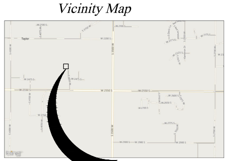
WILLOW WOOD SUBDIVISION No.4 – 2nd Amendment

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

Scale ~ 1" = 40'
0 40' 80'

Vicinity Map



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

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.
3. All bearings and distances are measured unless otherwise noted. Record information is noted with the letter "r" after.

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 deeded 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 Lot's 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 extended 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" East 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 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 79.56 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 deeded 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 Lot's 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 South 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.

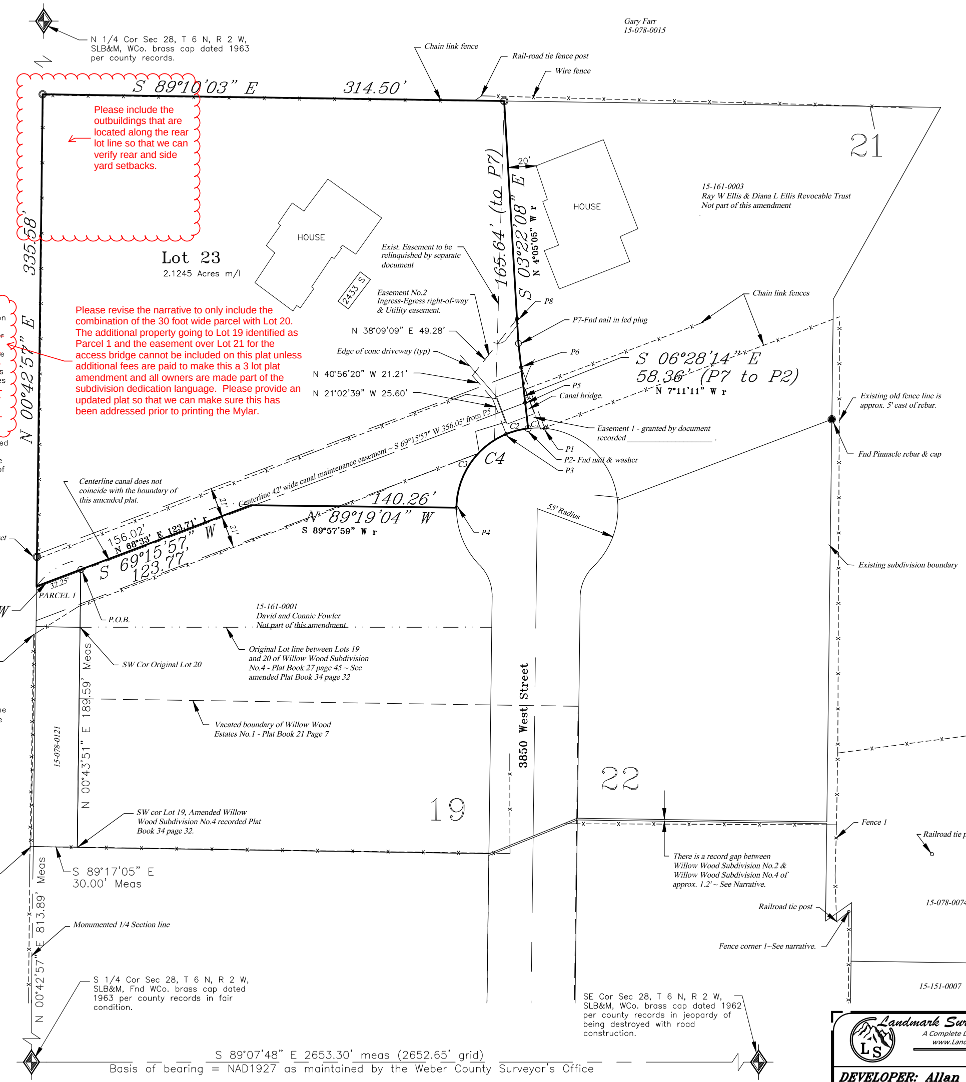
EASEMENT 1 DESCRIPTION

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 Southeasterly 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 Lot's 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 Right 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" West 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 11.41 feet said curve having a radius of 55.00 feet with a chord bearing and distance of South 89°28'24" West 11.39 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.

Remove Parcel 1 and Easement 1 description since the owners of Lot 19 and 20 are not part of the subdivision amendment application.

NARRATIVE

The purpose of the survey is to amend Lot 20, Amended Willow Wood Subdivision No.4 and add a strip of land approximately 30 feet wide, east to west, on the west of Lot 20 into this plat. ~~In the progress of the survey the property owner intends to convey a small parcel (shown hereon as Parcel 1) to the owner of Lot 19. This parcel is on the south of the existing canal and is unusable to the owner and benefits the owner of Lot 19. Also, there is a common bridge that the owners of Lots 20 and 21 use to access their property and homes but this bridge and the associated driveway do not have a legal easement for the parties to utilize the property of each other for ingress and egress. Therefore, part of this project is to create a description that can be used to create an easement on Lot 21 and the purpose of the owners dedication is to create an easement for ingress and egress as well as utility purposes on Lot 23 (old lot 20) as shown.~~
The basis of bearing is as noted in the boundary description.
The location of the amended subdivision plat needed to be rotated and translated slightly to conform to the location of found points for Lot 21. I was not able to find a record of survey on the county web site for this survey, however, one cap was stamped as Pinnacle Eng. The nails found were held for the location of Lot 20 which also matches existing fencing of the lots fairly well. The location of Willow Wood No.2 as evidenced by existing fencing places a rotation and translation on that plat which is different from the surveyed and occupied location of Amended Willow Wood Subdivision No.4. The difference is noted here on as a 1.2' gap. This was determined by the location of fencing representing the lot boundaries which most are not shown on this plat since said No.2 was not really part of this amendment. The record plats do show that the plats intended to be adjoining plats but because it appears that they are not additional work would need to be done on the south boundary to close the gap which is not necessary in this project.
The parcel that is being added to this plat is identified by tax number 15–161–0002 as a combined parcel for tax purposes and is described as adjoining the quarter section line. I have held the monumented location for the quarter section line in this plat. There is a difference between this monumented location and an old fence line of about 1/2 foot. It is possible that the old fence was the physical evidence of the quarter section line but has not been held for the development of the subdivisions in this area.
Mr. Clarke showed us the location of the two nails that are shown hereon and the Pinnacle rebar. Other than the section corner monuments no other monuments were found. The location noted as Fence corner 1 is a place that the property owner, Richard Smith, of parcel number 15–151–0007 & 15–078–0074 indicated that the original stake for the corner was set within "about a foot or so" of where the post is. It is obvious from the platting of the subdivisions that the old fence (Fence 1) was not used for the boundary of the subdivision lots.
Documents used or reviewed in this survey:
1. Ownership and Abstract reports for Weber County Recorder's parcels 15–078–0121, 15–161–0002.
2. Ownership plats, book 15 page 78–2, book 15 page 78.–3.
3. Deeds of book–page numbers; 699–184, 699–185, 9*16–540, 934–314, 965–144, and entry numbers; 859127, 903498, 905399, 929936, 945087, 1089434, 1089435, 1182243, 1301599, 1301601, 1309924, 1361817, 1365389, 1406858, 1644061, 1773523, 1819658, 2024451, 20998071, 2283356.
4. Recorded subdivision plats book–page; 21–7, 22–82, 27–45, 34–32.
5. County Surveyor tie sheets for the monuments shown.



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 and Utility purposes 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 as "Easement No.2".

Trust Acknowledgement

IN WITNESS WHEREOF, the ALLAN T. CLARKE and SHIRLEY S. CLARKE FAMILY TRUST, also known as Allan T. Clark, 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)
: SS
COUNTY OF WEBER)

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

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 from 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.

PROFESSIONAL LAND SURVEYOR — ERNEST D. ROWLEY — No.171781 — STATE OF UTAH

3554 Alan Clarke amended plat.dwg

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
C1 (P1 to P2)	11°53'14"	55.00'	5.73'	11.41'	S 89°28'24" W 11.39'
C2 (P2 to P3)	16°05'54"	55.00'	7.78'	15.46'	S 75°28'50" W 15.41'
C3 (P3 to P4)	66°45'26"	55.00'	36.25'	64.10'	S 34°03'10" W 60.53'
C4 (P2 to P3)	82°51'19"	55.00'	48.55'	79.56'	S 42°06'07" W 72.80'

LINE TABLE

LINE	LINE BRG & DIST
P1 to P6	N 21°11'30" W 44.59'
P2 to P5	N 06°28'14" W 17.69'
P2 to P6	N 06°28'14" W 41.95'
P7 to P8	N 03°22'08" W 16.83'

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

DEVELOPER: Allan & Shirley Clarke
Address: 2433 South 3850 West, Ogden, UT 84401

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

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: ______________

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