

Wildflower Estates Phase No. 4 1st Amendment

Amending Lots 46-R through 48-R
A part of the Southwest 1/4 of Section 32, T7N, R1W, SLB&M, U.S. Survey
Harrisville City, Weber County, Utah
05/2013

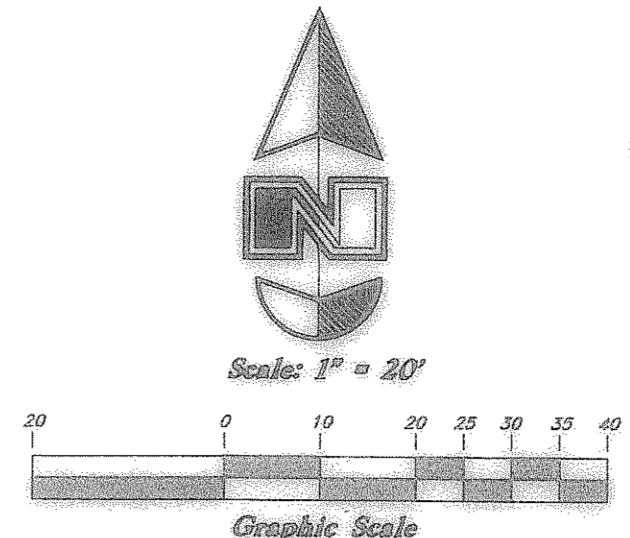
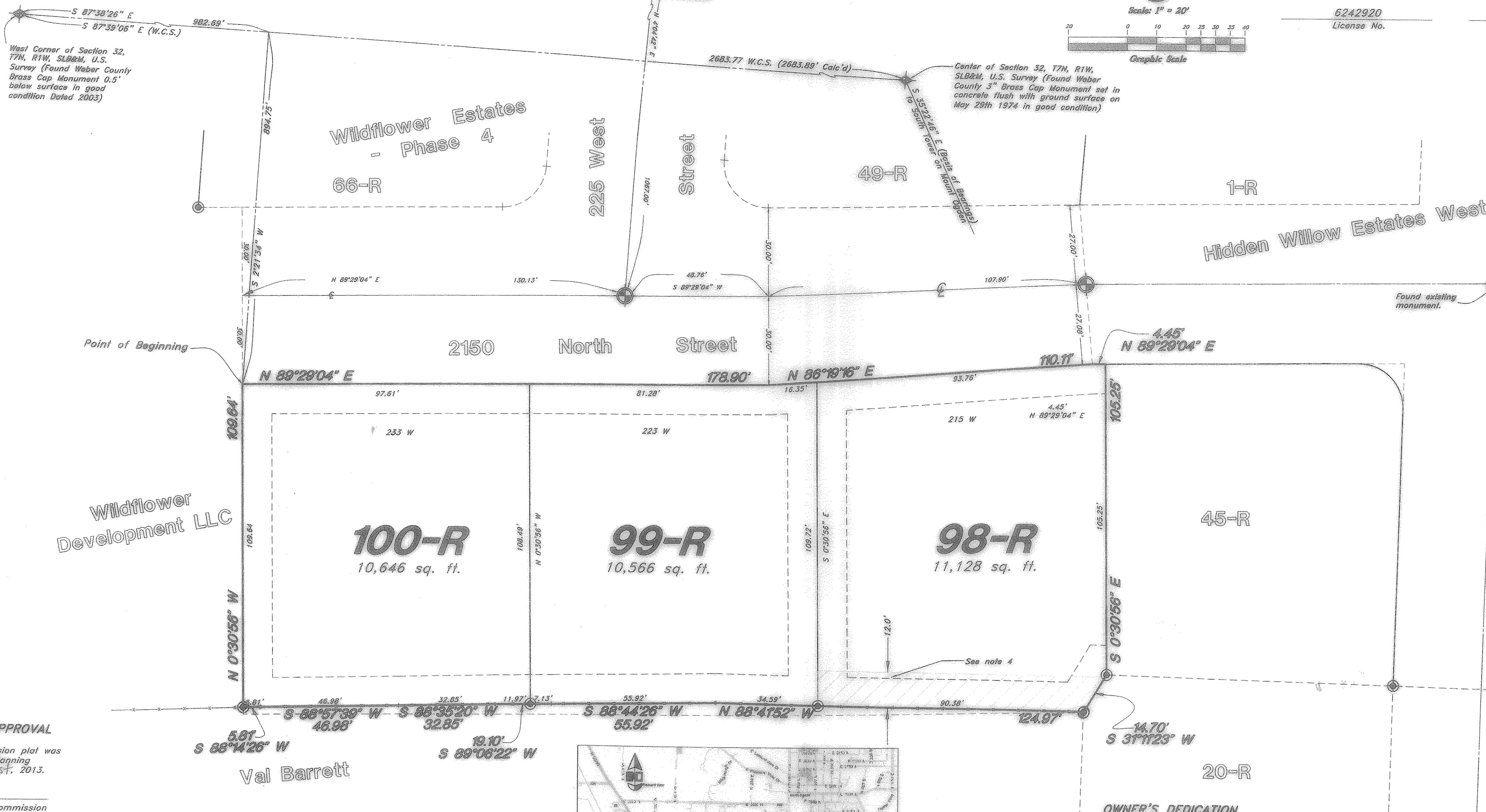
NOTE:

- 10' Wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, unless otherwise shown.
- All lots are restricted to homes without basements. The lowest floor level is limited to 12-inches above the elevation of the street curb and gutter elevation. No slab on grade construction is allowed—a crawlspace is required. Minimum continuous footing width is 24".
- #5 rebar and surveyor's cap set at back lot corners. Copper rivet to be set in the curb at lot line extension.
- Save island for community trees. Trees cannot be removed or trimmed except as provided by law.

Legend

- ▲ Set Nail & Washer
- ⊙ Set Rebar & Cap w/ Fencepost
- ⊕ Set Hub & Tack Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- Fence

West Corner of Section 32, T7N, R1W, SLB&M, U.S. Survey (Found Weber County Brass Cap Monument 0.5' below surface in good condition Dated 2003)



SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Wildflower Estates Subdivision No. 4 1st Amendment, in Harrisville City, Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat.
Signed this 12th day of July, 2013.
6242920
License No.
Andy Hubbard
STATE OF UTAH

RECEIVED
AUG 14 2013
004854

NARRATIVE

This survey and subdivision plat were requested by Wildflower L.L.C. for the purpose of amending these three lots to better fit existing occupation.
A Brass Cap Monument was found at the Center of Section 32, T7N, R1W, SLB&M. A line bearing N 35°22'46" E between the monument found marking the Center of Section and the South Tower of Mount Ogden was used as the Basis of Bearings as depicted on this drawing. Lot Corners were set as depicted on this plat.

HARRISVILLE CITY ATTORNEY

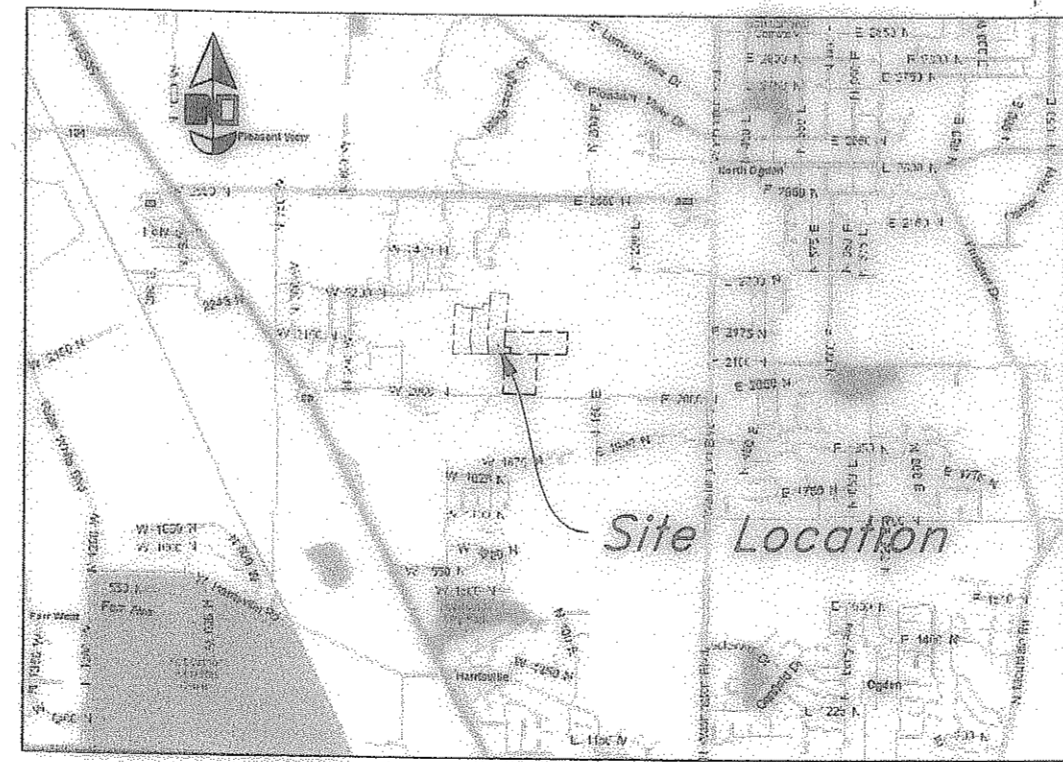
This is to certify that this subdivision plat was duly approved by the Harrisville City Attorney on the day of 7th day of August, 2013.
Mick Jensen
Harrisville City Attorney

HARRISVILLE CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Harrisville City Planning Commission on the 7th day of August, 2013.
Val Barrett
Chair - Planning Commission

HARRISVILLE CITY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this 8th day of August, 2013.
Matthew Harrington
Signature



Vicinity Map N.T.S.

BOUNDARY DESCRIPTION
A part of lots 46-R, 47-R, & 48-R, Wildflower Estates Phase No. 4, in Harrisville City, Weber County Utah, being a part of the West Half of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the intersection of the Southerly right of way line of 2150 North Street and the West Boundary line of Wildflower Estates Phase No. 4, a subdivision in Harrisville City, Weber County, Utah said point being 982.69 feet South 87°38'26" East along the Section line and 894.75 feet South 2°21'34" West from the West Quarter corner of said Section; and running thence three (3) courses along the Southerly right of way line of said 2150 North Street as follows: (1) North 89°29'04" East 178.90 feet; (2) North 86°19'16" East 110.11 feet; and (3) North 89°29'04" East 4.45 feet to the West line of Lot 45-R of said Phase 4; thence South 00°30'56" East 105.25 feet along said West line of Lot 45-R to the Northerly line of Lot 20-R of Wildflower Estates Phase No. 1, in Harrisville City, Weber County, Utah; thence South 31°11'23" West 14.70 feet along said Northerly line to an Existing fence line; thence six (6) courses along said fence line as follows: (1) North 88°41'52" West 124.97 feet; (2) South 88°44'26" West 55.92 feet; (3) South 89°06'22" West 19.10 feet; (4) South 88°35'20" West 32.85 feet; (5) South 88°57'39" West 46.98 feet; and (6) South 88°14'26" West 5.81 feet; thence North 00°30'56" West 109.64 feet to the point of beginning.
Contains 32,340 square feet or 0.742 acres.

OWNER'S DEDICATION
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Parcels and streets as shown on this plat, and name said tract Wildflower Estates Phase No. 4 1st Amendment, and hereby dedicate, grant and convey to Harrisville City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also hereby dedicate, grant and convey to Harrisville City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Harrisville City,
Signed this day of , 2013.
Wildflower Development L.L.C.

HARRISVILLE CITY COUNCIL 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 City Council of Harrisville City, Utah this 6 day of August, 2013.
Title MAYOR
Attest: Jennie L. Knight, Sarah Stewart
Chair, Harrisville City Council

ACKNOWLEDGEMENT

State of Utah
County of Weber
On the 13th day of August, 2013 personally appeared before me, Matt Jensen who being by me duly sworn did say that he is Manager of Wildflower Development L.L.C., and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members, and Matt Jensen acknowledged to me that said L.L.C. executed the same.
Residing at: Weber County
Commission Expires: 11-01-2016
Jennie L. Knight
A Notary Public Commission in Utah
Print Name

Matt Jensen
Matt Jensen - Manager
585 West 3700 South
Riverdale, UT 84405

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 the lines and monuments on record in the 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 , 2013.
Signature



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