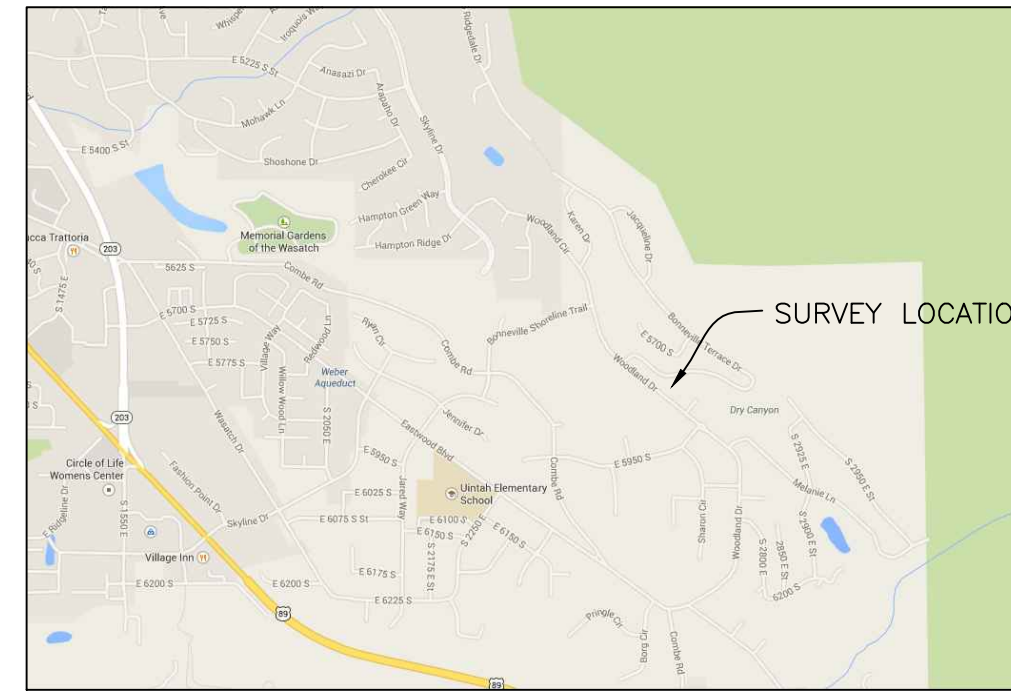


# WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 3

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



VICINITY MAP  
 SCALE: NONE

**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 DATA 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\_\_\_\_.

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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LONGFELLOW RENTALS LLC

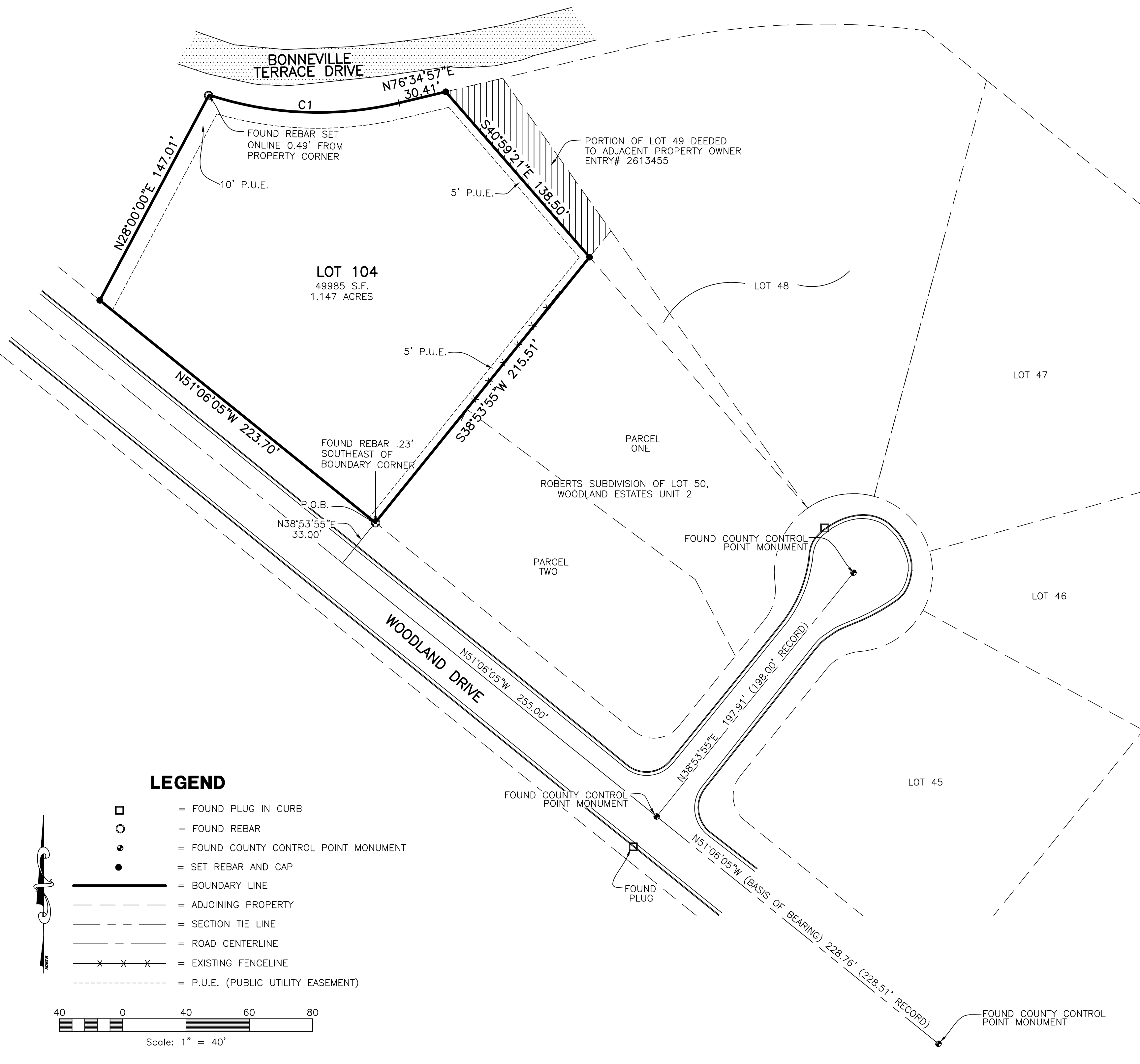
**ACKNOWLEDGMENT**  
 STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID 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) \_\_\_\_\_ OF \_\_\_\_\_ 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

**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: \_\_\_\_\_



**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"

DEVELOPER: DAVID LONGFELLOW  
 3020 EAST 25 SOUTH  
 LAYTON UTAH 84040

**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 WORKS 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 \_\_\_\_\_  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ in Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.