WESTWOOD HOMESTEAD NO.3 - 1st Amendment We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Public Road/Street and Private Drive as shown or noted hereon and name said tract WESTWOOD HOMESTEAD NO.3 — 1st Amendment: (As used herein the term Local Entity is the same as defined All of Lot 3, Westwood Homestead No.3 being PART OF Government Lot 2 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN We hereby dedicate a Public easement and Right-of-way to the Local Entity, — NW Cor Sec. 6, T 6 N, R 2 E, UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: November 2020 designee(s), successor(s), or assign(s) for the purpose of public use all those SLB&M, per WCoS tie sheet with SLB&M, per WCoS tie sheet with parts or portions of said tract of land designated as public street(s) and/or NAD83 coordinates of record NAD83 coordinates of record public road(s), the same to be used as public thoroughfares. And further *N*=3630649.8 *E*=1564238.3 U.S.ft. P.O.B. and NE cor Westwood Homestead / N=3630615.2 E=1569515.4 U.S.ft. dedicate grant and convey an easement over, upon and under said street(s) or No.3, recorded Plat book 97 pg 10. and/or road(s) as public utility corridors as may be authorized by the Local N 89°37'31" W 1466.20' NE cor to PØÉ Basis of bearing = $N 89^{\circ}37'28''$ <u>W</u> (see boundary description and note 6) ⊢P.O.B. and NW cor Westwood Homestead. We hereby grant and dedicate a perpetual right and easement over, upon and recorded Plat book 91 pg 94. under the lands designated hereon as Public Utility Easement(s), Drainage StreetN 89°37'31" W 1268.21' NE cor to POB Easement(s), storm water detention/retention ponds, and Private Irrigation — — — (Public Road/Street) channels (collectively PUE), the same to be used for the installation maintenanc and operation of public utility service line(s), storm drainage facilities, irrigation channel(s) or for the perpetual preservation of water channels in their natural N 1/4 Cor Sec. 6, T 6 N, R 2 E, SLB&M, state whichever is applicable to the Local Entity, designee(s), successor(s), or found destroyed, also see WCoS tie sheet ---------N 89°37'31" W 180.00 assign(s) and other uses as may be authorized by recorded document by the record, with NAD83 coordinates of record 7639 East ---x---x- EXISTING FENCE N=3630632.46 E=1566876.81 U.S.ft., see 37.58 ---- EASEMENTS (as labeled or granted) We, the herein signers, grantor(s), hereby grant a well protection easement(s) to Well Head, N=3631553± #=1568229± Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, NAD83 Utah North Zone, U.S.ft. — STREET CENTERLINE Reference Monument for the N 1/4 Cor the terms of this easement are to comply with the regulatory laws, Sec. 6, T 6 N, R 2 E, SLB&M, see WCoS requirements, ordinances, and policies administered by the Weber/Morgan Health tie sheet record, with NAD83 coordinates FND SECTION CORNER Department for the protection of drinking water related to culinary water wells in of record N=3630609.8 E=1566876.7 the State of Utah, and to provide a separation from a culinary water well from U.S.ft., see note 5. concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, New Well 100 foot radius — CALC SECTION CORNER feed lots, hazardous waste storage, or other sources of pollutants deemed Protection Easement(s) FND REBAR AND CAP inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run SET #5x24" REBAR AND with the land and is binding on any and all successors and assigns. The CAP STAMPED LANDMARK easement is as shown and noted hereon as New Well Protection Easement(s) having a 100 foot radius. The center of which shall be the physical location of RECORD DATA the well as constructed. MEASURED DATA PUBLIC ROAD/STREET DEDICATION Limited Liability Company Acknowledgement Lot 6 Westwood Homestead No.2, PRIVATE DRIVE EASEMENT IN WITNESS WHEREOF, said Limited Liability Company herinafter named 3.0015 Acres, m/l has caused this instrument to be executed by its proper officers BOUNDARY DESCRIPTION hereunto duly authorized, this ____ day of _____, 20___. A tract of land located in the Northeast Quarter of Section 6, Township 6 North, Range 2 East, Salt WESTWOOD EDEN, LLC, a Utah Limited Liability Company Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor's Office of North 89°37'28" West between the monumented location of the Northeast corner (having Weber County Surveyor State Plane Coordinates of record of N=3630615.2 E=1569515.4 U.S.ft) and the Northwest corner (having Weber County Surveyor NAD83 State Plane Coordinates of record of N=3630649.8 STATE OF UTAH Westwood Homestead E=1564238.3 U.S.ft, said tract described by survey as follows: Subdivision, Lot 1 BEGINNING at the Northeast corner of Westwood Homestead, a Weber County Subdivision COUNTY OF WEBER) recorded Plat book 91 page 94, said point being located 1466.20 feet North 89°37'31" West along On the date first above written personally appeared before me the above section line; FROM said Northeast corner of Section 6, said point being on the centerline of 1900 named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within RUNNING thence South 28°57'51" West 37.58 feet along the west boundary of said Westwood and foregoing instrument was signed in behalf of said company by authority -N 89°37'31" W of its Articles of Organization, and the said signer(s) acknowledged to me Thence North 89°37'31" West 180.00 feet, to the east boundary of Westwood Homestead No.3, a that said company executed the same. Weber County Subdivision recorded Plat book 97 page 10; 18.01 As a Notary Public commissioned in Utah, WITNESS my hand and official Thence the following Three (3) courses along the boundary of said Westwood Homestead No. 3, 1) stamp the date in this certificate first above written: South 00°22'29" West 33.00 feet; 2) South 28°57'51" West 396.87 feet; 3) North 89°37'31" West 18.01 feet; Thence South 18°06'47" West 83.99 feet; Thence North 89°37'31" West 236.47 feet; Notary Signature: My Commission Expires: N 89°37'31" W 236.47 S 89°37'31" F Thence North 00°22'29" East 461.48 feet, along the west boundary and west boundary extended of (print name below signature): said Westwood Homestead No.3, to section line 341.74' Thence South 89°37'31" East 667.96 feet, along section line, to the point of beginning. Containing 3.9572 acres, in total with 0.4992 acres in 1900 North Street Westwood Eden, LLC 21-005-0055 Remaining Agricultural Parcel, Not approved for Development. Westwood Homestead Subdivision, Lot 2 WEBER COUNTY SURVEYOR'S CERTIFICATE I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office *NARRATIVE* have been satisfied. The approval of this plat by the Weber 1. The purpose of this survey is to amend a subdivision plat in accordance County Surveyor does not relieve the Licensed Land Surveyor who with the subdivision requirements of Weber County for the zone in which executed this plat from the responsibilities and/or liabilities the parcels reside. The zone that is applicable to this subdivision is associated <u>therewit</u>h. Signed this day of 2. Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Weber County Surveyor Stakes), or from documents of record. No representation as to accuracy of underground utilities is made herein. 3. The basis of bearing is as noted and described in the Boundary WEBER COUNTY ENGINEER I hereby certify that the required public improvement standards and drawings 4. This amendment is to include all of the Westwood Homestead No.3 plat for this subdivision conform with County standards and the amount of the and a part of an overall parcel which is described in Warranty Deed financial guarantee is sufficient for the installation of these improvements. recorded as Entry Number 3080254 on August 27, 2020. Signed this ____ day of ______, 20 ___. 5. The north boundary is the section line, which is also the center line of 1900 North Street. The section line as monumented is being held. It should be noted that the North Quarter corner of the section was found by Weber County Survey to have been destroyed when they located the Signature SURVEYOR'S CERTIFICATE remenants of the monument May 23, 2018. The location noted hereon is I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of based on records of the location which were preserved by Martin B. WEBER COUNTY COMMISSION ACCEPTANCE Moore, Jr. when he was County Surveyor. Utah and hold license no. 171781—2201 in accordance with Title 58, Chapter 22 known as the This is to certify that this subdivision plat, the dedication of streets and 6. Because the North Quarter corner has been destroyed it is not being Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of other public ways and financial guarantee of public improvements associated used as the basis of bearing for this survey. The basis is between the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, with this subdivision thereon are hereby approved and accepted by the existing monumentation of the Northeast and Northwest corners of the and placing monuments as represented. That this plat was prepared from the field notes Commissioners of Weber County, Utah this_____day of _____ of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties Chairman, Weber County Commission Title: Weber County Clerk are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the WEBER-MORGAN HEALTH DEPARTMENT 1. In addition to corners that have been shown by legend symbol as having best of my knowledge and belief, all lots meet the current requirements of the Land Use been set all Lot corners have been set. I hereby certify that the soils, percolation rates, and site conditions for this Ordinance of Weber County as indicated by their approval hereon. 2. Upper Valley Coordinate system is NAD1983 Utah North Zone U.S.ft subdivision have been investigated by this office and are approved for on site expanded to ground using a combined factor of 1.00029237772456. wastewater disposal systems. Signed this _____ day of _____, 20_____, Landmark Surveying, Inc. Weber County Recorder The initial coordinates are based on independent GPS observations using 4646 South 3500 West - #A-3 Leica Network. The values observed were compared with the published A Complete Land Surveying Service West Haven, UT 84401 values of the Weber County Surveyor's Office and found to conform www.LandmarkSurvevUtah.com Director, Weber-Morgan Health Department 801-731-4075 unless otherwise noted. WEBER COUNTY PLANNING COMMISSION APPROVAL 3. Agriculture is the preferred use in the agricultural zones. Agricultural Filed for record and recorded This is to certify that this subdivision plat was duly approved by the Weber operations as specified in the Land Use Code for a particular zone are DEVELOPER: Mike Westwood County Planning Commission on the _____day of ______, 20____. permitted at any time including the operation of farm machinery and no Address:3130 West 3600 South, West Haven, Utah 84401 allowed agricultural use shall be subject to restriction on the basis that

This Plat is the Intellectual Property of Laudmark Surveying, Inc., all legal rights are reserved.

OWNER'S DEDICATION

n book ______ of official records,

County Recorder: Bahy Rahimzadegan, PL

By Deputy:_

Amended

Subdivision

DRAWNBY: EDR

DATE: May 4, 2023

CHECKED BY:

his plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156—22—601 of the Itah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall ot be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

Part of Government Lot 2 of Section 6, Township 6

North, Range 2 East, Salt Lake Base and Meridian.

Chairman, Weber County Planning Commission

day of _____, 20 ____,

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 it interferes with activities of future residents of this subdivision. [Amd.

4. Due to the topography and the location of this subdivision all owners will

to this property until curb and gutter is installed.

accept responsibility for any storm water runoff from the road adjacent

Ord. Sec. 106-1-8(c)(5)]