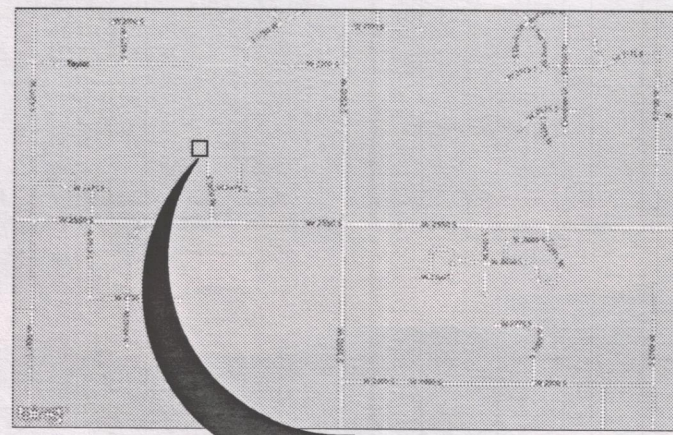


WILLOW WOOD SUBDIVISION No.4 - 2nd Amendment

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: Oct. 2015

Vicinity Map



NOTE:

1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery, and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(b)(5)].
2. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation of the original plat which is being modified by this plat amendment in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

Scale ~ 1" = 40'

Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- — — — — STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION

BOUNDARY DESCRIPTION

A tract of land being all of Lot 20, Amended Willow Wood Subdivision No.4 as recorded in Plat book 34 Page 32 of the plat records of Weber County and a part of property deduced Entry No. 2024451 on April 15, 2004 all within the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°07'48" East between the Monumented South Quarter Corner (NAD27 Grid coordinates of x= 1842858.355 y= 323626.357) and the Monumented Southeast Corner (NAD27 Grid coordinates of x= 1845046.251 y= 323504.55) of said Section 28, said tract being described by survey as follows; BEGINNING at a point located 813.89 feet North 00°42'57" East along the monumented quarter section line of said Section 28, and 30.00 feet South 89°17'05" East being the Southwest corner of Lot 19, of said Amended Willow Wood Subdivision No.4, and 189.59 feet North 00°43'51" East along the west boundary of said Lot 19 to the common lot corner of said Lots 19 & 20, said point being near the center of an existing canal, FROM said South Quarter corner of Section 28; RUNNING thence South 69°15'57" West 32.25 feet to said monumented quarter section line; Thence North 00°42'57" East 335.58 feet along said monumented quarter section line; Thence South 89°10'03" East 314.50 feet along the north boundary and boundary extension of said Amended Willow Wood Subdivision No.4, to the common lot corner of Lots 20 & 21, said Amended Willow Wood Subdivision No.4; Thence South 03°22'08" West 165.64 feet along the common lot line between said Lots 20 & 21, to a nail set in a led plug in an existing cement driveway; Thence South 06°28'14" East 58.36 feet along said common lot line between said Lots 20 & 21, to a P-K nail and washer set in the street asphalt to the point of a non-tangent curve; Thence along the arc of a curve to the Left 79.53 feet said curve having a radius of 55.00 feet with a chord bearing and distance of South 42°06'07" West 72.80 feet, along the right of way line of 3850 West Street being the arc of a cul-de-sac the center of which bears South 06°28'13" East 55.00 feet from the beginning of said curve, to the common lot corner of said Lots 19 & 20, Amended Willow Wood Subdivision No.4; Thence North 89°19'04" West 140.26 feet along the common lot line between said Lots 19 & 20; Thence South 69°15'57" West 123.77 feet along said common lot line between said Lots 19 and 20 to the point of beginning. Containing 2.1245 Acres more or less.

PARCEL 1 DESCRIPTION

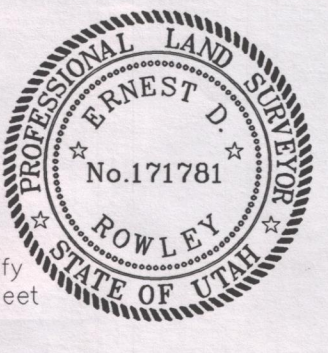
A tract of land being a part of property deduced Entry No. 2024451 on April 15, 2004 within the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°07'48" East between the Monumented South Quarter Corner (NAD27 Grid coordinates of x= 1842858.355 y= 323626.357) and the Monumented Southeast Corner (NAD27 Grid coordinates of x= 1845046.251 y= 323504.55) of said Section 28, said tract being described by survey as follows; BEGINNING at a point located 813.89 feet North 00°42'57" East along the monumented quarter section line of said Section 28, and 30.00 feet South 89°17'05" East being the Southwest corner of Lot 19, of said Amended Willow Wood Subdivision No.4, and 189.59 feet North 00°43'51" East along the west boundary of said Lot 19 to the common lot corner of said Lots 19 & 20, said point being near the center of an existing canal, FROM said South Quarter corner of Section 28; RUNNING thence South 69°15'57" West 32.25 feet to said monumented quarter section line; Thence North 00°42'57" West 28.58 feet more or less along the west boundary of said tract deed Entry No. 2024451 to the Southwest corner of said tract; Thence South 89°17'05" East 30.00 feet more or less along the south boundary of said tract to the Southeast corner of said tract being on the west boundary of Lot 19, Amended Willow Wood Subdivision No.4 recorded in Plat book 34 page 32 of the plat records of Weber County; Thence North 00°43'51" East 39.37 feet more or less along said west boundary of Lot 19 to the point of beginning. Containing 1,004 square feet, more or less.

KIND OF EASEMENT 1 DESCRIPTION

A parcel of land being within Lot 21, Amended Willow Wood Subdivision No.4 as recorded in Plat book 34 Page 32 of the plat records of Weber County within the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°07'48" East between the Monumented South Quarter Corner (NAD27 Grid coordinates of x= 1842858.355 y= 323626.357) and the Monumented Southeast Corner (NAD27 Grid coordinates of x= 1845046.251 y= 323504.55) of said Section 28, said tract being described by survey as follows; BEGINNING at a nail and washer set in asphalt at a Southeast corner of said Amended Willow Wood Subdivision No.4 (said point being labeled "P2" on Willow Wood Subdivision No.4 - 2nd Amendment) said point being located 813.89 feet North 00°42'57" East along the monumented quarter section line of said Section 28, and 30.00 feet South 89°17'05" East being the Southwest corner of Lot 19, of said Amended Willow Wood Subdivision No.4, and 189.59 feet North 00°43'51" East along the west boundary of said Lot 19 to the common lot corner of said Lots 19 & 20, said point being near the center of an existing canal (said point being the Point of Beginning of said Willow Wood Subdivision No.4 - 2nd Amendment, and North 69°15'57" East 123.77 feet along the common lot line between Lots 19 and 20 said Amended Willow Wood Subdivision No.4, and South 89°19'04" East 140.26 feet along the common lot line between said Lots 19 & 20 to the point of a non-tangent curve, and along the arc of a curve to the Left 79.53 feet said curve having a radius of 55.00 feet with a chord bearing and distance of North 42°06'07" East 72.80 feet, along the right of way line of 3850 West Street being the arc of a cul-de-sac the center of which bears South 06°28'13" East 55.00 feet from the end of said curve, to the common lot corner of Lots 20 & 21, said Amended Willow Wood Subdivision No.4; FROM said South Quarter corner of Section 28; RUNNING thence North 06°28'14" East 41.95 feet along the common lot line between said Lots 20 & 21; Thence South 21°11'30" East 44.59 feet to the point of a non-tangent curve; Thence along the arc of a curve to the Left 141.11 feet said curve having a radius of 55.00 feet with a chord bearing and distance of South 89°28'24" West 113.39 feet, along the right of way line of 3850 West Street being the arc of a cul-de-sac the center of which bears South 06°28'13" East 55.00 feet from the end of said curve, to the Point of Beginning.

SURVEYOR'S CERTIFICATE

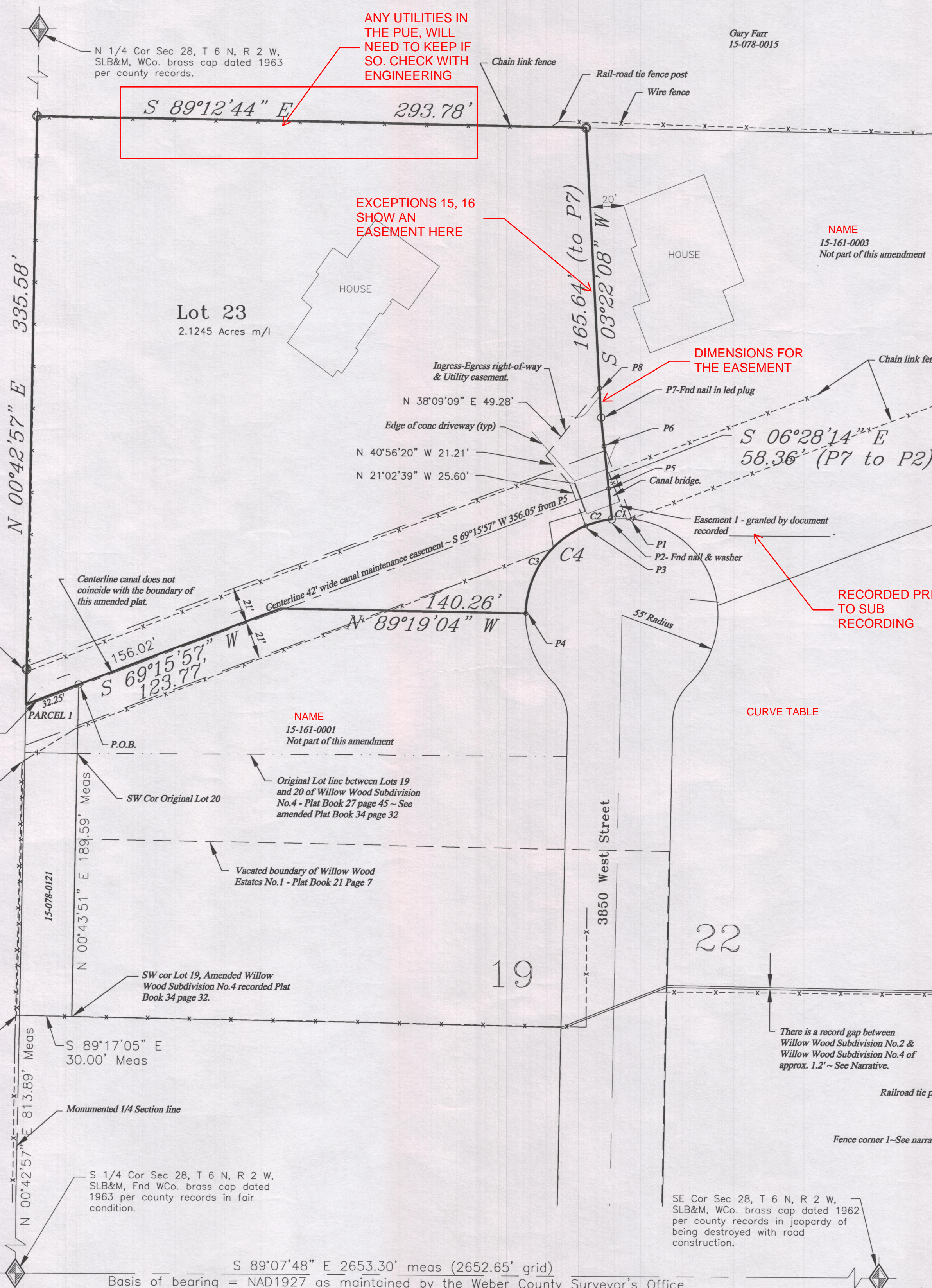
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and the documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the county.



Kathleen V. Buck Family
Protection Trust
15-078-0134

Kathleen V. Buck Family
Protection Trust
15-078-0019

ANY UTILITIES IN THE PUE, WILL NEED TO KEEP IF SO, CHECK WITH ENGINEERING



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract WILLOW WOOD SUBDIVISION No.4 - 2nd Amendment. We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements. We also grant a right-of-way easement for Ingress and Egress to the owner(s), their successor(s) and assigns, of Lot 21 Amended Willow Wood Subdivision No. 4 and any amendments of said Lot 21, as shown and noted hereon.

Trust Acknowledgement

IN WITNESS WHEREOF, the ALLAN T. CLARKE and SHIRLEY S. CLARKE FAMILY TRUST has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20__.

Allan T. Clarke, trustee
Shirley S. Clarke, trustee

Neal T. Clarke, trustee
STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written personally appeared before me the above named signers, residing at 2433 S. 3850 W, Ogden, Utah 84401 and

who, being by me duly sworn and affirmed, did say that they are the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said above named signer(s) acknowledged to me that they, as trustee(s), executed the same in the name of the trust. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public
Residing in:

My Commission Expires:

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__.

Director, Weber-Morgan Health Department

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 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 ____ 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 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 this ____ day of _____, 20__.

Chairman, Weber County Commission
Attest:
Title: Weber County Clerk

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 the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of _____, 20__.

Signature

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyingUtah.com
4646 South 3500 West - BA-3
West Haven, UT 84401
801-731-4075

Weber County Recorder
Entry no. _____
Fee paid _____
Filed for record and recorded _____ day of _____, 2015.
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____

Developer: Allan & Shirley Clarke
Address: 2433 South 3850 West, Ogden, UT 84401
ADDRESS ON LOT

SE 1/4 of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ..
	DATE: October 12, 2015
	FILE: 3554

This Plat is the Intellectual Property of Landmark Surveying, Inc. All legal rights are reserved.