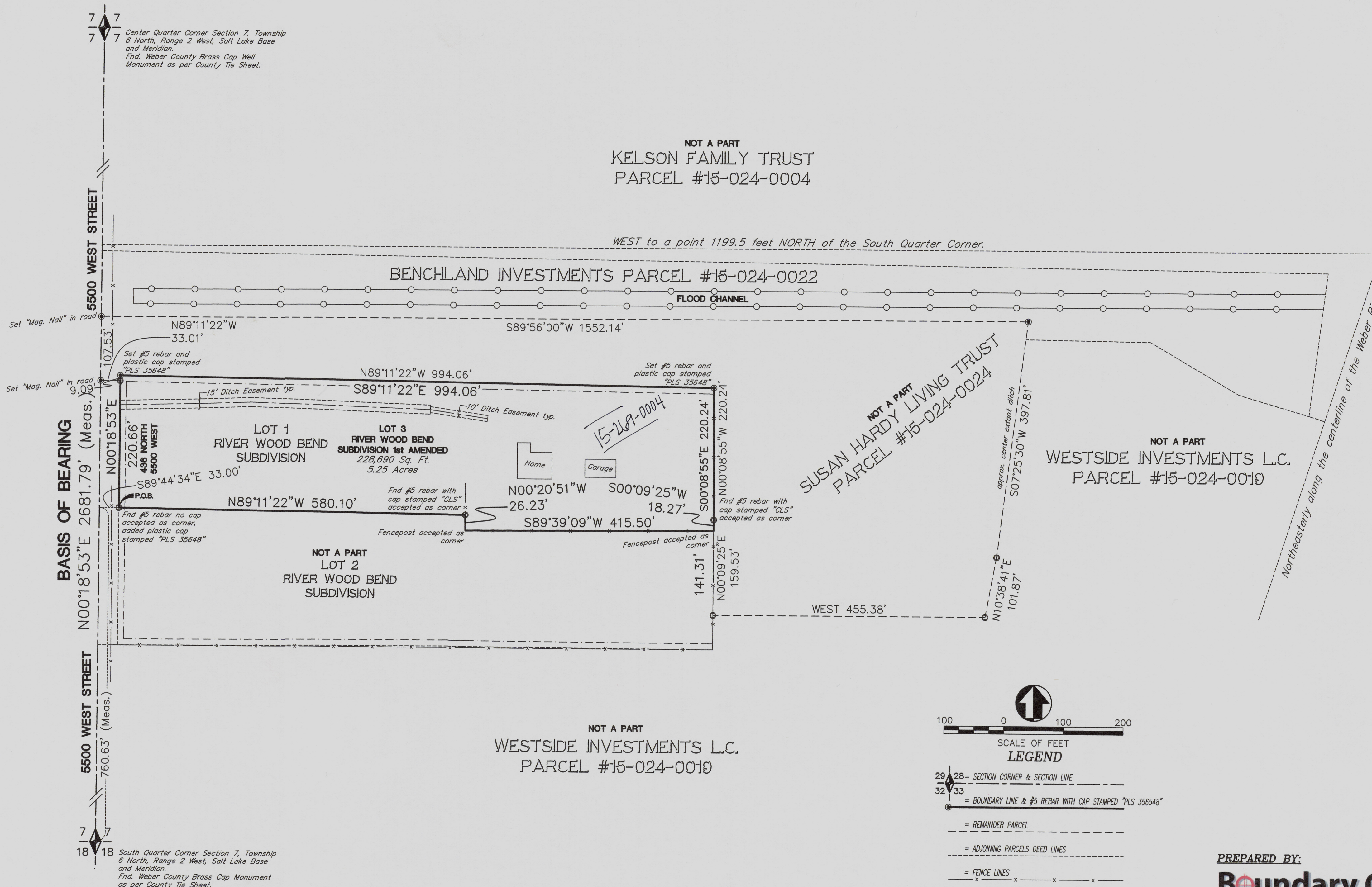
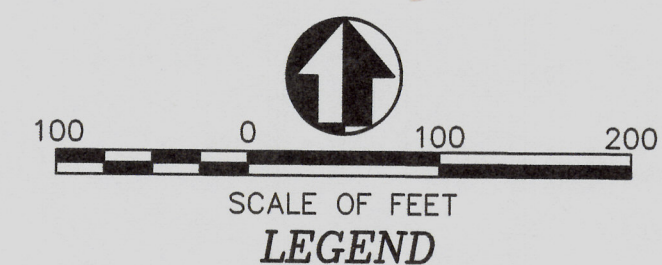


**RIVER WOOD BEND SUBDIVISION, 1st AMENDED  
WEST WARREN, UTAH**  
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
SURVEY PERFORMED: JUNE 2016



**PLAT NOTE:**  
"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).



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
  - 32 33 = BOUNDARY LINE & #5 REBAR WITH CAP STAMPED "PLS 356548"
  - - - = REMAINDER PARCEL
  - - - = ADJOINING PARCELS DEED LINES
  - x - x - = FENCE LINES
  - o - o - = FENCE LINES
  - o - o - = CL DITCH EASEMENT
  - - - = ROW DITCH EASEMENT
  - - - = DIMENSION LINES
  - (M) or (MEAS.) = MEASURED
  - (R) or (REC.) = RECORD
  - ROS = RECORD OF SURVEY

**PREPARED BY:**  
**Boundary Consultants**  
Professional Land Surveyors  
1295 North 1700 West Farr West, Utah  
801-792-1569 801-690-7158 FAX  
dave@boundaryconsultants.biz

**FOR:**  
Shayne Harris  
5500 WEST 436 NORTH  
Ogden, Utah 84404  
801-686-5712

**SURVEYORS CERTIFICATE**

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 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.

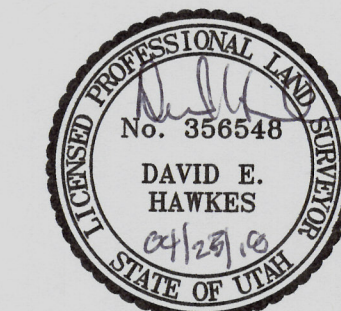
**NARRATIVE**

See Record of Survey #5751 filed with the Weber County Surveyor.

**BOUNDARY DESCRIPTION**

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:

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 yellow plastic stamped "PLS 356548"; Thence South 00°08'55" East 220.24 feet coincident with the east line of said Lot 1 and the prolongation thereof to a number 5 rebar and cap stamped "CLS"; Thence the following the following three (3) courses coincident with the perimeter of said Lot 1, 1) South 00°09'25" West 18.27 feet to a 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.



Review Copy

**OWNERS DEDICATION**

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 those easements, in witness we have hereunto set our signature.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Dustin E. West

Amanda K. West

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF WEBER }

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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.

Notary Public

My Commission Expires

**WEBER COUNTY RECORDER**

ENTRY NUMBER \_\_\_\_\_

FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS

DAY OF \_\_\_\_\_, 2018, IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE  
OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

**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 \_\_\_\_\_, 2018.

Signature

**COUNTY SURVEYOR'S CERTIFICATE**

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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

Chairman, Weber County Planning Commission

**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 \_\_\_\_\_, 2018.

Chairman, Weber County Commission

Attest:

Title: