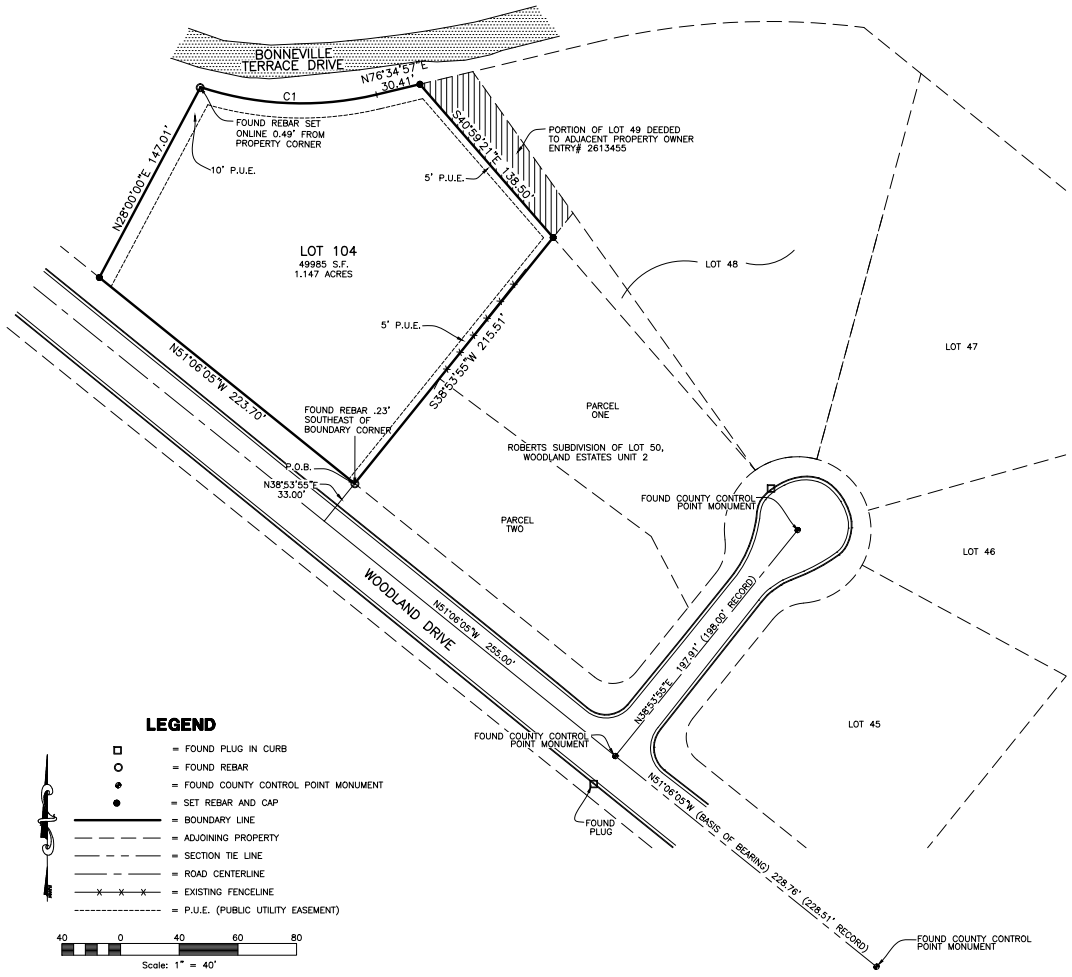
Reeve & Associates, Inc. - Solutions You Can Build On

Exhibit A-Proposed Subdivision Amendment

WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 3

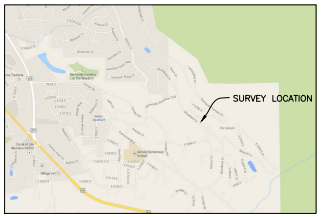
PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2014



LEGEND

- = FOUND PLUG IN CURB
- = FOUND REBAR
- = FOUND COUNTY CONTROL POINT MONUMENT
- = SET REBAR AND CAP
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = P.U.E. (PUBLIC UTILITY EASEMENT)

40 0 40 60 80
Scale: 1" = 40'



VICINITY MAP

SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE 2 FOUND COUNTY CONTROL POINT MONUMENTS IN WOODLAND DRIVE. SHOWN HEREON AS N51°06'05"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND THE SUBDIVISION TO REFLECT THE TRANSFER OF PROPERTY BETWEEN THE OWNERS OF LOTS 48 AND 49. BECAUSE THE WARRANTY DEED (ENTRY #2613455) DOES NOT CLOSE, BOUNDARY CALLS HAVE BEEN ADJUSTED BASED ON ORIGINAL PLAT DIMENSIONS AND BONNEVILLE TERRACE DRIVE. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLAND DRIVE, SAID POINT BEING 255.00 FEET N51°06'05"W ALONG THE CONTROL LINE OF SAID WOODLAND DRIVE AND 33.00 FEET N38°53'55"E FROM THE FOUND COUNTY CONTROL POINT MONUMENT AT THE INTERSECTION OF WOODLAND DRIVE AND 2550 EAST; THENCE N51°06'05"W ALONG SAID NORTHERLY RIGHT-OF-WAY 223.70 FEET; THENCE N28°00'00"E 147.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BONNEVILLE TERRACE DRIVE. SAID POINT ALSO BEING ON A 219.94 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT-OF-WAY AND SAID CURVE 121.64 FEET (CHORD BEARING OF S87°35'08"E 120.09 FEET); THENCE N76°34'57"E ALONG SAID RIGHT-OF-WAY 30.41 FEET; THENCE S40°59'21"E 138.50 FEET; THENCE S38°53'55"W 215.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 49,985 SQUARE FEET AND 1.147 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	219.94'	121.64'	120.09'	62.42'	S87°35'08"E	31°41'15"

DEFELOPER: DAVID LONGFELLOW
3020 EAST 25 SOUTH
LAYTON UTAH 84040

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, 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 THAT 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 THAT THIS PLAT OF WOODLAND ESTATES SUBDIVISION – UNIT 2 AMENDMENT 3 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 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 _____ DAY OF _____, 20___.

REGISTERED LAND SURVEYOR 7736336 CHAD A. ANDERSON STATE OF UTAH

7736336 — UTAH LICENSE NUMBER
CHAD A. ANDERSON

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 STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT WOODLAND ESTATES SUBDIVISION – UNIT 2 AMENDMENT 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO 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 AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, 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 WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

LONGFELLOW RENTALS LLC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, SAYS THAT HE IS THE MANAGER OF _____, A LIMITED LIABILITY COMPANY, AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID COMPANY BY AUTHORITY OF IT ARTICLES OF ORGANIZATION, AND SAID_____ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

COMMISSION EXPIRES — NOTARY PUBLIC

Reeve & Associates, Inc.
4155 S. HARRISON BLVD, SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: C. ANDERSON
Designer: E. ROCHE
Begin Date: 10-02-14
Name: WOODLAND ESTATES SUB.-UNIT 2 AMEND. 3
Number: 3959-03
Revision:
Scale: 1"=40'
Checked:

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 _____, 20___.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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.
SIGNED THIS _____ DAY OF _____, 20___.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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___.

WEBER COUNTY SURVEYOR

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___.

WEBER COUNTY ATTORNEY

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 _____, 20___.

WEBER-MORGAN HEALTH DEPARTMENT

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

_____ Deputy.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

Exhibit B-Planning Division Bluelines

WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 3

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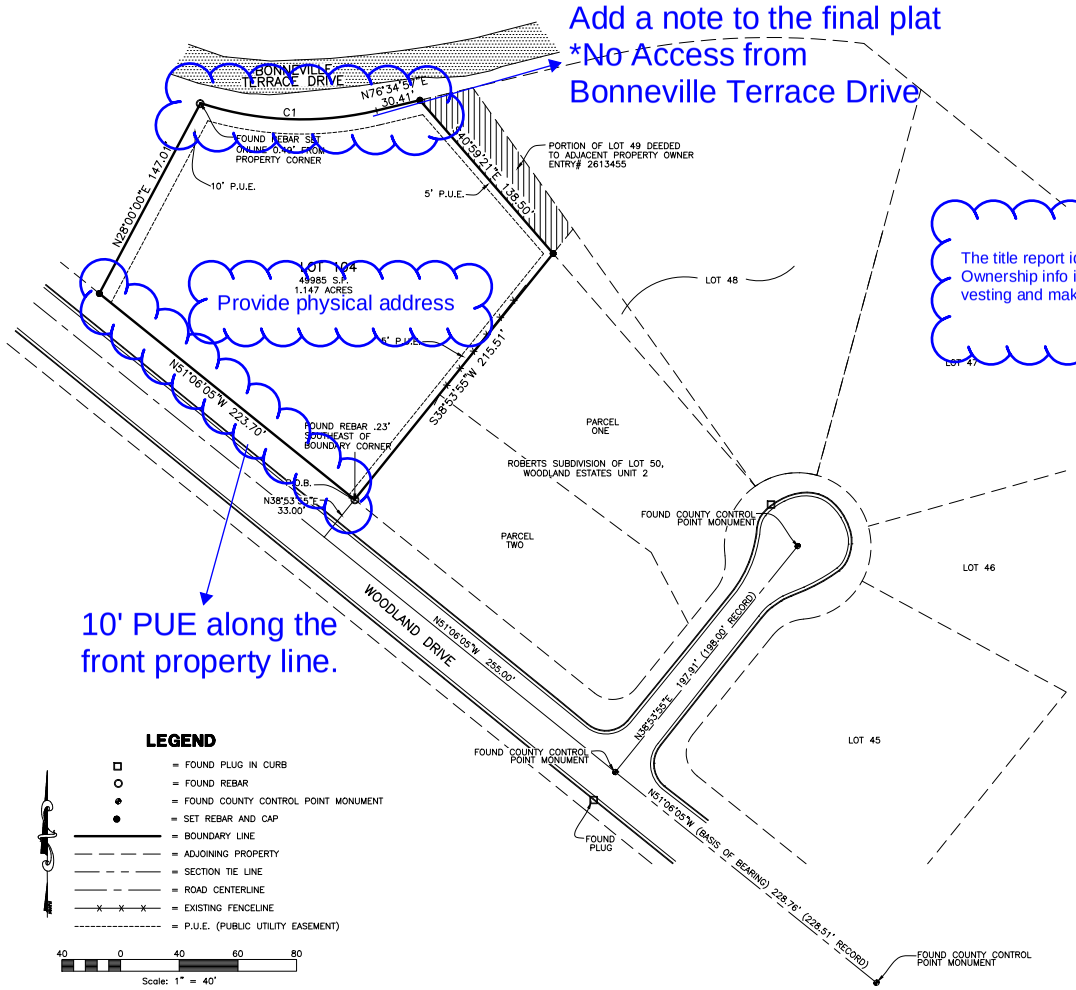
WEBER COUNTY, UTAH
OCTOBER, 2014



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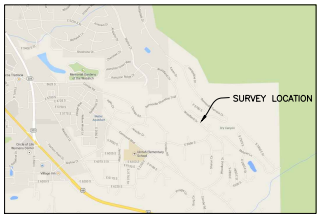
40 0 40 60 80
Scale: 1" = 40'



VICINITY MAP

SCALE: NONE

The title report identifies Longfellow Rentals, LLC; the Weber County Tax Ownership info identifies DVL Properties, LLC. Please verify correct vesting and make any applicable changes prior to printing the final mylar.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE 2 FOUND COUNTY CONTROL POINT MONUMENTS IN WOODLAND DRIVE. SHOWN HEREON AS N51°06'05"W.

NARRATIVE

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DEFELOPER: DAVID LONGFELLOW
3020 EAST 25 SOUTH
LAYTON UTAH 84040

Developer:

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REGISTERED LAND SURVEYOR 7736336 CHAD A. ANDERSON STATE OF UTAH

7736336 — UTAH LICENSE NUMBER
CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

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LONGFELLOW RENTALS LLC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

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COMMISSION EXPIRES — NOTARY PUBLIC

Reeve & Associates, Inc.
4155 S. HARRISON BLVD, SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: C. ANDERSON
Designer: E. ROCHE
Begin Date: 10-02-14
Name: WOODLAND ESTATES SUB.-UNIT 2 AMEND. 3
Number: 3959-03
Revision:
Scale: 1"=40'
Checked:

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 _____, 20___.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

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SIGNED THIS _____ DAY OF _____, 20___.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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___.

WEBER COUNTY SURVEYOR

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___.

WEBER COUNTY ATTORNEY

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 _____, 20___.

WEBER-MORGAN HEALTH DEPARTMENT

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

_____ Deputy.

Reeve & Associates, Inc. - Solutions You Can Build On

Exhibit C-Original Subdivision Plat

WOODLAND ESTATES SUBDIVISION - UNIT 2

LOTS 25-53 INCLUSIVE

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

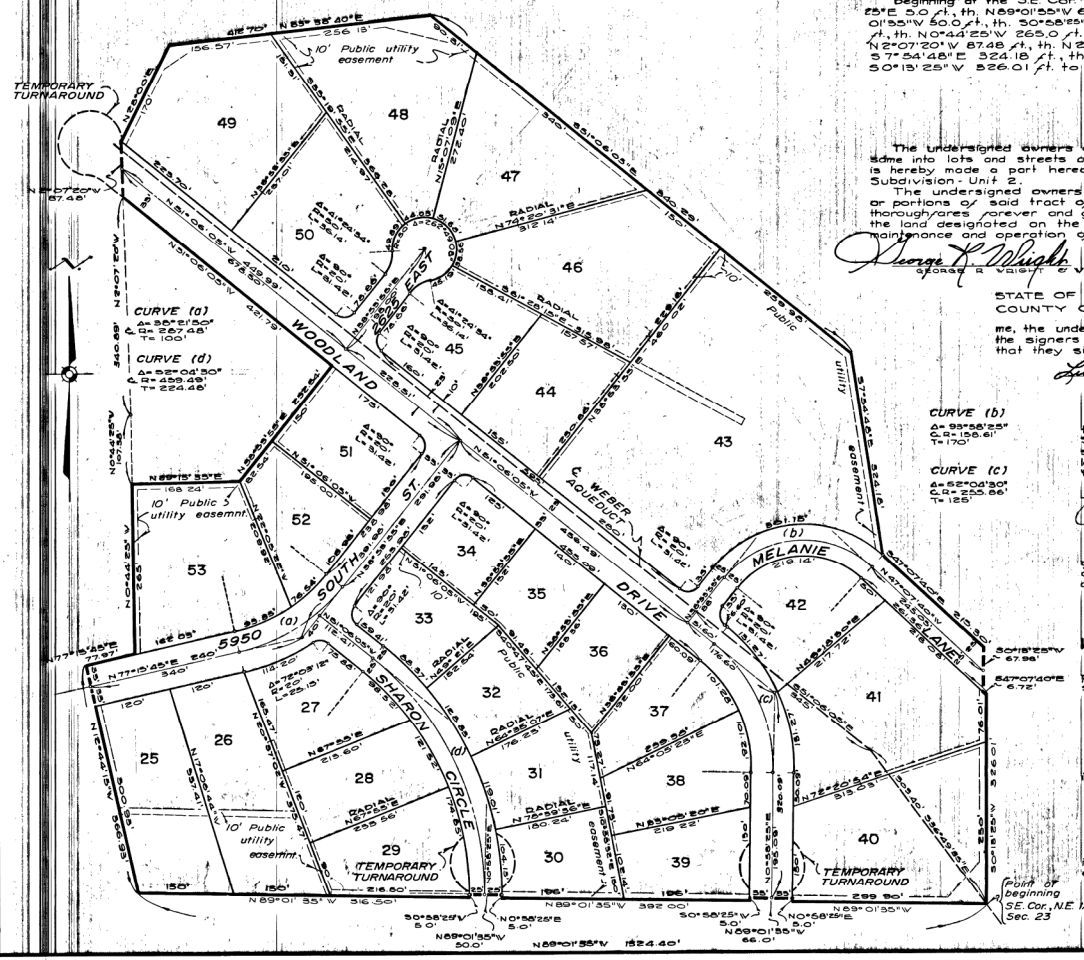
WEBER COUNTY, UTAH

SCALE 1" = 100'

JAN. 5, 1959

#306919
$14.70

STATE OF UTAH } SS
COUNTY OF WEBER }
FILED AND RECORDED FOR
GEORGE E. WRIGHT
JAN 20 11 34 AM '59
IN BOOK 11 OF PLATS
PAGE 100
RUTH EAMES OLSEN
COUNTY RECORDER
Ruth E. Olsen



BOUNDARY DESCRIPTION

Beginning at the S.E. Cor of the N.E. 1/4 Section 23, T. 5 N., R. 1 W., S.L.B. & M.; th. N 89°01'55" W 299.90 ft., th N 0°58'25" E 5.0 ft., th. N 89°01'55" W 66.0 ft., th. S 0°58'25" W 5.0 ft., th. N 89°01'55" W 392.0 ft., th. N 0°58'25" E 5.0 ft., th. N 89°01'55" W 50.0 ft., th. S 0°58'25" W 5.0 ft., th. N 89°01'55" W 516.50 ft., th. N 12°44'15" W 566.93 ft., th. N 77°15'45" E 77.97 ft., th. N 0°44'25" W 265.0 ft., th. N 89°15'55" E 168.24', th. N 38°53'55" E 252.54 ft., th. N 51°06'05" W 421.79 ft., th. N 2°07'20" W 87.48 ft., th. N 25°00' E 170 ft., th. N 85°38'40" E 412.70 ft., th. S 51°06'05" E 840.29 ft., th. S 7°54'48" E 324.18 ft., th. S 47°07'40" E 215.30 ft., th. S 0°15'25" W 67.98 ft., th. S 47°07'40" E 6.72 ft., th. S 0°15'25" W 326.01 ft. to the point of beginning.

OWNER'S DEDICATION

The undersigned owners of the foregoing described tract of land do hereby set apart and subdivide the same into lots and streets and utility easements as shown on the above and foregoing plat thereof, which is hereby made a part hereof, and assign to the lands included in said plat the name of Woodland Estates Subdivision - Unit 2.

The undersigned owners further hereby dedicate, grant and convey to Weber County all those parts or portions of said tract of land designated on said plat as streets, the same to be used as public thoroughfares forever and grant and dedicate a perpetual right of way and easement over and under the land designated on the plat as public utility easements, the same to be used for the installation, maintenance and operation of public utility service lines as may be authorized by Weber County.

George R. Wright — Valree S. Wright — George L. Combe — Catherine J. Combe
GEORGE R. WRIGHT & WIFE VALREE S. WRIGHT — GEORGE L. COMBE & WIFE CATHERINE COMBE

STATE OF UTAH } SS
COUNTY OF WEBER }

On this 19th day of January, 1959, personally appeared before me, the undersigned notary public, in and for said County of Weber in said State of Utah, the signers of the above owners dedication, 4 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Lorene Young — 3946 So. 2275 West Ray, Utah — July 23, 1962
NOTARY PUBLIC — RESIDENCE — COMMISSION EXPIRES

ENGINEER'S CERTIFICATION

I, John O. Reeve, a registered professional engineer and land surveyor in the State of Utah, do hereby certify that the foregoing plat of Woodland Estates Subdivision, Unit 2 in Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the foregoing description of lands included in said subdivision, based on data compiled from records of the Weber County Recorders Office and of a survey made on the ground.

John O Reeve — 1259 — Jan 19, 1959
JOHN O REEVE — STATE LICENSE NO — DATE

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

I hereby certify that I have carefully investigated the lines of survey for the foregoing plat and legal description of the land embraced therein, and found them to be correct and to agree with the lines and monuments on record in this office, and hereby approve said plat this 14th day of January, 1959

Earl Lyons
COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISSION'S CERTIFICATE

The Weber County Planning Commission hereby certifies that the foregoing plat and dedication of Woodland Estates Subdivision, Unit 2 was approved by said Commission this 19 day of January, 1959.

Ernest R. Shire
CHAIRMAN

COUNTY ATTORNEY'S CERTIFICATE OF APPROVAL

I have examined the proposed plat of Woodland Estates Subd. Unit 2 and in my opinion it conforms with the County Ordinances applicable thereto and now in force and effect.

1/20/59 — B. Maurice Kilbourne
DATE — COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL & ACCEPTANCE

This is to certify that this plat and dedication of Woodland Estates Subd. Unit 2 in said County were duly approved and accepted by the County Commissioners of Weber County, Utah on the 20 day of January, 1959.

Attest: Lawrence W. Malan — Elmer Carver
CLERK — CHAIRMAN