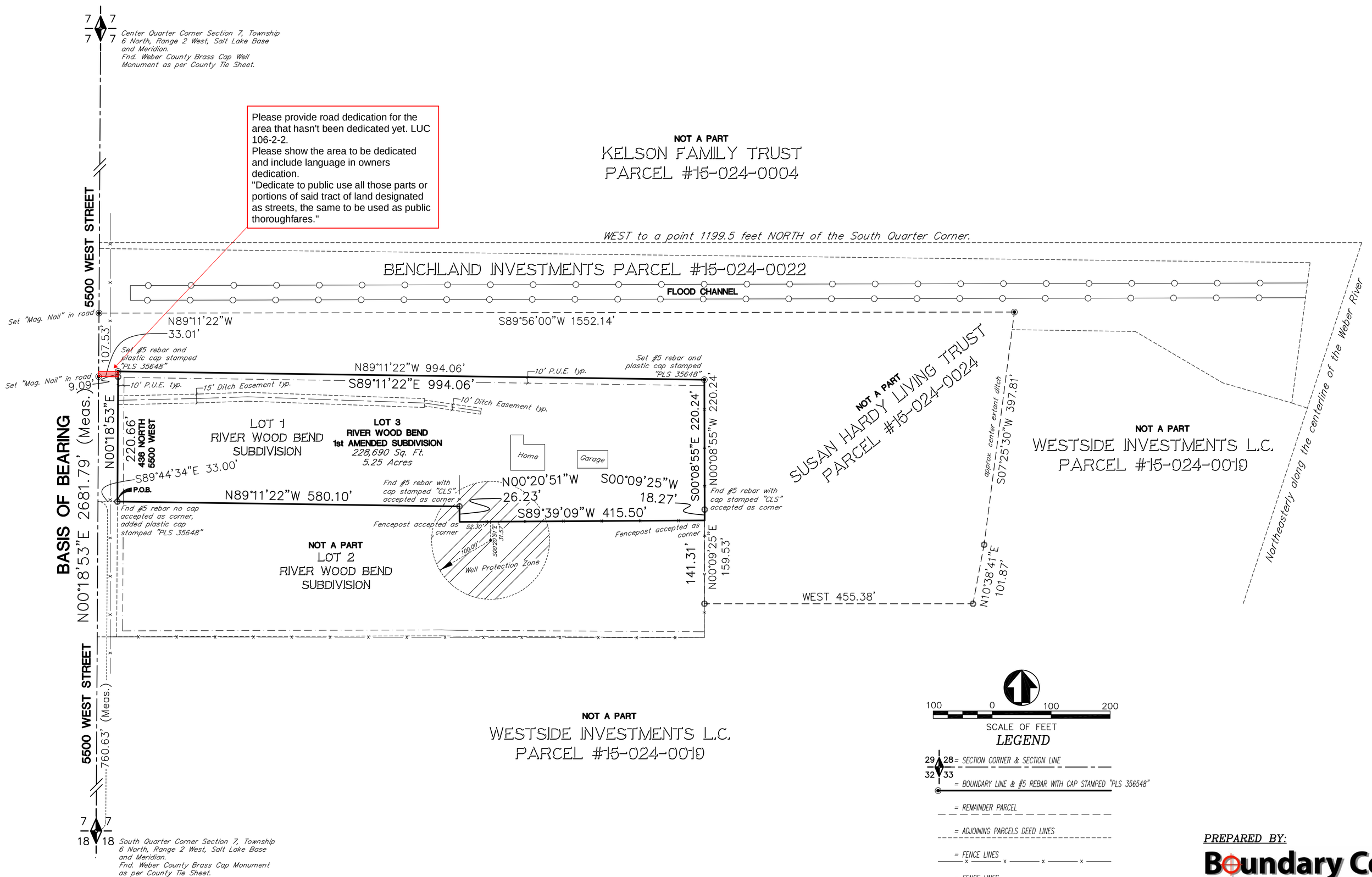
RIVER WOOD BEND 1st AMENDED SUBDIVISION
WEST WARREN, UTAH

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JUNE 2016



PLAT NOTES:

"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).

Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property.

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:
DUSTIN WEST
5500 WEST 436 NORTH
Ogden, Utah 84404

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.

LICENSED PROFESSIONAL LAND SURVEYOR
No. 356548
DAVID E. HAWKES
STATE OF UTAH

David E. Hawkes, P.L.S.

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 1st AMENDED SUBDIVISION,*** 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
COUNTY OF WEBER } S.S.

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

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WEST WARREN, UTAH
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JUNE 2016

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 affect.

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 _____ , 2018.

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: _____

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