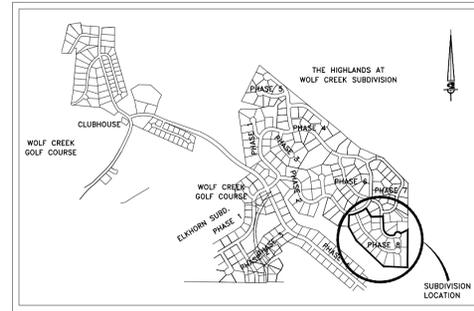


THE HIGHLANDS AT WOLF CREEK PHASE 8 1ST AMENDMENT

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



VICINITY MAP

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 AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE HIGHLANDS AT WOLF CREEK PHASE 8 1ST AMENDMENT, AMENDING THE PLAT TO INCLUDE OPEN SPACE IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE PLACED AS REPRESENTED ON THE PLAT 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 _____ DAY OF _____, 2018.

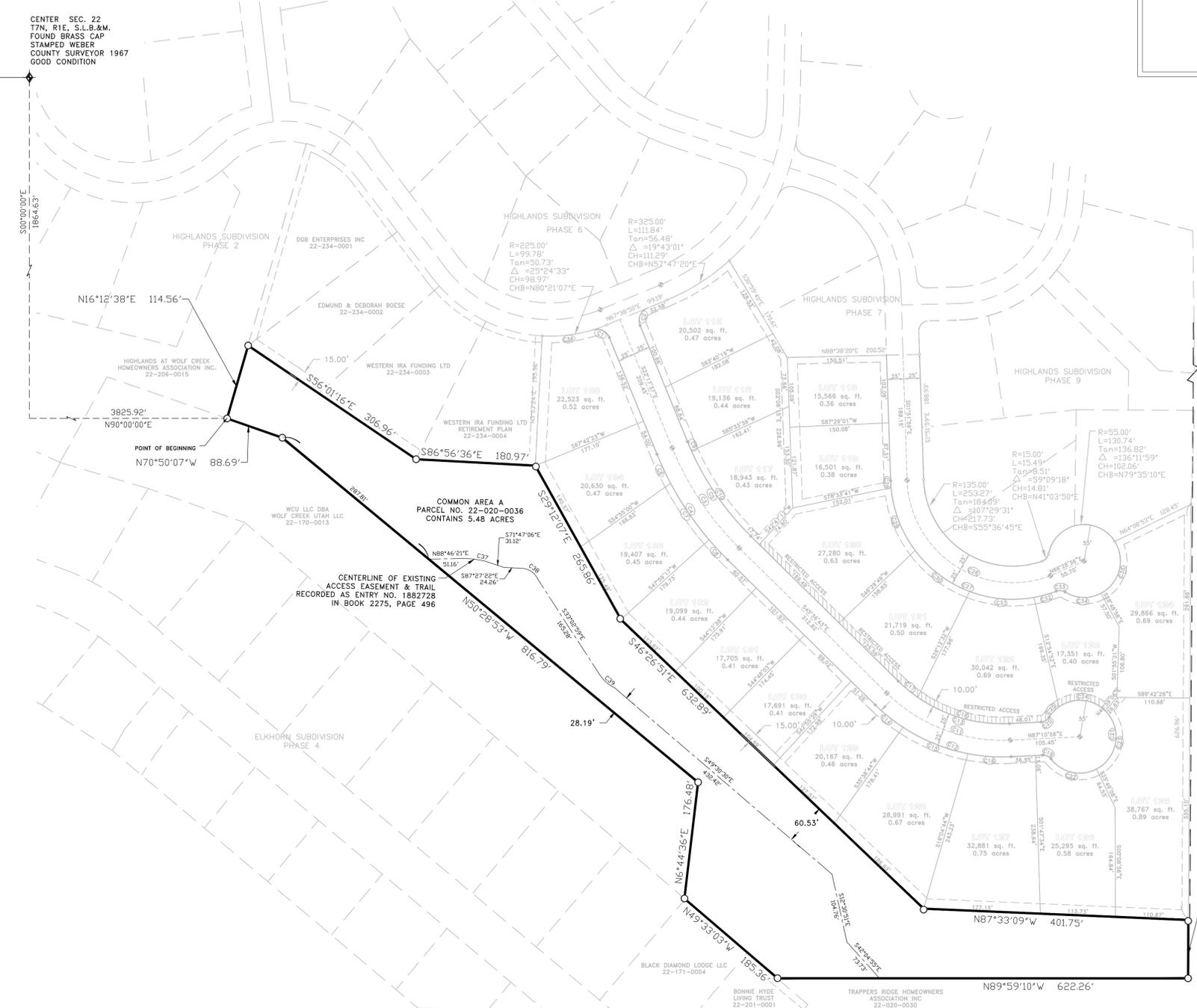


KLINT H. WHITNEY, PLS. NO. 8227228

WEST 1/4 COR. SEC. 22
T7N, R1E, S.L.B.&M.
FOUND BRASS CAP
STAMPED WEBER
COUNTY SURVEYOR 1981
GOOD CONDITION

CENTER SEC. 22
T7N, R1E, S.L.B.&M.
FOUND BRASS CAP
STAMPED WEBER
COUNTY SURVEYOR 1967
GOOD CONDITION

S89°14'39"E 2659.37'
(BASIS OF BEARING)



CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	29.52	20.00	18.19	84°34'57"	N64°35'05"W	26.92
C2	31.40	20.00	19.98	89°56'27"	S22°40'37"W	28.27
C3	183.14	450.00	92.86	23°19'06"	S33°57'10"E	181.88
C4	193.32	475.00	98.01	23°19'06"	S33°57'10"E	191.98
C5	172.97	425.00	87.70	23°19'06"	S33°57'10"E	171.78
C6	48.50	475.00	24.27	5°51'02"	S25°13'08"E	48.48
C7	103.36	475.00	51.88	12°28'02"	S34°22'40"E	103.15
C8	41.46	475.00	20.74	5°00'02"	S43°06'42"E	41.44
C9	15.17	425.00	7.59	2°02'43"	S23°18'58"E	15.17
C10	157.80	425.00	79.82	21°16'23"	S34°58'31"E	156.89
C11	205.97	250.00	109.24	47°12'21"	S69°12'53"E	200.20
C12	226.57	275.00	120.16	47°12'21"	S69°12'53"E	220.22
C13	185.38	225.00	96.31	47°12'21"	S69°12'53"E	180.18
C14	53.94	275.00	27.06	11°14'19"	S51°13'52"E	53.85
C15	107.07	275.00	54.22	22°18'29"	S68°00'16"E	106.40
C16	65.56	275.00	32.94	13°39'33"	S85°59'17"E	65.40
C17	38.23	225.00	19.16	9°44'11"	S50°28'48"E	38.19
C18	147.14	225.00	76.31	37°28'10"	S74°04'59"E	144.53
C19	14.44	15.00	7.83	55°09'00"	N65°14'34"W	13.89
C20	14.44	15.00	7.83	55°09'00"	N59°36'26"E	13.89
C21	278.67	55.00	38.30	29°01'18"	N02°49'04"W	62.86
C22	76.61	55.00	46.00	79°48'39"	S77°34'23"E	70.57
C23	103.50	55.00	75.45	107°49'20"	N08°36'37"E	88.89
C24	76.58	55.00	45.97	79°46'38"	N85°11'22"W	70.54
C25	21.97	55.00	11.13	22°53'24"	S43°28'38"E	21.83
C26	304.72	160.00	224.81	109°07'10"	S56°25'35"E	260.71
C27	352.33	185.00	259.93	109°07'10"	S56°25'35"E	301.45
C28	10.99	185.00	5.50	3°24'10"	S03°34'04"E	10.99
C29	102.43	185.00	52.57	31°43'25"	S21°07'52"E	101.13
C30	104.56	185.00	53.72	32°22'59"	S53°11'04"E	103.17
C31	99.09	185.00	50.76	30°41'18"	S84°43'13"E	97.91
C32	35.26	185.00	17.69	10°55'18"	N74°28'29"E	35.21
C33	13.78	15.00	7.42	52°39'07"	N84°39'36"W	13.30
C34	56.84	55.00	31.25	58°12'36"	S87°56'21"E	54.34
C35	90.97	55.00	59.78	94°46'11"	N15°04'15"E	80.95
C36	78.28	225.00	39.54	19°55'57"	N83°05'25"E	77.88
C37	33.61	142.33	16.89	13°53'12"	S83°28'12"E	33.54
C38	34.83	28.83	19.90	69°21'92"	S57°22'16"E	32.75
C39	36.45	60.46	18.80	34°54'07"	S46°37'57"	35.90

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 89°14'39" EAST 2659.37 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 AND SOUTH 0°00'00" EAST 1864.63 FEET AND NORTH 90°00'00" EAST 3825.92 FEET FROM THE WEST QUARTER CORNER OF SECTION 22, SAID POINT BEING ON THE SOUTHEASTERLY BOUNDARY LINE OF HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 2; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 16°12'38" EAST 114.56 FEET; (2) SOUTH 50°01'16" EAST 306.96 FEET; (3) SOUTH 86°56'56" EAST 180.97 FEET TO THE SOUTHWESTERLY BOUNDARY OF HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 8; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 29°12'07" EAST 265.86 FEET; (2) SOUTH 46°26'51" EAST 632.89 FEET; (3) SOUTH 87°33'09" EAST 401.75 FEET THENCE SOUTH 02°15'11" WEST 88.03 FEET; THENCE NORTH 89°59'10" WEST 622.26 FEET TO THE NORTHEASTERLY BOUNDARY LINE OF THE ELKHORN PHASE 4 AMENDED SUBDIVISION; THENCE ALONG SAID ELKHORN PHASE 4 AMENDED THE FOLLOWING FOUR (4) COURSES: (1) NORTH 49°33'03" WEST 185.36 FEET; (2) NORTH 6°44'36" EAST 176.48 FEET; (3) NORTH 50°28'53" WEST 816.79 FEET; (4) NORTH 70°50'07" WEST 88.69 FEET TO THE POINT OF BEGINNING. CONTAINS 5.48 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE HIGHLANDS AT WOLF CREEK PHASE 8 IN ORDER TO INCORPORATE ADDITIONAL COMMON AREA. 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 SOUTH 02°15'11" WEST. THE HIGHLANDS AT WOLF CREEK PHASE 8 DEDICATED PLAT, ALONG WITH ELKHORN SUBDIVISION PHASE 4 DEDICATED PLAT, AND THE HIGHLANDS AT WOLF CREEK PHASE 2 DEDICATED PLAT AND SPECIAL WARRANTY DEED ENTRY NO. 2909528 WERE USED TO DETERMINE THE BOUNDARY.

NOTES

#5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL REAR PROPERTY CORNERS NAILS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS.

10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

HISTORIC CATTLE TRAILING EASEMENT, RECORDED OCTOBER 12, 1979 IN BOOK 1327 ON PAGE 824, BLANKET IN NATURE, AFFECTS THE COMMON AREA.

LOCATION OF EXISTING ACCESS EASEMENT BASED ON AERIAL PHOTOS TAKEN IN 2012.

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.

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 AMENDMENT 1

AND DO HEREBY GRANT AND CONVEY TO THE WOLF CREEK PHASE 8 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.

DEVELOPER:

HIGHLANDS AT WOLF CREEK HOME OWNERS ASSOCIATION INC.
3900 N. WOLF CREEK DRIVE
EDEN, UTAH 84310

SIGNED THIS THE _____ DAY OF _____, 2018

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

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 _____, AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY

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 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

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

ACKNOWLEDGMENT

(COMMUNITY ASSOCIATION)

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF _____, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, BY A RESOLUTION OF ITS MEMBERS AND _____ ACKNOWLEDGED TO ME THAT SAID COMMUNITY ASSOCIATION EXECUTED THE SAME.

STAMP

NOTARY PUBLIC

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP MARKED GARDNER ENGINEERING
- ◆ STREET MONUMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - - - EASEMENT



0 80 160 240
Scale in Feet