

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)(d); UCA 17-23-17(3)(d)

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)(d). All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g)

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)(j).

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

Lots need to be renumbered starting at lot 142

Width of PUE's need to be shown. Some PUE's were 10' and others 15' on original plat or is 5' of the 15' PUE being vacated?

Show addressing as directed by the addressing dept

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Open space parcel needs an identifying parcel number.

Parcels of land to be dedicated as public park or to be permanently reserved for private common open space shall be numbered and labeled in accordance with the policies of the county recorder. WCO 106-1-8(c)(1)(g)

N16°12'38"E 114.56'

Show existing name of roads as well as coordinate value assigned by addressing"

Show whether road is to be public or private.

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1)(e); UCA 17-27a-603(1)(c)

Show and dimension existing trail and any documented easements for it, if it's not documented define trail easement hereon.

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed pathways, parks, or other open spaces with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

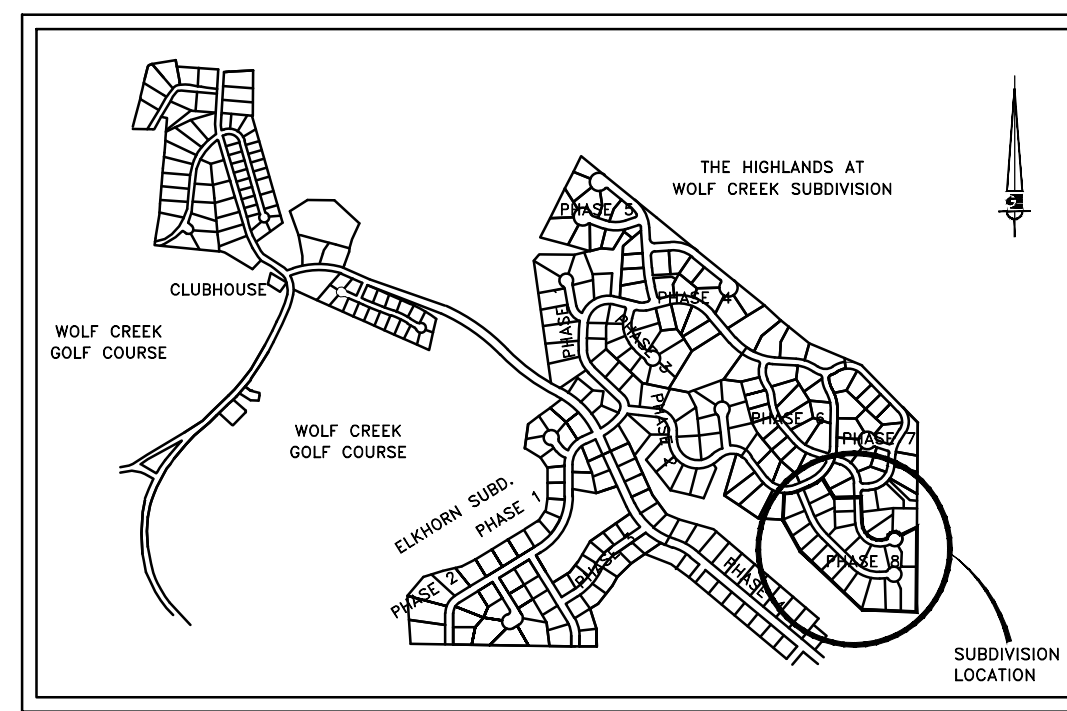
The boundaries, bearings, and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public. WCO 106-1-8(c)(1)(e); UCA 17-27a-603(1)(b)

A signature block for County Surveyor conforming to state code and county ordinance.

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 _____ day of _____, 2018.
Weber County Surveyor
WCO 106-1-8(c)(1)(h),10; WCO 45-4-2(c)

THE HIGHLANDS AT WOLF CREEK PHASE 8 1ST AMENDMENT

PART OF THE SOUTHWEST 1/4 OF SECTION 23
T7N, R1E, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
MAY 2018



VICINITY MAP

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE HIGHLANDS AT WOLF CREEK PHASE 8 IN ORDER TO INCORPORATE ADDITIONAL OPEN SPACE. THE SURVEY WAS ORDERED BY MIRANDA MENZIES ON BEHALF OF THE HIGHLANDS AT WOLF CREEK HOME OWNERS ASSOCIATION. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, WHICH BEARS NORTH 02°15'11" EAST. THE HIGHLANDS AT WOLF CREEK PHASE 8 DEDICATED PLAT AND SPECIAL WARRANTY DEED ENTRY NO. 2909528 WERE USED TO DETERMINE THE BOUNDARY.

Reverse this bearing to match as shown on map.

Table with 6 columns: CURVE LENGTH, RADIUS, TANGENT, DELTA, BEARING, CHORD. Contains 36 rows of curve data for the subdivision.

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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 LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2018.
Utah record of survey code is 17-23-17

Monuments need to be placed at each corner of the open space parcel being created, and this certificate needs to specify that those monuments were set not just that monuments exist.

The surveyor making the plat shall certify that the surveyor has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)



BOUNDARY DESCRIPTION

Boundary description does Not Close and Does not match what is shown on map

PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT BEING NORTH 02°15'11" EAST 88.04 FEET ALONG THE SECTION LINE AND 2.00 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 23:

RUNNING THENCE SOUTH 02°15'11" WEST 88.03 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89°59'10" WEST 622.26 FEET TO THE NORTHEASTLY BOUNDARY LINE OF THE ELKHORN SUBDIVISION PHASE 4 AMENDED SUBDIVISION; THENCE ALONG SAID ELKHORN PHASE 4 AMENDED, HIGHLANDS AT WOLF CREEK PHASE 2, 6, 7, AND 9 THE FOLLOWING 18 COURSES:

- (1) NORTH 49°33'03" WEST 185.36 FEET; (2) NORTH 74°21'52" EAST 176.48 FEET; (3) NORTH 50°28'53" WEST 816.79 FEET; (4) NORTH 70°50'07" WEST 88.69 FEET; (5) NORTH 16°12'36" EAST 114.56 FEET TO THE HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 6; (6) SOUTH 56°04'30" EAST 307.18 FEET; (7) SOUTH 86°56'36" EAST 879.39 FEET; (8) NORTH 03°05'24" EAST 195.96 FEET TO A NON-TANGENT CURVE TO THE RIGHT ALONG SAID SUBDIVISION; (9) NORTHEASTERLY 89.78 FEET ALONG SAID CURVE WHOSE RADIUS IS 225.00 FEET AND WHOSE CHORD LENGTH IS 98.97 FEET AND BEARS NORTH 80°21'07" EAST; (10) NORTH 67°38'50" EAST 99.19 FEET TO A TANGENT CURVE TO THE RIGHT ALONG SAID SUBDIVISION; (11) NORTHEASTERLY 111.84 FEET ALONG SAID CURVE WHOSE RADIUS IS 325.00 FEET AND WHOSE CHORD LENGTH IS 111.29 FEET AND BEARS NORTH 57°47'20" EAST TO THE HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 7; (12) SOUTH 30°59'40" EAST 170.61 FEET ALONG SAID SUBDIVISION; (13) NORTH 88°38'20" EAST 150.51 FEET ALONG SAID SUBDIVISION; (14) SOUTH 1°51'59" EAST 188.93 FEET TO A TANGENT CURVE TO THE RIGHT; (15) SOUTHEASTERLY 253.27 FEET ALONG SAID CURVE WHOSE RADIUS IS 135.00 FEET AND WHOSE CHORD LENGTH IS 217.73 FEET AND BEARS SOUTH 55°56'45" EAST; (16) NORTHEASTERLY 15.49 FEET ALONG A REVERSE CURVE WHOSE RADIUS IS 15.00 FEET AND WHOSE CHORD LENGTH IS 14.81 FEET AND BEARS NORTH 41°03'50" EAST; (17) NORTHEASTERLY 130.74 FEET ALONG A CURVE WHOSE RADIUS IS 55.00 FEET AND WHOSE CHORD LENGTH IS 102.06 FEET AND BEARS NORTH 79°35'10" EAST; (18) NORTH 64°08'53" EAST 128.45 FEET; THENCE SOUTH 02°15'11" WEST 626.96 FEET PARALLEL AND 2.00 FEET WEST OF THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 22.27 ACRES.

DATE SIGNATURE SEAL

NOTES

#5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL REAR PROPERTY CORNERS NALS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS 10" PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

LOCATION OF STREET SURVEY MONUMENT

ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLING SYSTEM THEREIN USING MODEL 13-D FIRE SPRINKLERS.

NO CHANGE HAS BEEN MADE TO LOTS OR STREETS WITHIN THE ORIGINAL HIGHLANDS AT WOLF CREEK PHASE 8. ALL DATA SHOWN HEREON IN REFERENCE TO LOTS AND STREETS IS A DIRECT COPY FROM DEDICATED PLAT RECORDED AT BOOK 63, PAGE 7.

I think it would be easier to only include the open space/common area within the subdivision boundary for this plat rather than including all of the original subdivision. Any existing lots within the boundary will have to be re-numbered, and all property owners within the boundary must sign the plat.

OWNER'S DEDICATION

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

THE HIGHLANDS AT WOLF CREEK, PHASE 8

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THROUGHFARES, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE _____ DAY OF _____, 2018

HIGHLANDS AT WOLF CREEK HOME OWNERS ASSOCIATION
MIRANDA MENZIES
PRESIDENT OF HIGHLANDS HOA

Every property owner within the subdivision boundary must sign and be acknowledged by notary.
Missing signature/acknowledgement for: WCUC, LLC, db/a Wolf Creek Utah, LLC, a Utah limited liability company

Prepared By:



5875 S. ADAMS AVE.
PARKWAY, SUITE 200
OGDEN, UT 84405
(801) 476-0202

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
IN BOOK _____ OF ORIGINAL RECORDS, PAGE _____ RECORDED FOR _____
COUNTY RECORDER BY: _____ DEPUTY