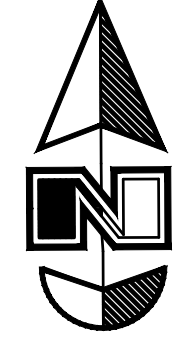
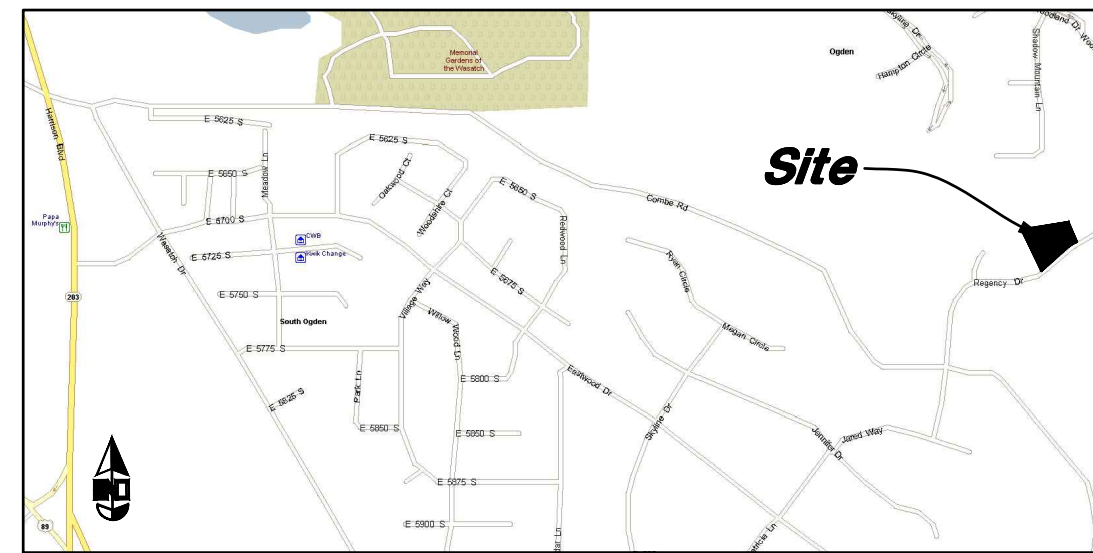
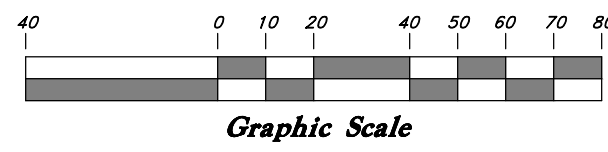


# Woodland Hills Subdivision No. 2 - 2nd Amendment

All of Lots 21 and 22, Amended Plat Woodland Hills Subdivision No. 2 also Including A  
Part of the North Half of Section 23, T5N, R1W, SLB&M, U.S. Survey  
Weber County, Utah  
September 2018



Scale: 1" = 40'



VICINITY MAP  
Not to Scale

## NARRATIVE

This plat was requested by Jeff Kemp for the purposes of amending the Parcels and Lots into the configuration as shown. Brass Cap Monuments were found at the North Quarter Corner and the Center of Section 23, T5N, R1W, SLB&M U.S. Survey. A Line bearing of South 0°02'28" West between the Brass Cap Monuments was used as the Basis of Bearings for this Survey.

The Original Amended Plat Woodland Hills Subdivision No. 2 (book 20 page 13) did not call out a basis of bearings. Using verbiage contained in the Dominion Cove (book 32 page 38) subdivision plat legal description I determined the intent of the West Line of Lot 21 was to follow the East Line of Dominion Cove which used the same to brass cap monuments as the Basis of Bearings. I rotated the Amended Plat Woodland Hills Subdivision No. 2, counter clockwise 0°19'51" to match the Dominion Cove plat.

The West Boundary Line of this property was established along the East line of Dominion Cove as described.

The East Boundary Line of this Property was established along the West line of Lot 23, Amended Plat Woodland Hills Subdivision No. 2.

The South Boundary Line of the property was established along the North Right of way line of 5675 South Street, as dedicated on the Amended Plat Woodland Hills Subdivision No. 2.

The North Boundary line of the property was established along the South Line of Shadow Mountain Estates (book 40 page 26) which used a different basis of bearings but calls the same bearing between the found Brass Cap Monuments.

Bearings and Distances shown in parenthesis ( ) are record information from original subdivision plats. Property corners were monumented as depicted on this drawing and set as required by state code and county ordinance.

## Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊕ Monument to be set
- ⊖ Monument set by others
- O.C.S. Ogden City Survey
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.&D.E. Public Utility and Drainage Easement
- ▨ Dedicated Roadways
- ▭ Existing Building
- - - Proposed Easement
- - - Existing Easement to Remain
- - - Existing Easement to be Vacated
- Centerline
- Property Boundary
- Proposed Lot Line
- Existing Lot Line
- - - Existing Lot Line to be Vacated
- Section/Tie Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

## NOTES:

1. In accordance with Appendix B of the 2012 International Fire Code, Homes with a fire-flow calculation area greater than 6,200 square feet will be required to install an internal fire sprinkler system.
2. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front and side lot lines as indicated by dashed lines except as otherwise shown.
3. Woodland Hills Subdivision No. 2, 2nd Amendment is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Western Geologic (Project No. 4760, dated September 4, 2018). The final report is available for public review at the Weber County Planning Division Office.



5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 B.L.C (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

## 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

\_\_\_\_\_  
 Weber County Engineer

## WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_\_ 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.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 Chairman, Weber County Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

## 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.

\_\_\_\_\_  
 Weber County Attorney

## WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat on 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 Weber County Surveyor

## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this plat of Woodland Hills Subdivision No. 2 - 2nd Amendment, in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

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

6242920  
 License No.

Andy Hubbard

Professional Land Surveyor  
 No. 6242920  
 STATE OF UTAH

## OWNERS DEDICATION

We, 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 Hills Subdivision No. 2 - 2nd Amendment Subdivision, and hereby dedicate to Weber County, Utah all those portions of land and do hereby dedicate and grant an easement across those certain strips of land designated as Public Utility and Drainage Easements (P.U.&D.E.) for Public Utility and Drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utilities, Drainage, and Service lines as may be authorized by Weber County, with no Buildings or Structures being erected within such easements

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

\_\_\_\_\_  
 - James E. Yerage Revocable Trust -  
 Dated August 3, 1993

\_\_\_\_\_  
 - Jeffery R. Kemp -

\_\_\_\_\_  
 James E. Yerage - Trustee

\_\_\_\_\_  
 Jeffery R. Kemp - Owner

\_\_\_\_\_  
 - Karla F. Yerage Revocable Trust -  
 Dated August 3, 1993

\_\_\_\_\_  
 Karla F. Yerage - Trustee

## ACKNOWLEDGMENTS

State of Utah } ss  
 County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_ Jeffery R. Kemp \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Print Name

State of Utah } ss  
 County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_ James E. Yerage - Trustee \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Print Name

State of Utah } ss  
 County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_ Karla F. Yerage - Trustee \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Print Name

## DESCRIPTION

A part of the North Half of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, South Ogden City, Weber County, Utah:

Beginning at a point on the Westerly Line of Lot 23 of the Amended Plat Woodland Hills Subdivision No. 2, South Ogden City, Weber County, Utah, said point being 414.82 feet South 0°02'28" West along the Section Line from the North Quarter Corner of Section 23; and running thence along said Westerly Line the following two (2) courses: (1) South 0°07'09" East 13.98 feet and (2) South 14°11'40" East 182.06 feet to the Northerly Right of Way Line of 5675 South Street; thence along said Northerly Line the following two (2) courses: (1) Southwesterly along the arc of a 330.22 foot Radius curve to the left a distance of 109.02 feet (Central Angle equals 18°54'57" and Long Chord bears South 67°01'14" West 108.52 feet) and (2) South 57°32'16" West 302.38 feet to a point on the Easterly Line of Dominion Cove Subdivision, South Ogden City, Weber County, Utah; thence along said Easterly Line the following two (2) courses: (1) North 42°06'32" West 6.54 feet and (2) North 16°25'09" West 407.87 feet; thence South 89°52'29" East 430.05 feet to a point on the Westerly Line of said Lot 23 and the Point of Beginning.

Contains 120,738 Sq. Ft. or 2.772 Acres

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY