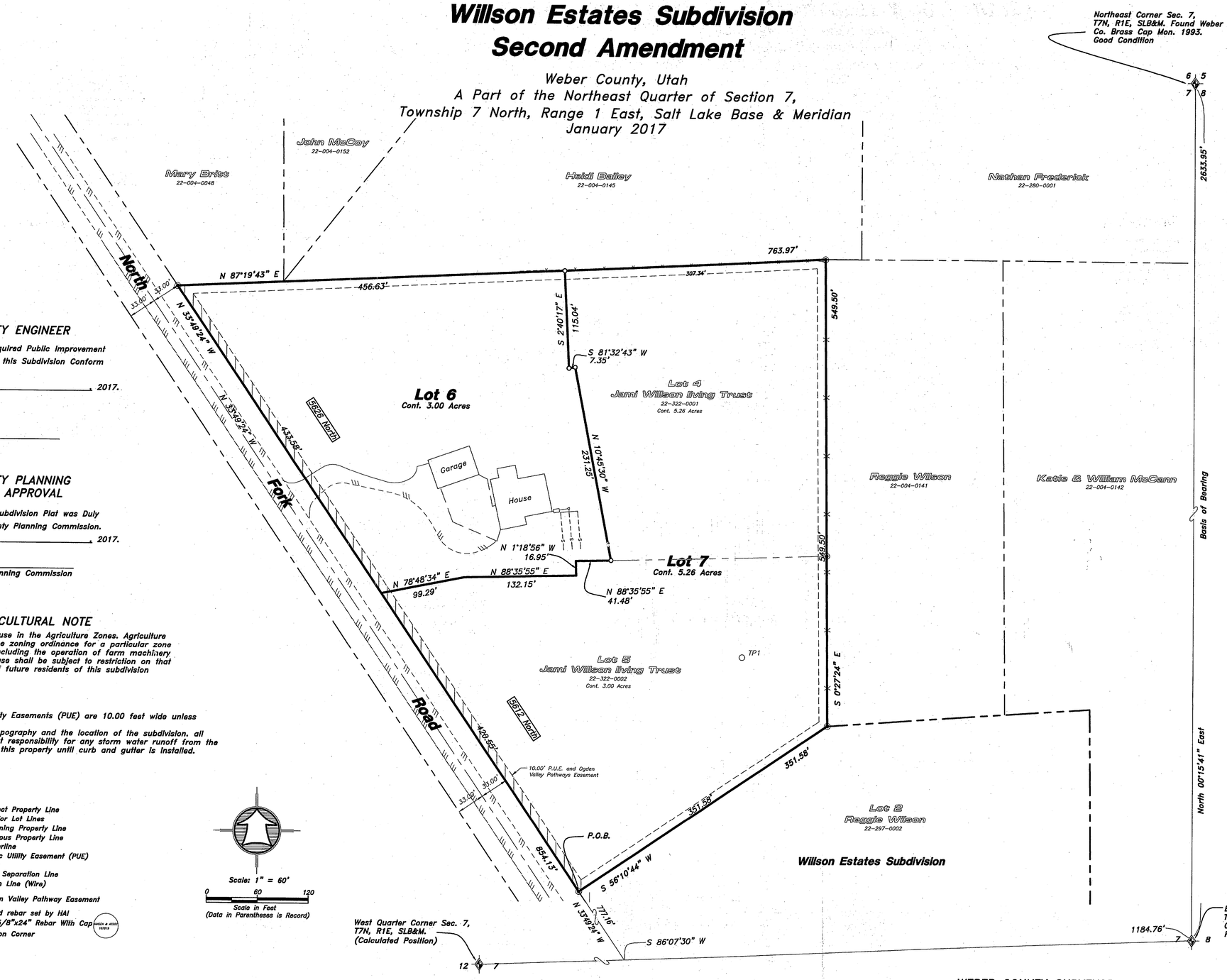
Willson Estates Subdivision
Second Amendment

Weber County, Utah
A Part of the Northeast Quarter of Section 7,
Township 7 North, Range 1 East, Salt Lake Base & Meridian
January 2017



WEBER COUNTY ENGINEER

I Hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards.
Signed this_____, Day of_____, 2017.

Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this_____, Day of_____, 2017.

Chairman, Weber County Planning Commission

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture 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 agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

Notes:
1- All Public Utility Easements (PUE) are 10.00 feet wide unless noted otherwise.
2- Due to the topography and the location of the subdivision, all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Ogden Valley Pathway Easement
- Found rebar set by HAI
- Set 5/8"x24" Rebar With Cap (HANSEN & ASSOC. 187819)
- Section Corner

Scale: 1" = 60'
0 60 120
Scale in Feet
(Data in Parentheses is Record)

Developer:
Brad Willson
5626 North Fork Road
Liberty, Utah
(801) 726-0772

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

16-3-91 16-3-91v15.dwg 11/24/2017

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.
Signed this_____, Day of_____, 2017.

Weber-Morgan Health Department

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 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_____, 2017.

Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I Have Completed a Survey of the Property 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 have Hereby Amended and Subdivided said Tract into Two (2) Lots, know Hereafter as Willson Estates Subdivision Second Amendment in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby 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 19th day of January, 2017.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

REGISTERED LAND SURVEYOR 167819 K. Greg Hansen 7/19/17 STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, WILLSON ESTATES SUBDIVISION RECORDED AS ENTRY NO. 2390767 IN THE OFFICE OF THE WEBER COUNTY RECORDER, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD LOCATED 1184.76 FEET SOUTH 86°07'30" WEST AND 777.16 FEET NORTH 33°49'24" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG THE BOUNDARY LINE OF WILLSON ESTATES SUBDIVISION FIRST AMENDMENT THE FOLLOWING FOUR (4) COURSES; (1) NORTH 33°49'24" WEST 854.13 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; (2) NORTH 87°19'43" EAST 763.97 FEET; (3) SOUTH 00°27'24" EAST 549.50 FEET TO AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 2; AND (4) SOUTH 56°10'44" WEST 351.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.262 ACRES.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Second Amended to the Two Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Brad Willson. This subdivision is the re-subdividing of Lot 4 and Lot 5, Willson Estates Subdivision First Amendment. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 7, Township 7 North, Range 1 East, S.L.B.&M. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 00°15'41" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract Willson Estates Subdivision Second Amendment and hereby dedicate, grant and convey, in perpetuity, to Weber County 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 the Governing Authority in witness we have here unto set our signature this_____day of_____, 2017.

Jami Willson Trustee of the Jami Willson Living Trust

TRUST ACKNOWLEDGMENT

State of Utah
County of Weber

On this_____day of_____, 2017, Jami Willson, Trustee for the Jami Willson Living Trust, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached owners dedication, one in number, who duly acknowledged to me she signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____
_____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

COUNTY RECORDER

BY:_____
DEPUTY

RECEIVED
JAN 24 2017
BY: 5652

N:\2016\16-3-91 Brad Willson\drawings\16-3-91 V15.dwg, 1/19/2017 8:12:06 AM, DWG To PDF.pc3