

THE HIGHLANDS AT WOLF CREEK PHASE 2 – 1st AMENDMENT

AMENDED PLAT OF LOTS 27 AND 28

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

WEBER COUNTY, UTAH

APRIL, 2011



SCALE: 1" = 40'



SURVEYOR'S CERTIFICATE

I, JOHN W. FRANCOM, 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. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY AND THAT THIS PLAT OF THE HIGHLANDS AT WOLF CREEK PHASE 2 – 1st AMENDMENT IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED TRACT OF LAND, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND, AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREON DESCRIBED TRACT OF REAL PROPERTY. 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____.

156213
UTAH LICENSE NO. _____ JOHN W. FRANCOM

BOUNDARY DESCRIPTION

ALL OF LOT 27 & LOT 28, THE HIGHLANDS AT WOLF CREEK PHASE 2 (PER THE ORIGINAL PLAT), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 29, THE HIGHLANDS AT WOLF CREEK PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID CORNER BEING 1693.33 FEET SOUTH AND 3489.87 FEET EAST OF THE CENTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 38°45'27" WEST 304.52 FEET; THENCE NORTH 38°19'38" EAST 235.75 FEET TO A POINT ON THE ARC OF A 242.87 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 83.36 FEET (CHORD BEARS SOUTH 20°21'31" EAST 81.97 FEET); THENCE SOUTH 10°38'37" EAST 20.19 FEET TO THE POINT OF CURVATURE OF A 210.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 191.88 FEET (CHORD BEARS SOUTH 36°49'09" EAST 185.27 FEET) TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH 29°07'28" WEST 203.08 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.250 ACRES (54,465 SQUARE FEET)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT THE HIGHLANDS AT WOLF CREEK PHASE 2 – 1st AMENDMENT AND DO HEREBY GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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____.

VOLKER NEUWIRTH

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } SS

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, ONE (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

STAMP



JOHN W. FRANCOM & ASSOCIATES LAND SURVEYORS

BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS

505 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010

BUS.(801)295-7500 EMAIL: FRANCOMSURVEY@QWESTOFFICE.NET FAX(801)295-7524

WEST QUARTER CORNER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
FOUND BRASS CAP STAMPED
WEBER COUNTY SURVEYOR 1981
GOOD CONDITION

N89°14'39"W (STATE PLANE GRID) 2659.37' (REC) 2659.37' (MEAS)
BASIS OF BEARING QUARTER SECTION LINE

CENTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
FOUND BRASS CAP STAMPED
WEBER COUNTY SURVEYOR 1967
GOOD CONDITION

(B) Prior Review PER Co. Ordinance For Subdivisions 26A-2.11
Survey Markers shall be placed at all subdivision
corners and lot corners
All corners will need to be set and shown on
this plat prior to recordation.

LEGEND

- SET #5 X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "FRANCOM"



- FOUND BRASS RIVET IN ROLLED GUTTER ALONG LOT LINE PROJECTION (FRONT PROPERTY CORNERS)

NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF MR. VOLKER NEUWIRTH FOR THE PURPOSE OF COMBINING THE ORIGINALLY PLATTED LOTS 27 AND 28, THE HIGHLANDS AT WOLF CREEK PHASE 2, CREATING LOT 141, AS SHOWN HEREON.

NOTE

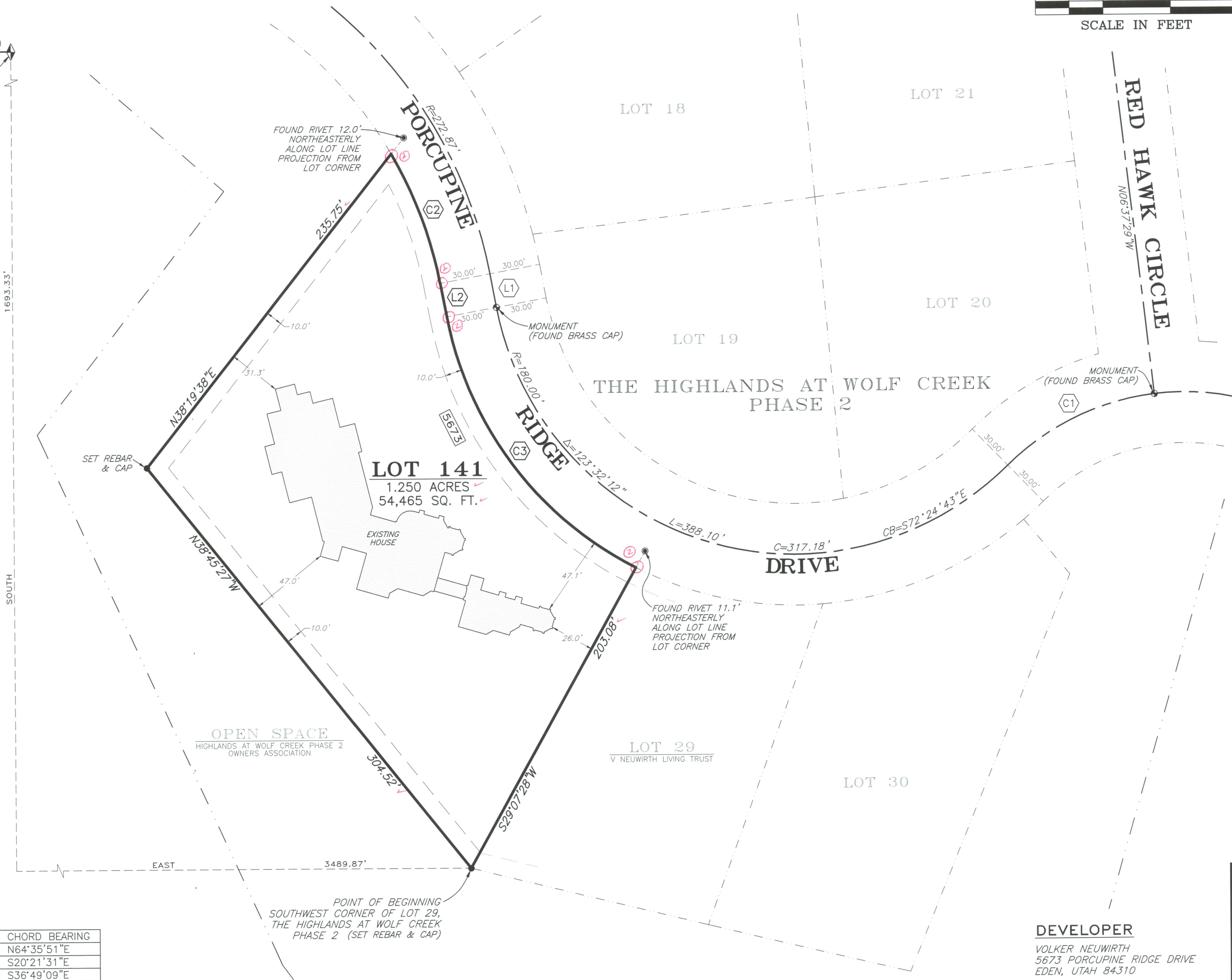
10' UTILITY AND DRAINAGE EASEMENTS ON EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN.

LINE TABLE

LINE	BEARING	LENGTH
L1	S10°38'37"E	20.19'
L2	S10°38'37"E	20.19'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	150.00'	37°33'21"	98.32'	96.57'	N64°35'51"E
C2	242.87'	19°25'47"	82.36'	81.97'	S20°21'31"E
C3	210.00'	52°21'06"	191.88'	185.27'	S36°49'09"E



DEVELOPER

VOLKER NEUWIRTH
5673 PORCUPINE RIDGE DRIVE
EDEN, UTAH 84310

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THE SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

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____.

SIGNATURE

WEBER COUNTY ENGINEER

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

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION, THE DEDICATION OF STREET 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 THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY