



BOUNDARY DESCRIPTIONS

OVERALL SUBDIVISION DESCRIPTION:
ALL OF LOTS 18, 22, AND 23 OF THE HIGHLANDS AT WOLF CREEK PHASE 2 SUBDIVISION, PER THE OFFICIAL PLAT THEREOF, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE UNINCORPORATED AREA OF WEBER COUNTY, STATE OF UTAH

AMENDED LOT 18 DESCRIPTION:

ALL OF LOT 23 AND A PORTION OF LOT 22 OF THE HIGHLANDS AT WOLF CREEK PHASE 2 SUBDIVISION, PER THE OFFICIAL PLAT THEREOF, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE UNINCORPORATED AREA OF WEBER COUNTY, STATE OF UTAH, DESCRIBED IN WHOLE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°14'39" EAST 2659.37 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 73°24'22" EAST 3833.21 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 08°24'22" WEST 123.85 FEET;

THENCE NORTH 68°21'08" EAST 211.72 FEET;

THENCE SOUTH 04°37'29" EAST 159.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 04°22'40" EAST;

THENCE SOUTHWESTERLY 96.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°55'51";

THENCE NORTH 81°32'58" WEST 134.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 331,737 SF OR 0.7286 ACRES, MORE OR LESS.

AMENDED LOT 18 DESCRIPTION:

ALL OF LOT 18 AND A PORTION OF LOT 22 OF THE HIGHLANDS AT WOLF CREEK PHASE 2 SUBDIVISION, PER THE OFFICIAL PLAT THEREOF, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE UNINCORPORATED AREA OF WEBER COUNTY, STATE OF UTAH, DESCRIBED IN WHOLE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°14'39" EAST 2659.37 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 73°24'22" EAST 3833.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 81°32'58" EAST 134.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 83°26'49" WEST;

THENCE SOUTHEASTERLY 44.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°38'20" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY 20.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'02";

THENCE SOUTH 86°58'10" WEST 152.27 FEET;

THENCE SOUTH 04°59'29" EAST 121.02 FEET;

THENCE SOUTH 82°51'55" WEST 168.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 302.87 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 75°54'24" EAST;

THENCE NORTHWESTERLY 105.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°01'26";

THENCE NORTH 55°40'51" EAST 227.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 38,544 SF OR 0.8848 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JAMES J. COULTS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 7084124 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THE BOUNDARIES OF THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

FULLMER-ROLAND SUBDIVISION

IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE; 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 ____, 2011.

JAMES J. COULTS, PLS #7084124

OWNER'S SUBDIVISION DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS THE

FULLMER-ROLAND SUBDIVISION

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS STREETS, AND PRESCRIPTIVE ROAD EASEMENTS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY WITH NO BUILDING OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ____, 2011.

Gary L. Fullmer
(Owner Lot 23, and Nty portion Lot 22)

Janice A. Fullmer
(Owner Lot 23, and Nty portion Lot 22)

Peter S. Roland, Trustee
Roland Family trust, Dated 12/2/2004
(Owner Lot 18, and Sfty portion Lot 22)

Melinda G. Roland, Trustee
Roland Family trust, Dated 12/2/2004
(Owner Lot 18, and Sfty portion Lot 22)

Prepared By:

Gardner Engineering

- PLANNING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE
- ALTERNATIVE ENERGY

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COUNTY RECORDER

ENTRY NO. _____

FEE PAID _____ FILED FOR

RECORD & RECORDED _____

AT _____ IN BOOK _____

OF OFFICIAL RECORDS, PAGE _____

RECORDED FOR _____

_____ COUNTY RECORDER

BY: _____ DEPUTY.