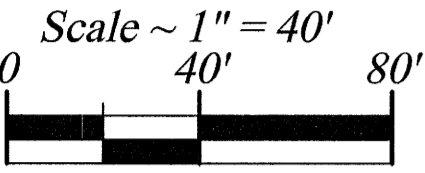
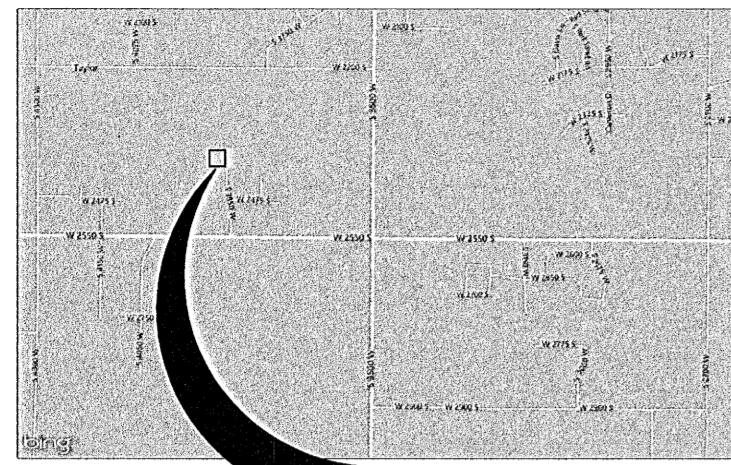


WILLOW WOOD SUBDIVISION No.4 - 2nd Amendment

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: Oct. 2015

Vicinity Map



- Legend**
- x---x--- EXISTING FENCE
 - EASEMENTS
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - FND STREET MONUMENT
 - FND NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ROAD/STREET DEDICATION

NOTE:

- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. Sec. 106-1-8(b)(5)].
- The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation of the original plat which is being modified by this plat amendment in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
- All bearings and distances are measured unless otherwise noted. Record information is noted with the letter "r" after.

BOUNDARY DESCRIPTION

A tract of land being all of Lot 20, Amended Willow Wood Subdivision No.4 as recorded in Plat book 34 Page 32 of the plat records of Weber County and a part of property deeded Entry No. 2024451 on April 15, 2004 all within the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°07'48" East between the Monumented South Quarter Corner (NAD27 Grid coordinates of x= 1842858.355 y= 323626.357) and the Monumented Southeast Corner (NAD27 Grid coordinates of x= 1845046.251 y= 323504.55) of said Section 28, said tract being described by survey as follows:
 BEGINNING at a point located 813.89 feet North 00°42'57" East along the monumented quarter section line of said Section 28, and 30.00 feet South 89°17'05" East being the Southwest corner of Lot 19, of said Amended Willow Wood Subdivision No.4, and 189.59 feet North 00°43'51" East along the west boundary of said Lot 19 to the common lot corner of said Lots 19 & 20, said point being near the center of an existing canal,
 FROM said South Quarter corner of Section 28;
 RUNNING thence South 69°15'57" West 32.25 feet to said monumented quarter section line;
 Thence North 00°42'57" East 335.58 feet along said monumented quarter section line;
 Thence South 89°10'03" East 314.50 feet along the north boundary and boundary extended of said Amended Willow Wood Subdivision No.4, to the common lot corner of Lots 20 & 21, said Amended Willow Wood Subdivision No.4;
 Thence South 03°22'08" East 165.64 feet along the common lot line between said Lots 20 & 21, to a nail set in a led plug in an existing cement driveway;
 Thence South 06°28'14" East 58.36 feet along said common lot line between Lots 20 & 21, to a P-K nail and washer set in the street asphalt to the point of a non-tangent curve;
 Thence along the arc of a curve to the Left 79.56 feet said curve having a radius of 55.00 feet with a chord bearing and distance of South 42°06'07" West 72.80 feet, along the right of way line of 3850 West Street being the arc of a cul-de-sac the center of which bears South 06°28'13" East 55.00 feet from the beginning of said curve, to the common lot corner of said Lots 19 & 20, Amended Willow Wood Subdivision No.4;
 Thence North 89°19'04" West 140.26 feet along the common lot line between said Lots 19 & 20;
 Thence South 69°15'57" West 123.77 feet along said common lot line between said Lots 19 and 20 to the point of beginning.
 Containing 2.1245 Acres more or less.

NARRATIVE

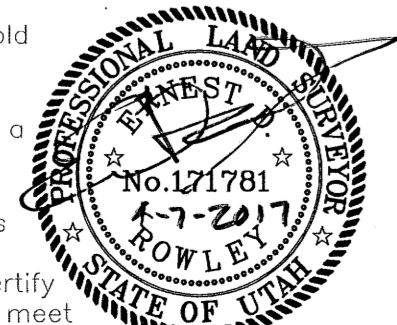
- The purpose of the survey is to amend Lot 20, Amended Willow Wood Subdivision No.4 and add a strip of land approximately 30 feet wide, east to west, on the west of Lot 20 into this plat. For a complete narrative see the record of survey for this subdivision.
- During the process of subdivision approval the county surveyor's office required that I remove the description and labeling for Parcel 1 even though the description originated as part of this project so that the Clarke's could deed it to the Fowles who had the ability to utilize the property.
- Part of the intent of this project is to have a release of easement document recorded for the existing easement noted on this plat as "Easement to be relinquished by separate document". Also, another easement shown as Easement 1 should be recorded so that there is a legal ability for the entire bridge to be used by both lot owners.

EASEMENT 1 DESCRIPTION

A parcel of land being within Lot 21, Amended Willow Wood Subdivision No.4 as recorded in Plat book 34 Page 32 of the plat records of Weber County within the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°07'48" East between the Monumented South Quarter Corner (NAD27 Grid coordinates of x= 1842858.355 y= 323626.357) and the Monumented Southeast Corner (NAD27 Grid coordinates of x= 1845046.251 y= 323504.55) of said Section 28, said tract being described by survey as follows:
 BEGINNING at a nail and washer set in asphalt at a Southeasterly corner of said Amended Willow Wood Subdivision No.4 (said point being labeled "P2" on Willow Wood Subdivision No.4 - 2nd Amendment) said point being located 813.89 feet North 00°42'57" East along the monumented quarter section line of said Section 28, and 30.00 feet South 89°17'05" East being the Southwest corner of Lot 19, of said Amended Willow Wood Subdivision No.4, and 189.59 feet North 00°43'51" East along the west boundary of said Lot 19 to the common lot corner of said Lots 19 & 20, said point being near the center of an existing canal (said point being the Point of Beginning of said Willow Wood Subdivision No.4 - 2nd Amendment, and North 69°15'57" East 123.77 feet along the common lot line between Lots 19 and 20 said Amended Willow Wood Subdivision No.4, and South 89°19'04" East 140.26 feet along the common lot line between said Lots 19 & 20 to the point of a non-tangent curve, and along the arc of a curve to the Right 79.53 feet said curve having a radius of 55.00 feet with a chord bearing and distance of North 42°06'07" East 72.80 feet, along the right of way line of 3850 West Street being the arc of a cul-de-sac the center of which bears South 06°28'13" East 55.00 feet from the end of said curve, to the common lot corner of Lots 20 & 21, said Amended Willow Wood Subdivision No.4;
 FROM said South Quarter corner of Section 28;
 RUNNING thence North 06°28'14" West 41.95 feet along the common lot line between said Lots 20 & 21;
 Thence South 21°11'11" East 44.59 feet to the point of a non-tangent curve;
 Thence along the arc of a curve to the Left 11.41 feet said curve having a radius of 55.00 feet with a chord bearing and distance of South 89°28'24" West 11.39 feet, along the right of way line of 3850 West Street being the arc of a cul-de-sac the center of which bears South 06°28'13" East 55.00 feet from the end of said curve, to the Point of Beginning.

SURVEYOR'S CERTIFICATE

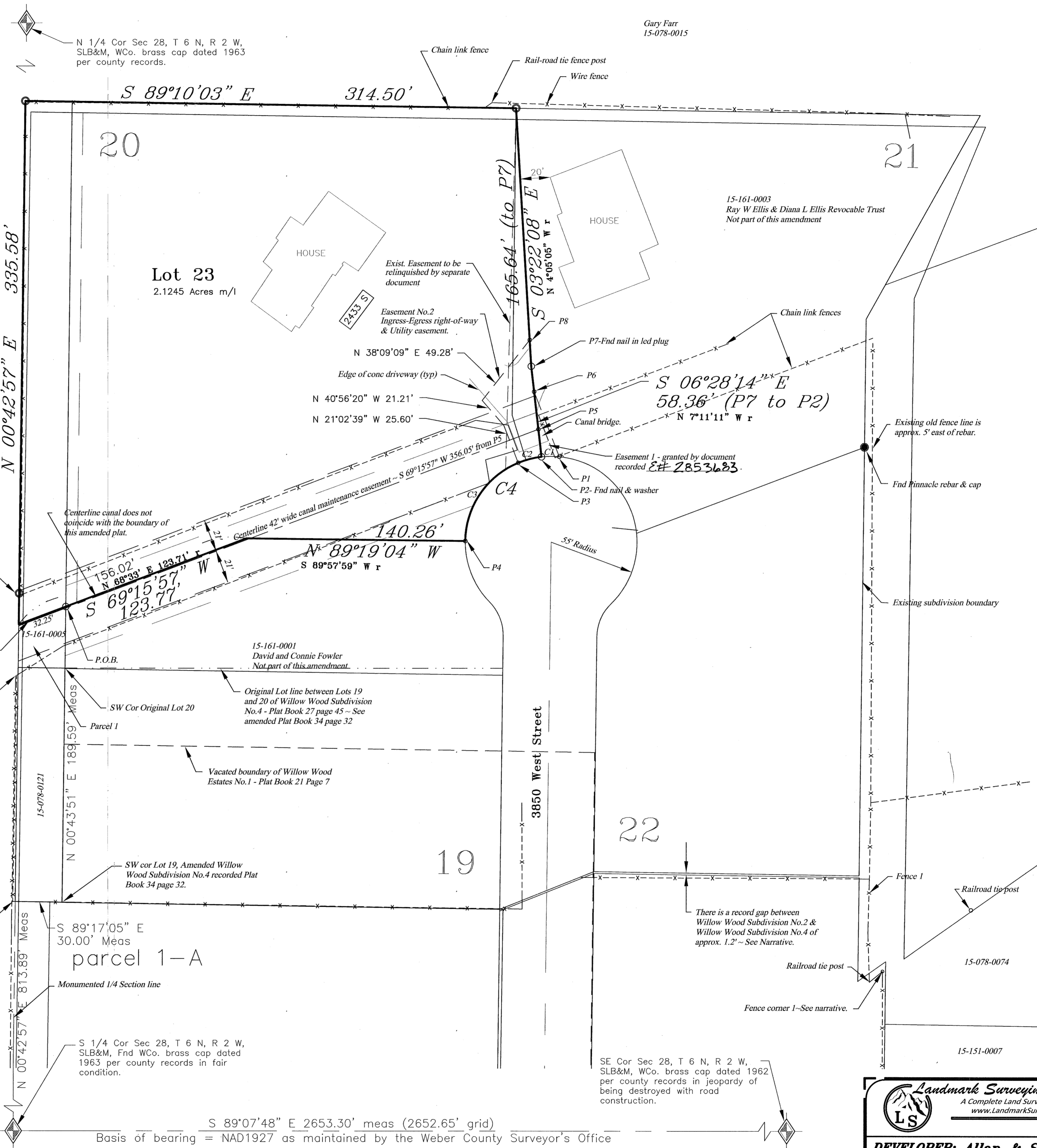
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the county.



Kathleen V. Buck Family Protection Trust 15-078-0134

Kathleen V. Buck Family Protection Trust 15-078-0019

Gary Farr 15-078-0015



PARCEL 1 DESCRIPTION
 A tract of land being a part of property deeded Entry No. 2024451 on April 15, 2004 within the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°07'48" East between the Monumented South Quarter Corner (NAD27 Grid coordinates of x= 1842858.355 y= 323626.357) and the Monumented Southeast Corner (NAD27 Grid coordinates of x= 1845046.251 y= 323504.55) of said Section 28, said tract being described by survey as follows:
 BEGINNING at a point located 813.89 feet North 00°42'57" East along the monumented quarter section line of said Section 28, and 30.00 feet South 89°17'05" East being the Southwest corner of Lot 19, of said Amended Willow Wood Subdivision No.4, and 189.59 feet North 00°43'51" East along the west boundary of said Lot 19 to the common lot corner of said Lots 19 & 20, said point being near the center of an existing canal,
 FROM said South Quarter corner of Section 28;
 RUNNING thence South 69°15'57" West 32.25 feet to said monumented quarter section line;
 Thence South 00°42'57" West 28.58 feet more or less along the west boundary of said tract deeded Entry No. 2024451 to the Southwest corner of said tract;
 Thence South 89°17'05" East 30.00 feet more or less along the south boundary of said tract to the Southeast corner of said tract being on the west boundary of Lot 19, Amended Willow Wood Subdivision No.4 recorded in Plat book 34 page 32 of the plat records of Weber County;
 Thence North 00°43'51" East 39.37 feet more or less along said west boundary of Lot 19 to the point of beginning. Containing 1.004 square feet, more or less.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST	
C1 (P1 to P2)	11°53'14"	55.00'	5.73'	11.41'	S 89°28'24" W 11.39'	
C2 (P2 to P3)	16°05'54"	55.00'	7.78'	15.46'	S 75°28'50" W 15.41'	
C3 (P3 to P4)	66°45'26"	55.00'	36.25'	64.10'	S 34°03'10" W 60.53'	
C4 (P2 to P4)	82°51'19"	55.00'	48.55'	79.56'	S 42°06'07" W 72.80'	

LINE TABLE	
LINE	LINE BRG & DIST
P1 to P6	N 21°11'30" W 44.59'
P2 to P5	N 06°28'14" W 17.69'
P2 to P6	N 06°28'14" W 41.95'
P7 to P8	N 03°22'08" W 16.83'

Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyUtah.com
 4646 South 3500 West - #A-3 West Haven, UT 84401
 801-731-4075

DEVELOPER: Allan & Shirley Clarke
 Address: 2433 South 3850 West, Ogden, UT 84401

SE 1/4 of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ..
	DATE: April 7, 2017
	FILE: 3554

