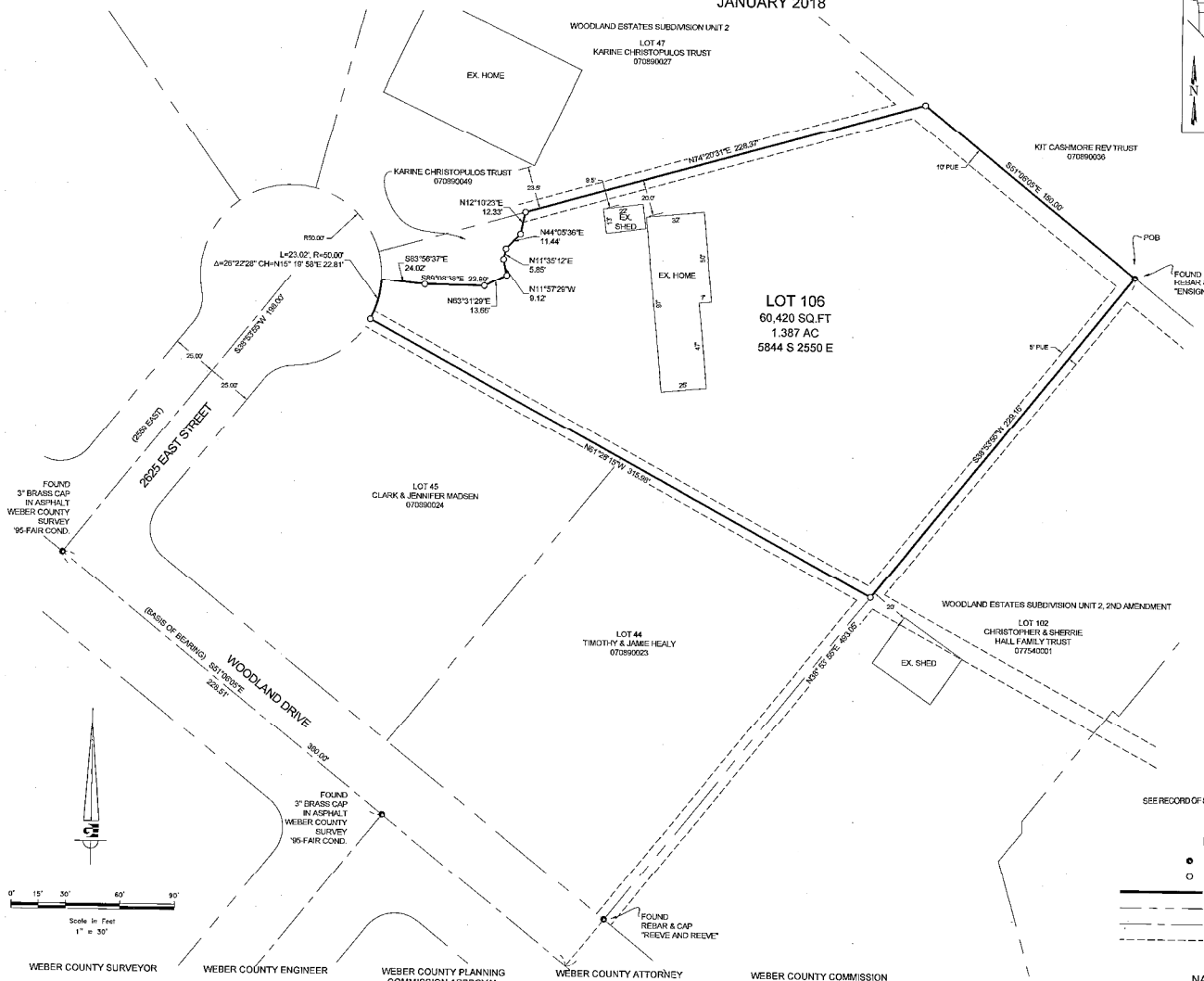
VC-CD

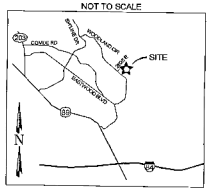
WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 5

AMENDING LOT 46 WOODLAND ESTATES SUBDIVISION - UNIT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

JANUARY 2018





SEE RECORD OF SURVEY # 5918

LEGEND

- FOUND MONUMENT AS NOTED
- SET ½" X 24" REBAR & CAP "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- CENTERLINE
- EXISTING UTILITY EASEMENT

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIPS NORTH, RANGE1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY CORNER OF LOT 102 OF WOODLAND ESTATES SUBDIVISION UNIT 2, 2ND AMENDMENT ; RUNNING ALONG THE WESTERLY LINE OF SAID LOT 102 SOUTH 38°53'55" WEST 220.16 FEET TO THE NORTHEASTERLY CORNER OF LOT 44 WOODLAND ESTATES SUBDIVISION - UNIT 2; THENCE NORTH 61°28'15" WEST 315.68 FEET ALONG THE NORTHEASTERLY BOUNDARY OF LOTS 44 AND 45 TO THE NORTHERLY CORNER OF SAID LOT 45 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 2625 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 23.02 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 26°22'28", AND WHICH CHORD BEARS NORTH 15°19'58" EAST 22.81 FEET; THENCE SOUTH 83°56'37" EAST 24.02 FEET; THENCE SOUTH 89°08'38" EAST 32.89 FEET; THENCE NORTH 83°31'29" EAST 13.65 FEET; THENCE NORTH 11°57'26" WEST 9.12 FEET; THENCE NORTH 11°35'12" EAST 5.85 FEET; THENCE NORTH 44°05'36" EAST 11.44 FEET, THENCE NORTH 12°10'23" EAST 12.33 FEET TO THE SOUTHEASTERLY BOUNDARY OF LOT 47 OF SAID SUBDIVISION; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 74°20'31" EAST 228.37 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID SUBDIVISION: THENCE ALONG SAID NORTHEASTERLY SOUTH 51°05'05" EAST 150.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 60,420 SQ.FT. OR 1.387 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 5 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 8TH DAY OF JANUARY, 2018.

PROFESSIONAL LAND SURVEYOR
1/8/2018
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 5

AND HEREBY DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 11 DAY OF January 2018.

BY: RYAN A. BORDER, JOINT TENANT

BY: JOAN D. BORDER, JOINT TENANT

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this 11 day of January 2018, before me Tiffany Bennett, A Notary Public, personally appeared RYAN A. BORDER AND JOAN D. BORDER, HUSBAND AND WIFE AS JOINT TENANTS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

NOTARY PUBLIC

STAMP
Commission No. 694624
Exp. 04-19-2021

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS AMEND LOT 46 OF THE WOODLAND ESTATES SUBDIVISION UNIT 2 SO THAT THE OWNERS COULD MAKE AN ADDITION TO THEIR HOME. THE BOUNDARY OF SAID LOT WAS CHANGED PER COURT DECREE RECORDED AS E#2977004, AND BECAME NON-CONFORMING. THE SUBDIVISION PLAT OF SAID SUBDIVISION ALONG WITH SURVEY #5310 WERE USE TO ESTABLISH THE BOUNDARY. THE SURVEY WAS ORDERED BY RYAN BORDER. ALL BEARINGS AND DISTANCES ARE BY RECORD EXCEPT THOSE THAT ADJOIN PARCEL NO.070890040, WHICH ARE BY COURT JUDGEMENT. THE BASIS OF BEARING IS THE LINE BETWEEN THE WEBER COUNTY SURVEY MONUMENTS AT 2625 E AND WOODLAND DRIVE, AND 5950 S AND WOODLAND DRIVE WHICH BEARS SOUTH 51°05'05" EAST, WEBER COUNTY, NAD 83, STATE PLANE GRID BEARING.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 12th DAY OF January, 2018.

COUNTY SURVEYOR

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 19 DAY OF January 2018.

COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS 17 DAY OF January 2018.

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_____, 2018.

COUNTY ATTORNEY

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.

SIGNED THIS___DAY OF_____, 2018.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

DEVELOPER:
RYAN BORDER
5844 S 2550 E
UINTAH, UT 84403

S1/1

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.521.8929 FAX: 801.521.8931

COUNTY RECORDER
2901297
ENTRY NO. _____ FEE PAID $30.00
FILED FOR AND RECORDED 22-Jan-18
AT 1:10 IN BOOK 82 OF OFFICIAL
RECORDS, PAGE 70 RECORDED
FOR Weber County
LEANN H KILTS
COUNTY RECORDER
BY _____

87-70

R:\2501 - MISC SURVEYS\124 - RYAN BORDER\SURVEY\MORYAN BORDER.DWG