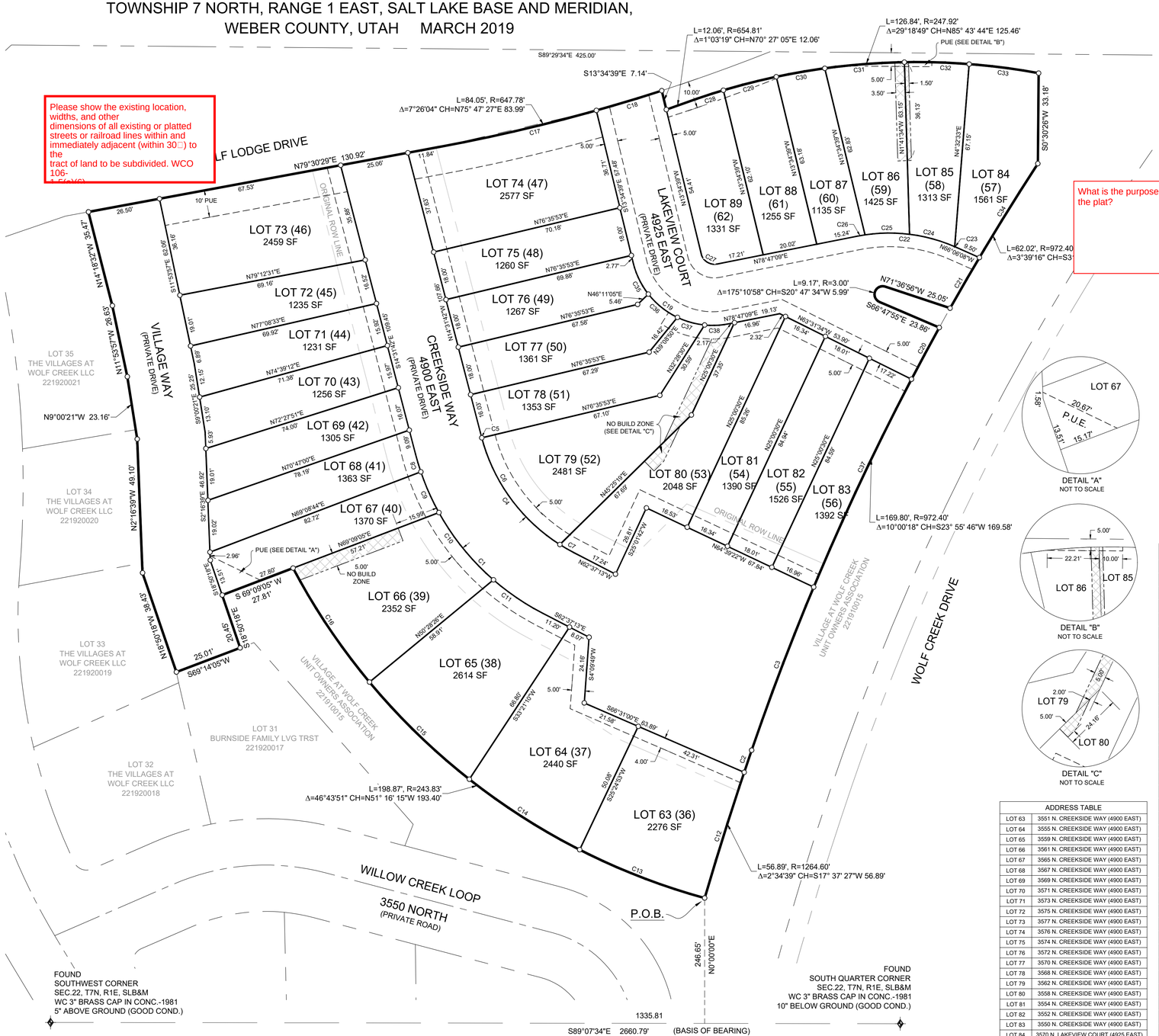
THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH MARCH 2019



Please show 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)(5)

What is the purpose of the no build zones? Are the 'details' on the plat?

VICINITY MAP

NOT TO SCALE

0' 10' 20' 40' 60'

Scale in Feet
1" = 20'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT (PUE)
- NO BUILD ZONE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LEN.
C1	76.79	91.50	48°05'20"	S38° 35' 07"E	74.56
C2	8.56	1264.60	0°23'17"	N18° 43' 08"E	8.56
C3	64.01	972.40	3°46'18"	N20° 48' 46"E	64.00
C4	55.83	66.50	48°05'50"	N38° 33' 45"W	54.20
C5	0.31	66.50	0°16'06"	S14° 38' 53"E	0.31
C6	49.64	66.50	42°46'13"	S36° 10' 03"E	48.50
C7	5.89	66.50	5°04'36"	S60° 05' 27"E	5.89
C8	6.78	91.50	4°14'45"	N16° 39' 50"W	6.78
C9	16.36	91.50	10°14'40"	N23° 54' 32"W	16.34
C10	76.79	91.50	48°05'20"	N86° 39' 52"W	74.56
C11	8.56	1264.60	0°23'17"	S18° 43' 08"W	8.56
C12	56.89	1264.60	2°34'39"	S17° 37' 27"W	56.89
C13	0.42	60.00	0°23'48"	N66° 17' 20"W	0.42
C14	48.07	243.83	11°17'43"	S57° 25' 29"E	47.99
C15	51.17	243.83	12°01'30"	S45° 45' 53"E	51.08
C16	50.41	243.83	11°50'47"	S33° 49' 44"E	50.32
C17	59.01	647.78	5°13'10"	S76° 53' 54"W	58.99
C18	25.04	647.78	2°12'54"	S73° 10' 52"W	25.04
C19	13.78	30.00	26°18'57"	N51° 17' 33"W	13.66
C20	21.52	972.40	1°16'05"	N28° 17' 52"E	21.52
C21	21.44	972.40	1°15'48"	N30° 02' 33"E	21.44
C22	36.78	60.00	35°07'13"	N83° 39' 03"W	36.20
C23	0.42	60.00	0°23'48"	N66° 17' 20"W	0.42
C24	17.23	60.00	16°27'21"	S74° 42' 55"E	17.17
C25	16.36	60.00	15°37'22"	N89° 14' 44"E	16.31
C26	2.78				
C27	7.64				
C28	10.03				
C29	20.01				
C30	18.04	247.92	4°10'11"	S80° 05' 59"W	18.04
C31	29.30	247.92	6°46'14"	S85° 34' 11"W	29.28
C32	23.77	247.92	5°29'35"	N88° 17' 54"W	23.76
C33	25.69	247.92	5°56'15"	S82° 34' 59"E	25.68
C34	40.58	972.40	2°23'28"	S31° 52' 11"W	40.58
C35	12.86	30.00	24°33'26"	N25° 51' 22"W	12.76
C36	13.78	30.00	26°18'57"	N51° 17' 33"W	13.66
C37	10.41	30.00	19°52'55"	N74° 23' 29"W	10.36
C37	84.27	972.40	4°57'55"	N25° 10' 52"E	84.24
C38	8.84	30.00	16°53'28"	S87° 13' 19"W	8.81

ADDRESS TABLE	
LOT 63	3551 N. CREEKSIDE WAY (4900 EAST)
LOT 64	3555 N. CREEKSIDE WAY (4900 EAST)
LOT 65	3559 N. CREEKSIDE WAY (4900 EAST)
LOT 66	3561 N. CREEKSIDE WAY (4900 EAST)
LOT 67	3565 N. CREEKSIDE WAY (4900 EAST)
LOT 68	3567 N. CREEKSIDE WAY (4900 EAST)
LOT 69	3569 N. CREEKSIDE WAY (4900 EAST)
LOT 70	3571 N. CREEKSIDE WAY (4900 EAST)
LOT 71	3573 N. CREEKSIDE WAY (4900 EAST)
LOT 72	3575 N. CREEKSIDE WAY (4900 EAST)
LOT 73	3577 N. CREEKSIDE WAY (4900 EAST)
LOT 74	3576 N. CREEKSIDE WAY (4900 EAST)
LOT 75	3574 N. CREEKSIDE WAY (4900 EAST)
LOT 76	3572 N. CREEKSIDE WAY (4900 EAST)
LOT 77	3570 N. CREEKSIDE WAY (4900 EAST)
LOT 78	3568 N. CREEKSIDE WAY (4900 EAST)
LOT 79	3562 N. CREEKSIDE WAY (4900 EAST)
LOT 80	3558 N. CREEKSIDE WAY (4900 EAST)
LOT 81	3554 N. CREEKSIDE WAY (4900 EAST)
LOT 82	3552 N. CREEKSIDE WAY (4900 EAST)
LOT 83	3550 N. CREEKSIDE WAY (4900 EAST)
LOT 84	3570 N. LAKEVIEW COURT (4925 EAST)
LOT 85	3572 N. LAKEVIEW COURT (4925 EAST)
LOT 86	3574 N. LAKEVIEW COURT (4925 EAST)
LOT 87	3576 N. LAKEVIEW COURT (4925 EAST)
LOT 88	3578 N. LAKEVIEW COURT (4925 EAST)
LOT 89	3580 N. LAKEVIEW COURT (4925 EAST)

Is this accurate?

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE COMMON CORNER OF THE SOUTHEAST CORNER OF LOT 36, THE VILLAGE AT WOLF CREEK P.R.U.D., AND THE COMMON AREA OF SAID P.R.U.D. BEING LOCATED SOUTH 89°07'34" EAST 2660.79 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 246.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID COMMON AREA THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT 198.87 FEET, HAVING A RADIUS OF 243.83 FEET, A CENTRAL ANGLE OF 46°43'51", AND WHICH CHORD BEARS NORTH 51°16'15" WEST 193.40 FEET; (2) SOUTH 69°09'05" WEST 27.81 FEET TO THE RIGHT-OF-WAY LINE OF VILLAGE WAY, A PRIVATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 18°50'18" EAST 20.45 FEET; (2) SOUTH 69°14'05" WEST 25.01 FEET; (3) NORTH 18°50'18" WEST 38.43 FEET; (4) NORTH 2°16'39" WEST 49.10 FEET; (5) NORTH 9°00'21" WEST 23.16 FEET; (6) NORTH 11°53'57" WEST 26.63 FEET; (7) NORTH 14°18'32" WEST 35.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOLF LODGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 79°30'29" EAST 130.92 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT 84.05 FEET, HAVING A RADIUS OF 647.78 FEET, A CENTRAL ANGLE OF 7°26'04", AND WHICH CHORD BEARS NORTH 75°47'27" EAST 83.99 FEET TO THE NORTH BOUNDARY LINE OF SAID COMMON AREA; THENCE ALONG SAID COMMON AREA BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) SOUTH 13°34'39" EAST 7.14 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 12.06 FEET, HAVING A RADIUS OF 654.81 FEET, A CENTRAL ANGLE OF 1°03'19", AND WHICH CHORD BEARS NORTH 70°27'05" EAST 12.06 FEET; (3) ALONG THE ARC OF A CURVE TO THE RIGHT 126.84 FEET, HAVING A RADIUS OF 247.92 FEET, A CENTRAL ANGLE OF 29°18'49", AND WHICH CHORD BEARS NORTH 85°43'44" EAST 125.46 FEET; (4) SOUTH 0°30'26" WEST 33.18 FEET; (5) ALONG THE ARC OF A CURVE TO THE LEFT 62.02 FEET, HAVING A RADIUS OF 970.42 FEET, A CENTRAL ANGLE OF 3°39'16", AND WHICH CHORD BEARS SOUTH 31°14'18" WEST 62.01 FEET; (6) NORTH 71°36'56" WEST 25.05 FEET; (7) ALONG THE ARC OF A CURVE TO THE LEFT 9.17 FEET, HAVING A RADIUS OF 3.00 FEET, A CENTRAL ANGLE OF 175°10'58", AND WHICH CHORD BEARS SOUTH 20°47'34" WEST 5.99 FEET; (8) SOUTH 66°47'55" EAST 23.86 FEET; (9) ALONG THE ARC OF A CURVE TO THE LEFT 169.80 FEET, HAVING A RADIUS OF 972.40 FEET, A CENTRAL ANGLE OF 1000'18", AND WHICH CHORD BEARS SOUTH 2355'46" WEST 169.58 FEET; (10) ALONG THE ARC OF A CURVE TO THE LEFT 56.89 FEET, HAVING A RADIUS OF 1264.60 FEET, A CENTRAL ANGLE OF 234'39", AND WHICH CHORD BEARS SOUTH 1737'27" WEST 56.89 FEET TO THE POINT OF BEGINNING. CONTAINING 63,679 SQ.FT. OR 1.46 AC, 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 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 VILLAGE AT WOLF CREEK 1ST AMENDMENT 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 _____ DAY OF _____, 2019.

PROFESSIONAL LAND SURVEYOR
DATE
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 VACATE AND REPLACE THE PRIVATE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON DEDICATION ENTRY #1841069 AND SET APART AND SUBDIVIDE THE SAME INTO LOTS. PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE 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, AND ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.

Please make sure proper ownership is included on the dedication when mylar prints.

SIGNED THIS ____ DAY OF _____ 2019.

_____
BY: Susan J. Cofano, Manager

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____day of _____2019, personally appeared before me Susan J. Cofano, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of *Villages at Wolf Creek LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Susan J. Cofano acknowledged to me that said *Corporation executed the same.

STAMP

_____
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND A PORTION OF THE VILLAGE AT WOLF CREEK P.R.U.D. TO CHANGE THE ROADWAY AREA AND AMEND THE PUBLIC UTILITY EASEMENTS. THE SURVEY WAS ORDERED BY WOLF CREEK. THE PLAT OF THE VILLAGES AT WOLF CREEK P.R.U.D. WAS USED TO ESTABLISH THE BOUNDARY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°07'34" EAST, WEBER COUNTY, UTAH NORTH, 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____DAY OF _____, 2019.

_____
COUNTY SURVEYOR

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 _____, 2019.

_____
COUNTY ATTORNEY

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 _____, 2019.

_____
COUNTY ENGINEER

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 _____, 2019.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

SIGNED THIS____DAY OF_____, 2019.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2019

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER:
VILLAGES AT WOLF CREEK LLC
MIKE BRENNY
ADDRESS
OGDEN, UT 84401
801-XXX-XXX

S1
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GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

R:\0271 - BRENNY MIKE\VILLAGES AT WOLF CREEK\SURVEY\DWG\VILLAGES AT WOLF CREEK AMENDED.DWG