I have examined the financial guarantee and other documents associated with this subdivision plat and in opinion they conform with the County Ordinance applications thereto and now in force and affect. WEBER COUNTY ATTORNEY BASIS OF BEARING N00°18'53"E 2681.79' (Meas.) 5500 WEST STREET 5500 WEST STREET -760.63' (Meas.) 220.66² 436 NORTH 5500 WEST The original River Wood Bend Sub. shows an existing house and existing garage on Lot 1. The original River Wood Bend Sub also shows a 100 ft well protection easement between lots 1 and 2, as well as an irrigation ditch and its respective easements. Please Please show the existing location, widths, and other dimensions easements, buildings and structures within the tract of land to be subdivided. LUC 106-1-5(6). show on this amended plat. The original River Wood Bend Sub. \Diamond °44'34"E County Brass Cap nty Tie Sheet. N89°11'22"W 33.00 N89°11'22"W 580.10' LOT 1 RIVER WOOD BEND SUBDIVISION NOT A PART LOT 2 RIVER WOOD BEND SUBDIVISION COUNTY SURVEYOR'S CERTIFICATE 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 execute this plat from the responsibilities and/or liabilities associated therewith. N89°11'22"W 994.06' S89°11'22"E 994.06 \Diamond Please label the existing P.U.E. give width (10') LOT 1 RIVER WOOD BEND SUBDIVISION AMENDED 228,690 Sq. Ft. 5.25 Acres BENCHLAND N00°20'51"W INVESTMENTS WESTSIDE "Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5). S89°56'00"W RIVERPARCEL S89°39'09"W LYING AND TOWNSHIP 6 <u>Q</u> WOOD1552.14 and 小 小 十 十 十 PARCEL S00°09'25"W WEST WARREN, UTAH SITUATE IN THE SOUTHEAST QUARTER OF NORTH, RANGE 2 WEST, SALT LAKE BASE SURVEY PERFORMED: JUNE 2016 STMENTS BEND WEST SITUATE IN T -024-0019 NOT A PART ARCEL I hereby certify that the required public improvement standards and drawings for this subdivision conform with bunty standards and the amount of the financial guarantee is sufficient for the installation of these improvements. 10 0 point FLOOD CHANNEL 小 学 学 141.31 小公# S00°08'55"E 220.24 WEBER COUNTY ENGINEER SUBDIVISION, 1s WARREN, UTAH 1199.5 〔 ___ N00°09'25"E 159.53' ₹N00°08'55"W 220.24 -024--024feet NORTH TRUST -000<u>4</u> 0022 REMAINDER AGRICULTURAL PARCEL NOT APPROVED FOR DEVELOPMENT 0 f REMAINDER PARCEL 8.23 Acres 358,630 sq. ft. 1st the South AND MERIDIAN AMENDMENT 20_ Quarter WEBER COUNTY PLANNING COMMISSION APPROVAL $\begin{array}{c} 29 \\ 28 \\ 32 \end{array}$ approved Corner. (M) or (MEAS.) = MEASURED (R) or (REC.) = RECORD ROS = RECORD OF SURVEY This = FENCE LINES = ADJOINING PARCELS DEED LINES = REMAINDER PARCEL = FENCE LINES × DIMENSION LINES BOUNDARY LINE & #5 REBAR by to N10°38'41"E 101.87' S07°25'30"W 397.81' the LEGEND ertify that he Weber & SECTION WESTSIDE INVESTMENTS County PARCE! Planning STAMPED "PLS \bigcirc Commi A part of the Southeast Quarter of Section 7, Township 6 North, Range 2 West Salt Lake Base and Meridian: Beginning at a point 1080.08 feet North 00°18'53" East along the Quarter Section Line from the South quarter Corner of said Section 7; and running thence North 89°56'00" East 1552.14 feet to the centerline of an existing ditch; Thence two (2) courses along said centerline as follows: 1) South 07°25'30" West 397.81 feet; and 2) South 10°38'41" West 101.84 feet; Thence DUE WEST 455.39 feet to the East Boundary of River Wood Bend, A Subdivision in Weber County, Utah; Thence three (3) courses along said east and north boundary of said subdivision as follows: (1) North 00°09'25" East 159.53 feet (2) North 00°08'55" West 211.17 feet; and North 89°11'22" West 1027.13 feet to said Quarter Section Line; Thence North 00°18'53" East 107.53 feet along said Quarter Section Line to the point of beginning. 356548" #15-024-0019 Beginning at the northwest corner of Lot 1, River Wood Bend Subdivision, recorded in Book 51, at Page 83 of the Weber County Records, thence North 00°18'53" East 9.09 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°11'22" East 944.06 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°08'55" East 9.07 feet to the northeast corner of said Lot 1; Thence North 89°11'22" West 994.06 feet to the point of beginning. LESS AND EXCEPTING THEREFROM the 20_ sion on FOR: Shayne Harris 5500 WEST 436 NORTH Ogden, Utah 84404 801-686-5712 1295 North 1700 West Farr West, Utah 801-792-1569 801-690-7158 FAX dave@boundaryconsultants.biz **B** PREPAREDWEBER 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___. Jundary Sional Land Surveyors Northeasterly along the centerline of the Weber River BY: Consultants described parcel: County Commencing at the Northwest Corner of said Section thence South 00"18'53" East 760.63 feet coincident with said Quarter Section line; Thence South 89*44'34" East 33.00 feet to the True Point of Beginning; Thence North 00"18'53" East 220.66 feet coincident with the west line of Lot 1 of said River Wood Bend Subdivision and the prolongation thereof to a number 5 rebar and yellow plastic stamped "PLS 356548"; Thence South 89"11'22" East 994.06 feet to a number 5 rebar and cap stamped "CLS"; Thence the following the following thereof to a number 5 coincident with the perimeter of said Lot 1 and the prolongation thereof to a number 5 fence corner; 2) South 89"39'09" West 415.50 feet to a fence corner; 3) North 00"20"51" West 26.23 feet to a number 5 rebar and cap stamped "CLS"; Thence North 89"11'22" West 580.10 feet coincident with the west line of said Lot 1 and the prolongation thereof to the point of beginning. STATE OF COUNTY C STATE OF COUNTY C Notary On the ______day of _______2017, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they, Dustin E. West and Amanda K. West, signed it freely and voluntarily for the purposes therein mentioned. Amanda Signed A parcel of land lying and situate in the Southeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 5.25 acres, the 5.04 acres contained in Lot 1, River Wood Bend Subdivision, and a 0.21 acre portion of that particular parcel of land known as Tax Parcel #15—269—0003, described in that certain Warranty Deed recorded as Entry 2822470, of the Weber County Records. Basis of Bearing for subject parcel being North 00°18'53" East 2681.79 feet (Measured) between the Weber County Surveyor's brass cap monuments monumentalizing the west line of the Southeast Quarter of said Section 7. Subject parcel being more particularly described as follows: See I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license not 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code. Notary Public On the _____day of ______2017, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he, Shayne Harris, signed it freely and voluntarily for the purposes therein mentioned. Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot and as shown on this plat and name said tract RIVER WOOD BEND SUBDIVISION, 1st AMENDMENT, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public Utility Easements, with no buildings or structures being erected within thos easements, in witness we have hereunto set our signature. DAY OF OFFICIAL RECORDS. ENTRY NUMBER Record iп this STATE OF UNIX No. SSIONAL No. 356548 DAVID E. HAWKES RECORD OF WEBER of Survey #5751 filed with the OF WEBER day of_ 2017, AND SURVEYORS BOUNDARY RECORDED IN BOOK WEBER COUNTY RECORDER OWNERS DEDICATION ACKNOWLEDGMENT ACKNOWLEDGMENT S.S. S.S. NARRATIVE **DESCRIPTION** 2017. CERTIFICATE Σ Commiss nty Surveyor