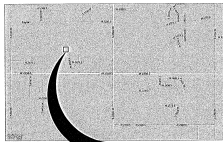


# WILLOW WOOD SUBDIVISION No.4 - 2nd Amendment

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



Scale - 1" = 40'

**Legend**

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND STREET CORNER
- FND STREET MONUMENT
- FND NAIL
- SET REBAR AND CAP
- SET REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION

**NOTE:**

- 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 in future residents of this subdivision. (Amn. Ord. Sec. 106-1-8(3)(5)).
- The recording of this Amended plat in the office of the County Recorder acts as a statutory notice of the original plat which is being modified by this plat amendment in accordance with UCA 10-59-409 and/or UCA 17-27a-609.
- All bearings and distances are measured unless otherwise noted. Record information is noted with the letter "Y" 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 described in Plat Book 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 basin of bearing of South 89°17'48" East between the Monumental South Quarter Corner (NAD27 Grid coordinates of x= 184288.355 y= 32362.357) and the Monumental Southeast Corner (NAD27 Grid coordinates of x= 184260.251 y= 32304.551) 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°17'48" East between the Southeast 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 the center of an existing canal;

**FROM** said South Quarter corner of Section 28;

**RUNNING** thence North 00°42'57" East 335.69' feet to said monumented quarter section line;

Thence South 00°42'57" East 335.68 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 Lots 20 & 21, to a nail set in a red flag in an existing corner driveway;

Thence South 00°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 L:79.56 feet said curve having a radius of 55.00 feet with a chord bearing and distance of South 42°00'00" West 72.80 feet, along the right of way line of 3850 West Street being the arc of a circle the center of which bears South 00°28'14" East 58.36' 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 32.25' feet along said common lot line between said Lots 19 & 20 to the point of beginning;

Containing 2.1245 Acres more or less.

**NARRATIVE**

1. 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. For a complete narrative see the record of survey for this subdivision.

**EASEMENT 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 basin of bearing of South 89°17'48" East between the Monumental South Quarter Corner (NAD27 Grid coordinates of x= 184288.355 y= 32362.357) and the Monumental Southeast Corner (NAD27 Grid coordinates of x= 184260.251 y= 32304.551) said Section 28, said tract being described by survey as follows:

**BEGINNING** at a nail and washer set in a southerly 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°17'48" East between the Southeast 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 the center of an existing canal (said point being the Point of Beginning of said Willow Wood Subdivision No. 4 - 2nd Amendment, and North 00°42'57" East 335.69 feet along the common lot line between Lots 19 and 20 of said Amended Willow Wood Subdivision No. 4, and South 89°19'04" West 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 79.56 feet said curve having a radius of 55.00 feet with a chord bearing and distance of North 42°00'00" East 72.80 feet, along the right of way line of 3850 West Street being the arc of a circle the center of which bears South 00°28'14" East 58.36' feet from the end of said curve, to the Point of Beginning.

**FROM** said South Quarter corner of Section 28;

**RUNNING** thence North 00°42'57" 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 L:41.41 feet said curve having a radius of 55.00 feet with a chord bearing and distance of South 89°28'14" West 11.39 feet, along the right of way line of 3850 West Street being the arc of a circle the center of which bears South 00°28'14" East 58.36' feet from the end of said curve, to the Point of Beginning.

**SURVEYOR'S CERTIFICATE**

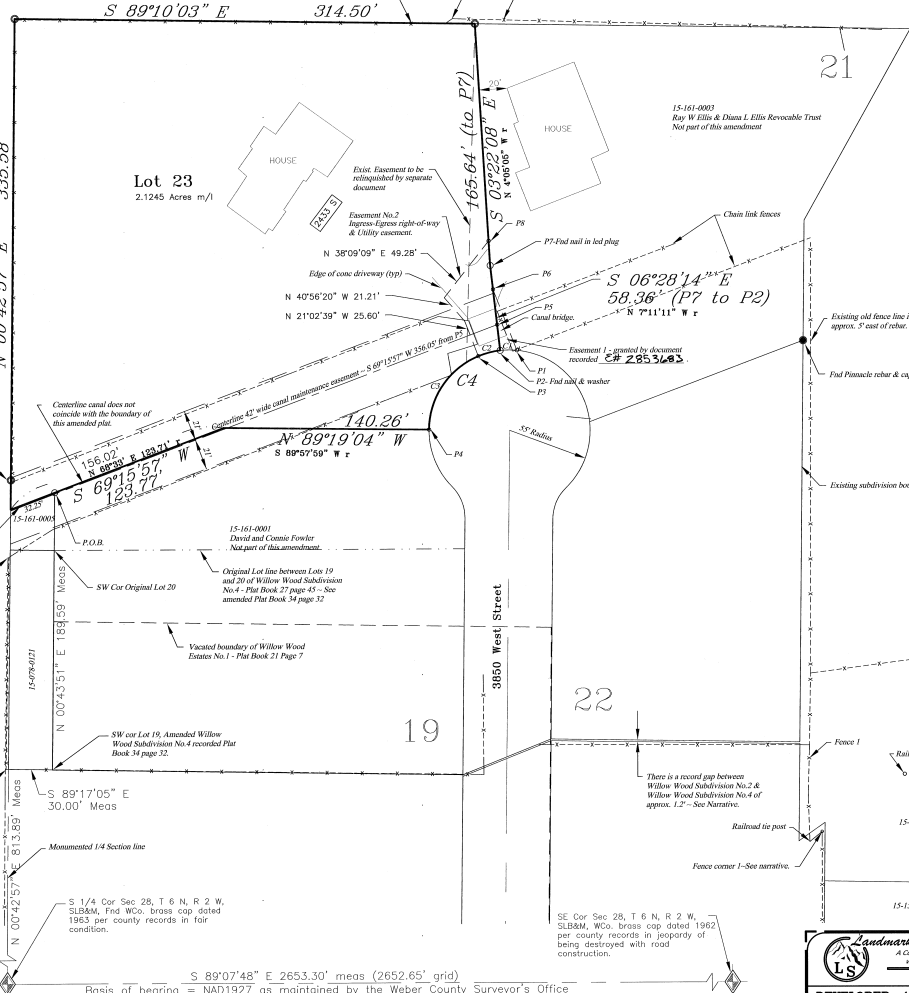
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with the provisions of Utah Code, Title 58, Chapter 22, and all other laws and regulations governing the practice of the profession of a professional land surveyor as represented. That this plat was prepared and recorded 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. Back Family  
Protection Trust  
15-078-0134

Gay Farr  
15-078-0015

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



**OWNER'S DEDICATION**

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), and 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 liability for 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".

IN WITNESS WHEREOF, the ALAN T. CLARKE and SHIRLEY S. CLARKE FAMILY TRUST, also known as Alan T. Clark, has caused this instrument to be executed by his trustee(s) hereto duly authorized, this 12th day of JUNE, 2017.

*Alan T. Clark, trustee*  
Alan T. Clark, trustee  
Shirley S. Clarke, trustee

NEED T. CLARKE, trustee  
STATE OF UTAH  
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

**Trust Acknowledgement**

I, the undersigned, being 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 of 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:

*Allen Smith*  
Allen Smith  
Notary Public  
My Commission Expires: COMU # 1:69119

**WEBER-MORGAN HEALTH DEPARTMENT**

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been reviewed by this office and are approved for on site wastewater disposal systems.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

This is to certify that this subdivision was duly approved by the Weber County Planning Commission on the 21 day of JUNE, 2017.

*Debra Ann Weber*  
Debra Ann Weber, County Planning Commission

**WEBER COUNTY ATTORNEY**

I have examined the financial guarantees and other documents associated with this subdivision plat and find no legal objection they contain, and the County Ordinance applicable thereto and are in compliance therewith. Signed this day of JUNE, 2017.

*Shirley S. Clarke*  
Shirley S. Clarke, County Attorney

**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 and executor of this plat from the responsibilities and/or liabilities associated therewith. Signed this 10th day of JUNE, 2017.

*Val S. DeLoach*  
Val S. DeLoach, Chief Deputy  
Signature: \_\_\_\_\_  
Title: Weber County Surveyor

**WEBER COUNTY COMMISSION ACCEPTANCE**

This is to certify that this subdivision plat, the dedication of streets and other public utility easements, and other public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah, on this 12th day of JUNE, 2017.

Attest:  
Chairman, Weber County Commission 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 financial guarantee is sufficient for the installation of these improvements. Signed this 12th day of JUNE, 2017.

*Shirley S. Clarke*  
Shirley S. Clarke, County Engineer

Basis of bearing = NAD1927 as maintained by the Weber County Surveyor's Office

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
C1 (P1 to P2)	116°58'14"	55.00	5.73'	11.41'	S 89°28'14" W 11.39'
C2 (P2 to P3)	180°55'44"	55.00	7.78'	15.46'	S 75°28'50" W 15.41'
C3 (P3 to P4)	66°45'28"	55.00	36.25'	64.10'	S 34°03'10" W 60.53'
C4 (P4 to P5)	85°01'19"	55.00	48.55'	79.56'	S 42°08'07" W 72.80'

**LINE TABLE**

LINE	LINE BRG & DIST
P1 to P6	N 27°11'30" W 44.59'
P2 to P5	N 00°28'14" W 19.69'
P3 to P6	N 03°28'14" W 41.95'
P7 to P8	N 03°22'08" W 16.80'

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyingUtah.com

4646 South 3500 West, #A-3  
Hoeft Gates, UT 84401  
801-731-4075

**Webster County Recorder**

Entry no. 285,282  
Fee paid \$ 20.00

Filed for record and recorded  
on 21 day of JUNE, 2017,  
at 1:56 P.M.

In book 1 of official records,  
on page 21  
County Recorder: Leann H. Kirts  
By Deputy: Carrie Neenan

Revision: \_\_\_\_\_  
DRAWN BY: EDR  
CHECKED BY: \_\_\_\_\_  
DATE: April 7, 2017  
FILE: 3554

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

SEE RECORD OF SURVEY # 5752