

AMENDED PLAT OF LOTS 27 AND 28 (MAKE SMALLER)(MOVE UNDER SUBDIVISION NAME) THE HIGHLANDS AT WOLF CREEK PHASE 2 - 1ST AMENDMENT

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH
DECEMBER, 2010



SCALE: 1" = 40'
0 20 40 80 120
SCALE IN FEET

WEST QUARTER CORNER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

RECORD VS MEASURED DATA
N89°14'39"W (BASIS OF BEARING) 2659.37'
QUARTER SECTION LINE
STATE PLANE GRID BEARING

Who's MONUMENTS?
DATE ON HOLE
LOCATION OF HOLE
(TYPE OF ALL GOVT HOLE)

CENTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

- (UTAH CODE 58-22 & 17-23-17)
1. SURVEYOR'S CERTIFICATE, 3 ITEMS WITHIN THE CERTIFICATE THAT NEEDS ADDRESSING
 2. IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, (C)
 3. AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17
 4. CERTIFY THAT ALL ZONING REQUIREMENTS OF WEBER COUNTY REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
- Webster Co. Ordinance 26-1-B, A-1
- Joint: Sorry, I had no intention of saying how your certificate should be written. THESE 3 ITEMS ARE REQUIRED WITHIN THE CERTIFICATE.
2. ALL BOUNDARY POINTS NEED TO BE SET PRIOR TO RECORDED
3. A LEGEND
STAKING SOURCE (REFERENCES IN LEGEND)
#5 x 24" REBAR W/ CAP & DETAIL

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 278 AS SHOWN HEREON. (141)

NOTE

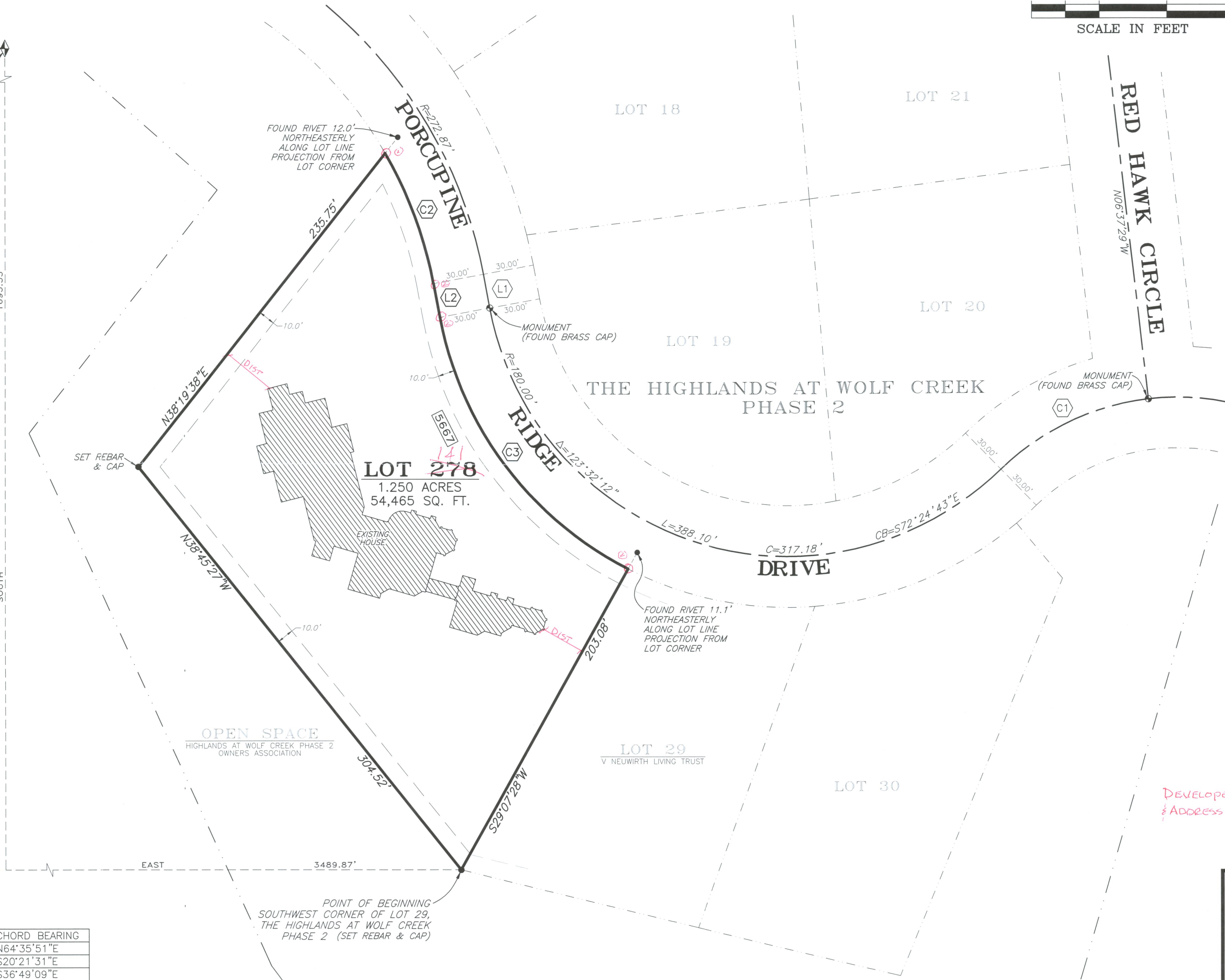
10' UTILITY AND DRAINAGE EASEMENTS ON EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN.

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



SURVEYOR'S CERTIFICATE

I, JOHN W. FRANCOM, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 156213 IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOTS 27 AND 28, THE HIGHLANDS AT WOLF CREEK PHASE 2 IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND. (C)

DATE: DECEMBER 17, 2010

SIGNED: _____
JOHN W. FRANCOM, P.L.S. 156213

A SUGGESTION - TO TIE PLATS TOGETHER & REDUCE OR ELIMINATE ANY CONFLICTS OF AMOUNTS. THE DESC. COULD INCLUDE OR BEGIN WITH SOMETHING LIKE "ALL OF LOT 27 & LOT 28, AS PER THE ORIGINAL PLAT FURTHER DESCRIBED AS - (YOU ALREADY HAVE A GOOD PART OF THAT)"

BOUNDARY DESCRIPTION

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 AMENDED PLAT OF LOTS 27 AND 28, THE HIGHLANDS AT WOLF CREEK PHASE 2 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO THE PUBLIC ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20 _____

VOLKER NEUWIRTH

ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }

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.

STAMP

NOTARY PUBLIC



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

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