO THE STATE PLANE GRID BEARINGS TO MATCH THE SECTION LINE AS A BASIS OF BEARING BETWEEN THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE CENTERLINE OF BONNEVILLE TERRACE DRIVE WAS ESTABLISHED FROM THE ORIGINAL SUBD. PLAT FROM FOUND CENTERLINE MONUMENTS. THE ORIGINAL PLATTED BEARING ON BONNEVILLE TERRACE DRIVE IS IN PARENTHESES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF LOT 61 (REBAR AND CAP), WOODLAND ESTATES SUBDIVISION-UNIT 3, AND RUNNING THENCE SOUTH 32°49'23" WEST 166.93 FEET ALONG THE WESTERLY LINE OF LOT 61, THENCE NORTH 57°40'27" WEST 43.76 FEET, THENCE 199.99 FEET ALONG THE ARC OF A 494.73 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD-NORTH 68°37'25" WEST 187.94 FEET), THENCE NORTH 10°26'38" EAST 84.09 FEET, THENCE NORTH 32°49'23" EAST 126.87 FEET, THENCE SOUTH 57°11'37" EAST 260.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.050 ACRES.

RECORD OF SURVEY



LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED

THIS _____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF _____

PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY

CLIENT: ROCK ALLEN
2714 E. BONNEVILLE TERRACE DR.
OGDEN, UT. 84403

LOCATION: PART OF THE N.E. 1/4 OF SEC.23,
T.5N. R.1W., S.L.B.&M.

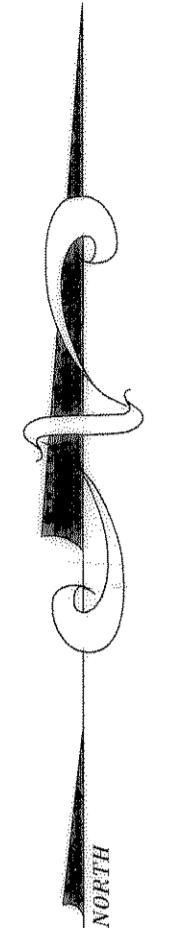
SURVEYED: JUNE 2012

REVISIONS: _____ DRAWN BY: D.B.

CHECKED BY: D.B.

DATE: 11-05-12

FILE: 3182



SCALE: 1" = 30'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594

● = NAIL & WASHER SET

P.U.E.= PUBLIC UTILITY EASEMENT

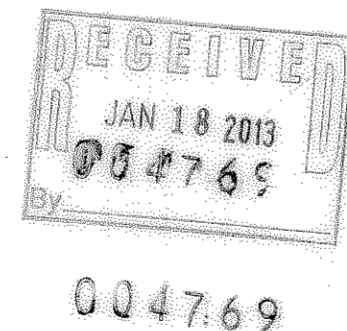
LOT 103-R: ACCESS RESTRICTED TO NORTH SIDE OF LOT

LOT 59

LOT 102
22,055 sq.ft.
0.506 acres

LOT 103-R
23,691 sq.ft.
0.544 acres

LOT 61



CENTER SEC. 23
T.5N. R.1W. S.L.B.&M.
WEBER CO. BRASS CAP 1969
GOOD CONDITION

EAST 1/4 COR. SEC. 23
T.5N. R.1W. S.L.B.&M.
WEBER CO. BRASS CAP 1963
GOOD CONDITION

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__

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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

SIGNATURE _____

WEBER COUNTY SURVEYOR

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 _____ 20__

SIGNATURE _____

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20__

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

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 AFFECT.

SIGNED THIS _____ DAY OF _____ 20__

SIGNATURE _____