

THE HIGHLANDS AT WOLF CREEK PHASE 2 2ND AMENDMENT

A RE-SUBDIVISION OF LOTS 18, 22, & 23 OF THE HIGHLANDS AT WOLF CREEK PHASE 2
A PART OF THE SOUTHWEST 1/4 OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY 2011

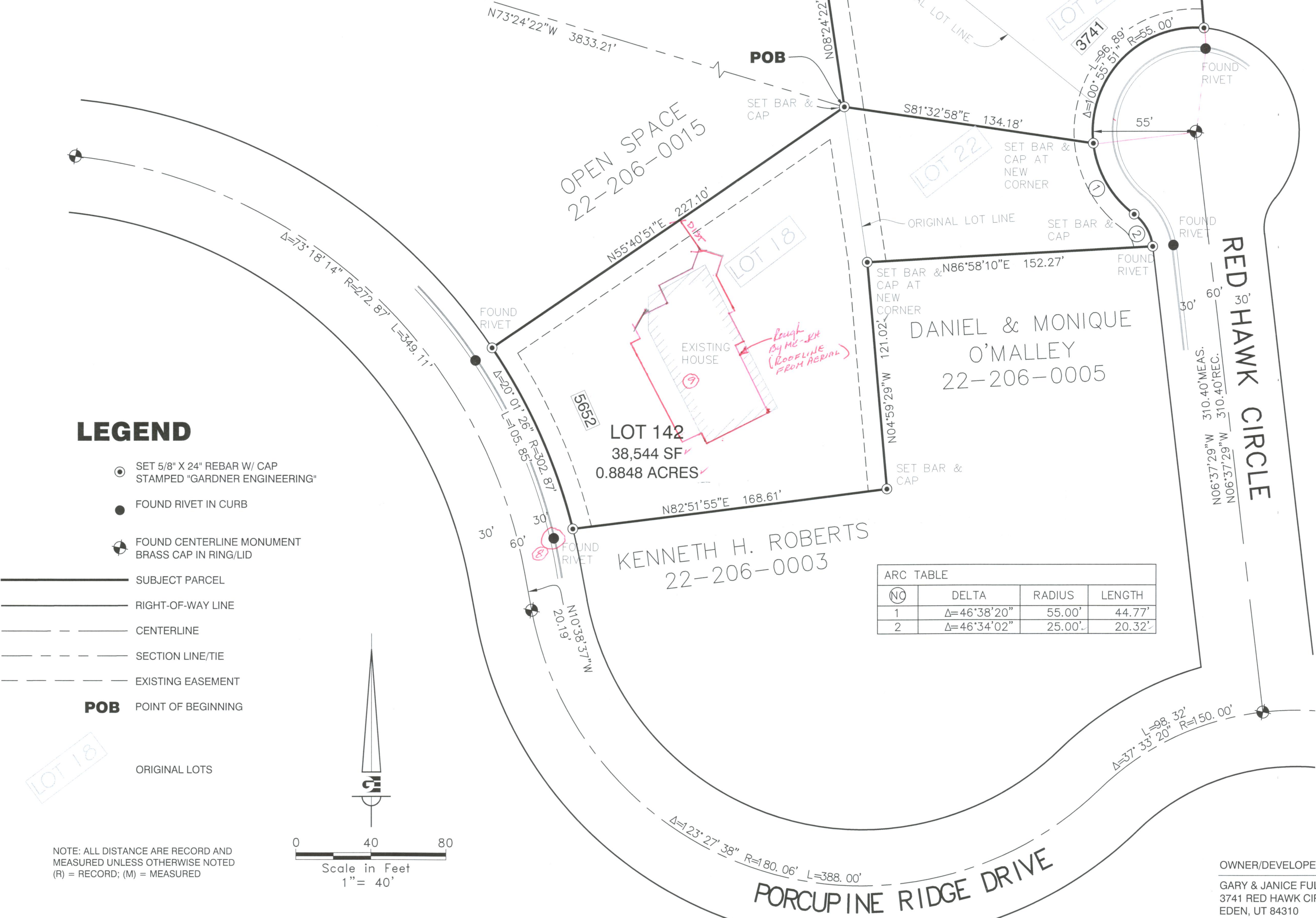
WEST 1/4 COR
SECTION 22
T7N, R1E SLB&M
WEBER COUNTY CAP
1981 - GOOD CONDITION

BASIS OF BEARING = N89°14'39"W 2659.37 MEAS
2659.37 RECORD
UTAH STATE PLANE GRID BEARING = N89°14'39"W

CENTER 1/4 COR
SECTION 22
T7N, R1E SLB&M
WEBER COUNTY CAP
1967 - GOOD CONDITION

- ⑦ ALL STRUCTURES AT OR WITHIN 30' OF PROPERTY/BOUNDARY LINES MUST BE SHOWN WITH DIST SHOWN
⑧ IS THE CURB RIVET OFFSET FROM THE PL EXTENSION? PLEASE VERIFY
⑨ IS YOUR EXISTING HOUSE SHOWN THE ACTUAL FOOTPRINT OF THE HOUSE? (WHAT I DREW IS THE EXISTING ROOFLINE)
⑩ NARRATIVE: "ALL MONUMENTS" IS REFERRING TO WHAT? A BIT AMBIGUOUS, CONSIDER REVISING

JUST AS A NOTE: THE AMENDED DESCRIPTIONS ARE NOT REQUIRED OR A NECESSARY REQUIREMENT; THE PLAT ITSELF DEFINES AND DESCRIBES THE NEW LOT CONFIGURATION. UNLESS THE DESCRIPTIONS CONTAIN OR PERTAIN TO A SPECIFIC METES OR BOUNDS CALL SUCH AS "TO A REBAR OR REBAR & CAP" OR "TO A FENCE" ETC.



LEGEND

● SET 5/8" X 24" REBAR W/ CAP
STAMPED "GARDNER ENGINEERING"

● FOUND RIVET IN CURB

● FOUND CENTERLINE MONUMENT
BRASS CAP IN RING/LID

— SUBJECT PARCEL

— RIGHT-OF-WAY LINE

— CENTERLINE

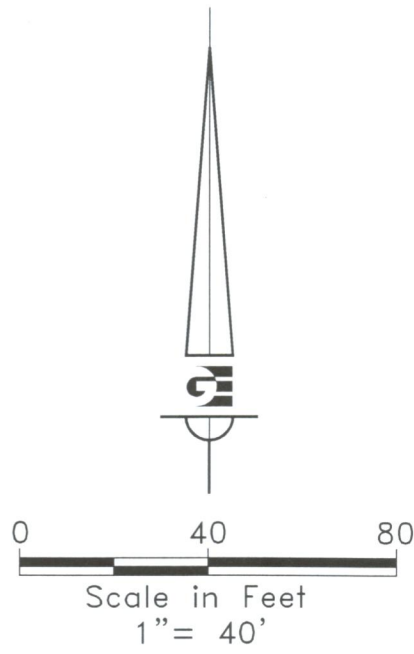
— SECTION LINE/TIE

— EXISTING EASEMENT

POB POINT OF BEGINNING

ORIGINAL LOTS

NOTE: ALL DISTANCE ARE RECORD AND
MEASURED UNLESS OTHERWISE NOTED
(R) = RECORD; (M) = MEASURED



NARRATIVE:

THIS PLAT WAS COMPLETED AT THE REQUEST OF THE JANICE FULLMER ON BEHALF OF JANICE AND GARY FULLMER AND THE ROLAND FAMILY TRUST. THE PURPOSE OF THIS PLAT IS TO SPLIT LOT 22 OF THE HIGHLANDS AT WOLF CREEK SUBDIVISION AND MERGE THE TWO PORTIONS WITH LOT 23 (OWNED BY THE FULLMERS) AND LOT 18 (OWNED BY THE ROLANDS).

⑩ ALL MONUMENTS WERE FOUND IN THEIR RECORD LOCATION, AND A 5/8" REBAR WITH CAP STAMPED "GARDNER ENGINEERING" WAS SET AT THE NEW LOT CORNER.

WEBER - MORGAN HEALTH DEPARTMENT APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS
DULY APPROVED BY THE WEBER - MORGAN HEALTH
DEPARTMENT ON THE _____ DAY OF _____, 2011

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 _____, 2011

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 _____, 2011

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 _____, 2011

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 THE
FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2011

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 _____, 2009

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: _____

ATTEST: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } ss

ON THIS ____ DAY OF _____, 2011.

PERSONALLY APPEARED BEFORE ME **PETER S. ROLAND AND MELINDA G. ROLAND**, TRUSTEES OF THE
ROLAND FAMILY TRUST, DATED DECEMBER 2, 2004, AND ANY AMENDMENTS THERETO, AND **GARY L.
FULLMER AND JANICE A. FULLMER**, HUSBAND AND WIFE, AS JOINT TENANTS, THE SIGNER OF THE ABOVE
OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND
FOR THE PURPOSES THEREIN MENTIONED.

STAMP

NOTARY PUBLIC

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 143 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 NORTH 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: 31.737 SF OR 0.7286 ACRES, MORE OR LESS.

AMENDED LOT 142 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, TRAVIS J. DALEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I
HOLD CERTIFICATE NO. 6387484 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

THE HIGHLANDS AT WOLF CREEK PHASE 2, 2ND AMENDMENT

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 RECORDER'S 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.

TRAVIS J. DALEY, PLS #6387484

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

THE HIGHLANDS AT WOLF CREEK PHASE 2, 2ND AMENDMENT

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 ERECTED WITHIN
SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2011.

Gary L. Fullmer *OK*
(Owner Lot 23, and N1/4 portion Lot 22)

Janice A. Fullmer *OK*
(Owner Lot 23, and N1/4 portion Lot 22)

Peter S. Roland, Trustee
Roland Family Trust, Dated 12/2/2004 *OK*
(Owner Lot 18, and S1/4 portion Lot 22)

Melinda G. Roland, Trustee
Roland Family Trust, Dated 12/2/2004 *OK*
(Owner Lot 18, and S1/4 portion Lot 22)

Prepared By:



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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