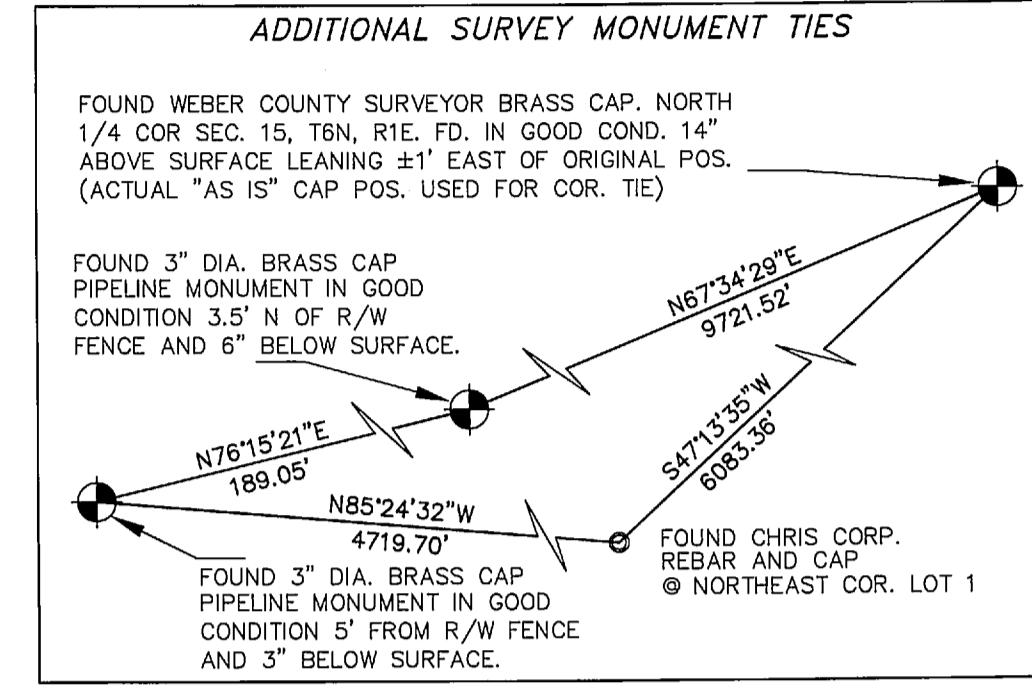
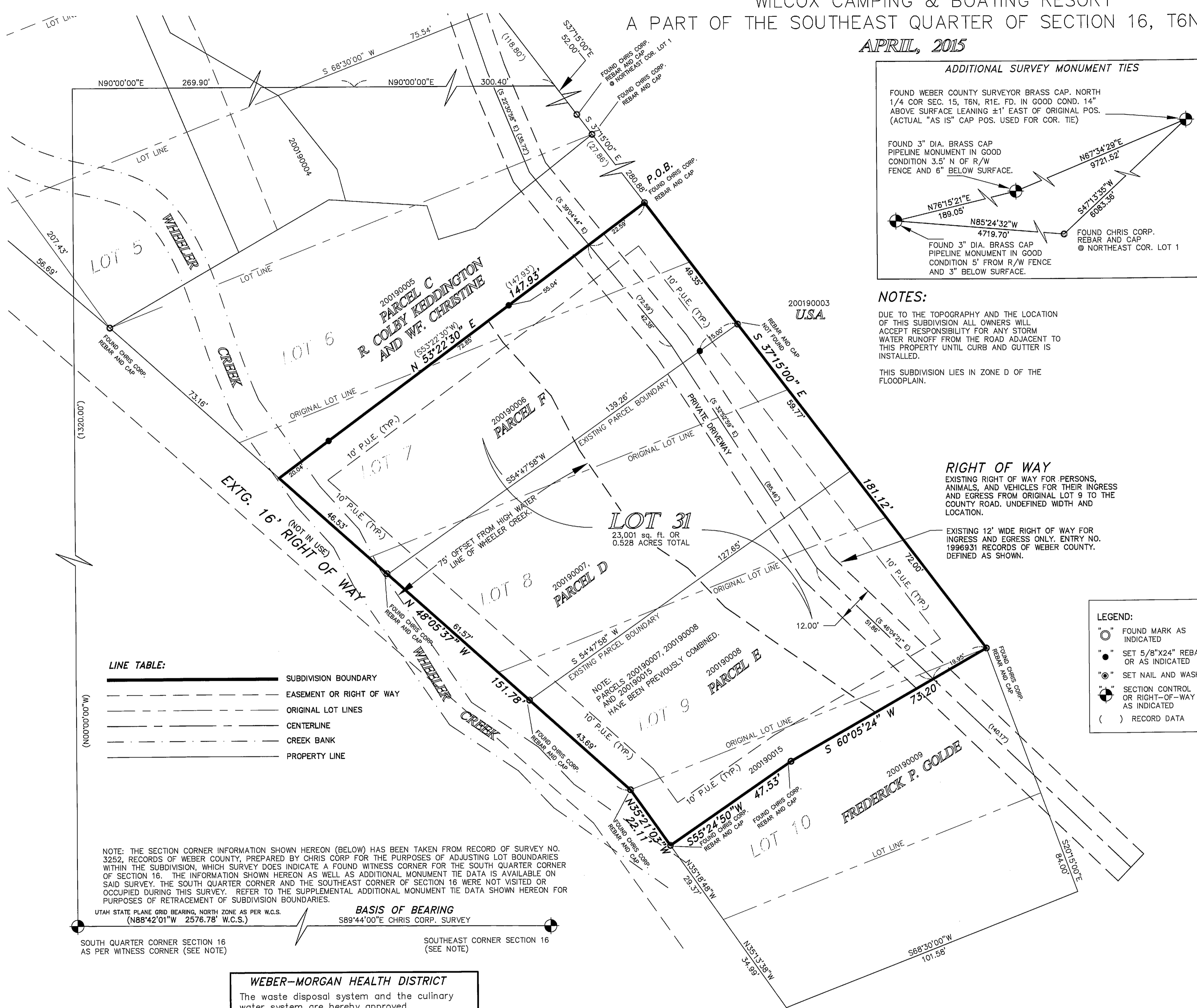
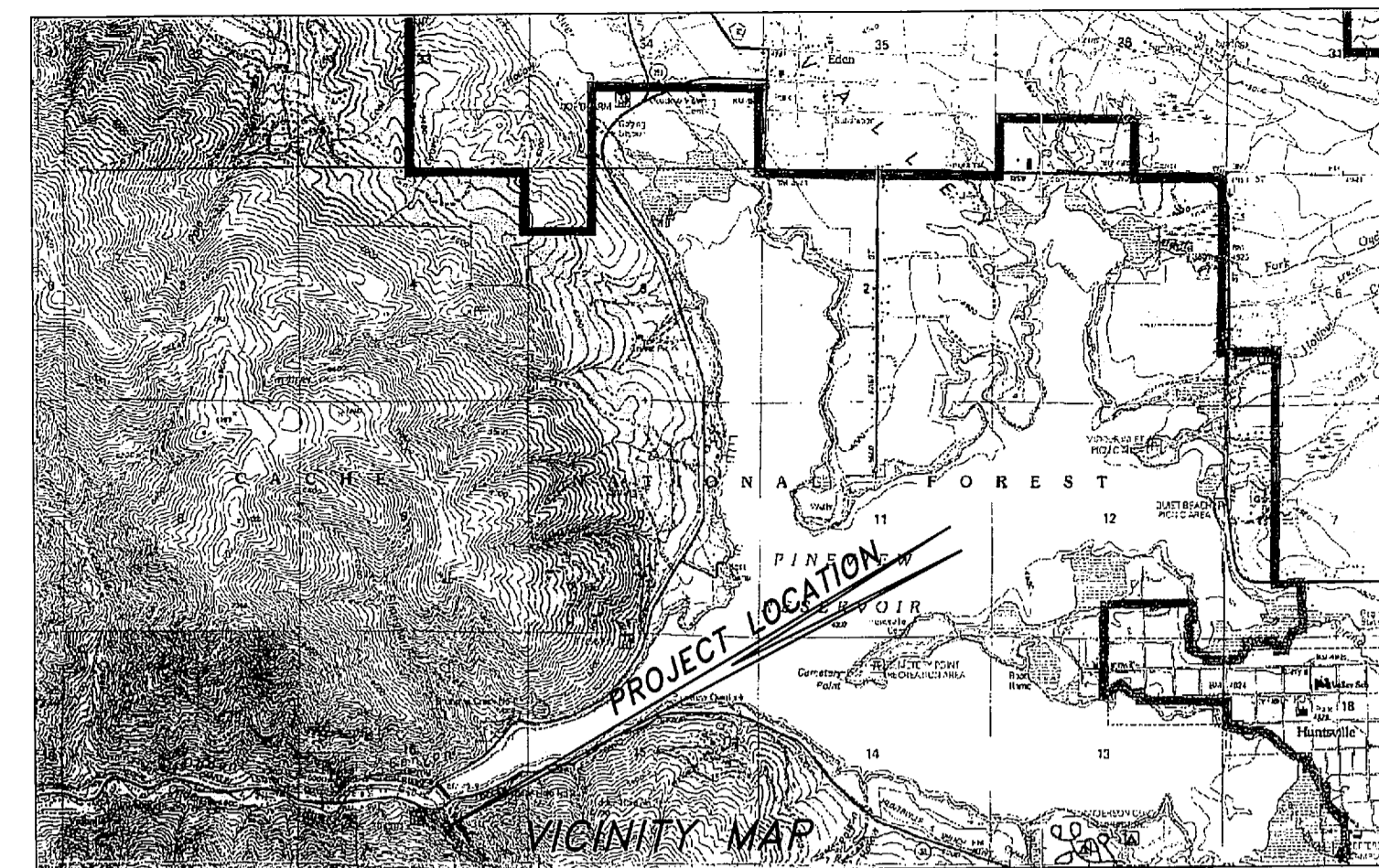


# FINAL PLAT WILCOX CAMPING AND BOATING RESORT 1ST AMENDMENT

A PART OF ORIGINAL LOTS 6,7,8,9 AND 10  
ALSO BEING ALL OF ADJUSTED PARCELS D,E AND F  
WILCOX CAMPING & BOATING RESORT  
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R1E  
APRIL, 2015



**NOTES:**  
DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.  
THIS SUBDIVISION LIES IN ZONE D OF THE FLOODPLAIN.

**RIGHT OF WAY**  
EXISTING RIGHT OF WAY FOR PERSONS, ANIMALS, AND VEHICLES FOR THEIR INGRESS AND EGRESS FROM ORIGINAL LOT 9 TO THE COUNTY ROAD, UNDEFINED WIDTH AND LOCATION.  
EXISTING 12' WIDE RIGHT OF WAY FOR INGRESS AND EGRESS ONLY. ENTRY NO. 1996931 RECORDS OF WEBER COUNTY. DEFINED AS SHOWN.

- LEGEND:**
- FOUND MARK AS INDICATED
  - SET 5/8"x24" REBAR W/CAP OR AS INDICATED
  - ⊙ SET NAIL AND WASHER
  - ⊕ SECTION CONTROL OR RIGHT-OF-WAY MON. AS INDICATED
  - ( ) RECORD DATA

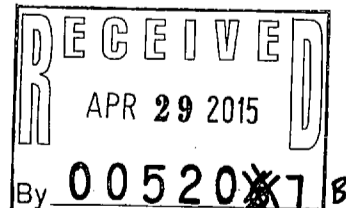
**BOUNDARY DESCRIPTION**  
PART OF LOTS 6, 7, 8, 9 AND 10, WILCOX CAMPING AND BOATING RESORT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A REBAR AND CAP AT THE SE CORNER OF PARCEL C, SAID POINT BEING S 37°15' E 280.88 FEET ALONG THE EASTERLY LINE OF SAID WILCOX CAMPING AND BOATING RESORT FROM THE NE CORNER OF LOT 1; THENCE S 37°15' E 181.12 FEET ALONG THE EASTERLY LINE OF SAID WILCOX CAMPING AND BOATING RESORT TO A REBAR AND CAP; THENCE S 60°05'24" W 73.20 FEET TO A REBAR AND CAP; THENCE S 55°24'50" W 47.53 FEET TO A REBAR AND CAP ON THE EASTERLY SIDE OF A 16' RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY N 35°21'03" W 22.11 FEET; THENCE ALONG SAID RIGHT OF WAY N 48°05'37" W 151.78 FEET TO A REBAR AND CAP AT THE SW CORNER OF PARCEL C; RUNNING THENCE N 53°22'30" E 147.93 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL C TO THE POINT OF BEGINNING.  
SUBJECT TO ANY WRITTEN OR UNWRITTEN EASEMENTS THAT MAY EXIST ON THE PROPERTY, CONTAINING 23,001 SQ. FT. OR 0.528 ACRES.

**OWNERS DEDICATION AND CERTIFICATION**  
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND DO HEREBY DEDICATE TO PRIVATE USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED PRIVATE DRIVEWAYS, THE SAME TO BE USED AS PRIVATE THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, IRRIGATION, STORM WATER DETENTION POND, 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, PIPED PRESSURE IRRIGATION OR OPEN 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 WITH SUCH EASEMENTS.  
SIGNED THIS 20 DAY OF April 2015  
MICHAEL J. SHERMAN CAROLYN C. SHERMAN

**ACKNOWLEDGEMENT**  
STATE OF Utah } ss  
COUNTY OF Weber }  
ON THE 20 DAY OF April 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MICHAEL J. SHERMAN AND CAROLYN C. SHERMAN, SIGNERS OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES 05-16-16  
RESIDING IN Ogden

**ZONING**  
THE CURRENT ZONING FOR THIS PARCEL IS AV-3

**SURVEY NARRATIVE:**  
THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF MICHAEL AND CAROLYN SHERMAN, 960 OGDEN CANYON ROAD, OGDEN, UTAH  
THE PURPOSE OF THIS SURVEY IS TO RETRACE THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY AND LOCATE EXISTING STRUCTURES ON SAID PROPERTY TO FACILITATE A FUTURE 1 LOT SUBDIVISION COMBINING ALL THREE PARCELS INTO ONE LOT FOR THE PURPOSE OF OBTAINING APPROVALS TO CONSTRUCT A GARAGE ON PARCEL F.  
ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON.  
THE BASIS OF BEARING FOR THIS SURVEY HAS BEEN ESTABLISHED AS PER MONUMENTS PLACED BY CHRIS CORP ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTIES.  
THE EXTERIOR BOUNDARIES OF THE PROPERTIES SHOWN HEREON WERE SURVEYED BY CHRIS CORP IN 2004, ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE. REFER TO SAID SURVEY REGARDING DETAILS OF THE ESTABLISHMENT OF THE EXTERIOR BOUNDARIES.  
ADJOINING PROPERTIES AND RESPECTIVE DIMENSIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY NO CERTIFICATION IS HEREBY MADE AS TO THE ACCURACY OF SAID INFORMATION.  
A QUIT CLAIM DEED FOUND IN BK. 1373 PG. 773 (RECORDS OF THE WEBER COUNTY RECORDER) CALLS FOR BOUNDARY LINES ALONG THE OLD CHANNEL OF WHEELER CREEK, AS THE SAME WAS LOCATED PRIOR TO THE CHANNEL CHANGE IN 1956. THIS QUIT CLAIM DEED PROVIDES EVIDENCE THAT THE CURRENT LOCATION OF WHEELER CREEK IS NOT THE LOCATION AS INTENDED AND CALLED FOR IN THE DEEDS.  
THE ORIGINAL LOT LINES OF WILCOX CAMPING AND BOATING RESORT HAVE BEEN SHOWN FOR INFORMATIONAL PURPOSES ONLY, NO RETRACEMENT OF SAID ORIGINAL LOT LINES HAS BEEN PERFORMED.



**CERTIFICATE OF SURVEYOR**  
JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804857, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT OF:  
**WILCOX CAMPING AND BOATING RESORT 1ST AMENDMENT**  
IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDING THE SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND THE SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.  
SIGNED THIS 1 DAY OF April 2015  
JESS W. HOLYOAK, PLS  
UTAH LAND SURVEYOR REGISTRATION NO. 4804857

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

**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 effect.  
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 execute this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Chairman, Weber County Planning Commission  
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 COMMISSION**  
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\_\_\_\_  
Chairman, Weber County Commission  
Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

**WEBER-MORGAN HEALTH DISTRICT**  
The waste disposal system and the culinary water system are hereby approved.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
District Health Officer

**MOUNTAIN ENGINEERING**  
2250 W OLD HIGHWAY ROAD  
MORGAN, UTAH 84050  
TEL (801) 876-3978 FAX 876-3979

REVISIONS	DATE	BY	COMMENTS
1	10-14	JWH	REVISED AS PER COUNTY REVIEW
2	2-15	JWH	REVISED AS PER COUNTY SURVEYOR

DESIGNED BY: J.W.H.  
DRAWN BY: J.W.H.  
DATE: APRIL, 2015

**WILCOX CAMPING AND BOATING RESORT, 1ST AMENDMENT, A PART OF ORIGINAL LOTS 6,7,8,9 AND 10 ALSO BEING ALL OF ADJUSTED PARCELS D,E AND F A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T 6 N, R 1 E, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH**

JOB NO. \_\_\_\_\_ ME 10-53  
MICHAEL SHERMAN, 960 OGDEN CANYON ROAD, OGDEN, UT. 84401

DRAWING NO. ME 10-53  
SHEET 1 OF 1  
FILE: sherman\_sub2

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