

TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2 1ST AMENDMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2018

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE SOUTH 00°06'14" WEST 517.57 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE NORTH BOUNDARY LINE OF THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2 SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 1 AND PHASE 2 AND THE BOUNDARY LINE OF THE ELKHORN SUBDIVISION PHASE 4 LOT 78 AMENDED AND THE ELKHORN SUBDIVISION PHASE 5 THE FOLLOWING THREE (3) COURSES: (1) NORTH 50°07'58" WEST 639.27 FEET, (2) NORTH 51°51'02" WEST 110.06 FEET, (3) NORTH 49°33'33" WEST 60.59 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89°57'13" EAST 624.26 FEET TO THE POINT OF BEGINNING. CONTAINING 3.69 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2 IN ORDER TO INCORPORATE ADDITIONAL COMMON AREA. THE SURVEY WAS ORDERED BY DON STEFANIK ON BEHALF OF THE TRAPPERS RIDGE HOME OWNERS ASSOCIATION. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, WHICH BEARS NORTH 0°27'53" EAST. THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2 DEDICATED PLAT ALONG WITH TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 1 DEDICATED PLAT AND THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 3 DEDICATED PLAT AND SPECIAL WARRANTY DEED ENTRY NO. 2122180 WERE USED TO DETERMINE THE BOUNDARY.

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 TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2 1ST AMENDMENT, AMENDING THE PLAT TO INCLUDE OPEN SPACE IN ACCORDANCE WITH SECTION 17-23-17 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

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS 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:

TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2 1ST AMENDMENT

AND DO HEREBY GRANT AND CONVEY TO THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2 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 OTHER 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.

SIGNED THIS _____ DAY OF _____, 2018.

TRAPPERS RIDGE HOME OWNERS ASSOCIATION

BY: DON STEFANIK, PRESIDENT OF TRAPPERS RIDGE HOA

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

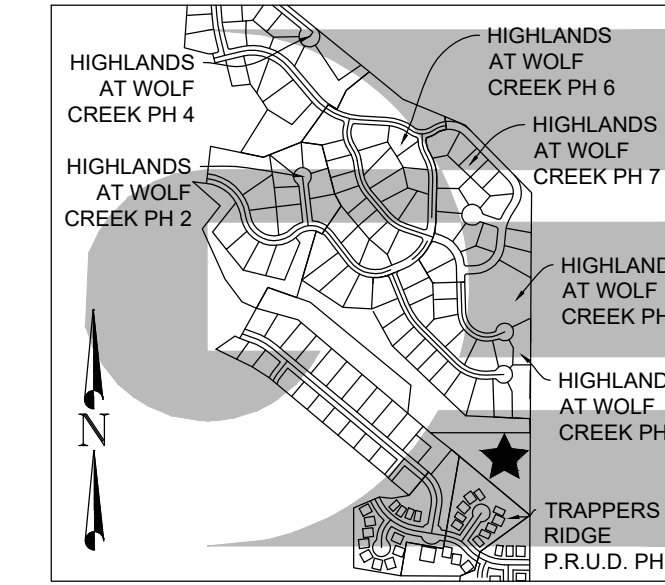
On this _____ day of _____, 2018, personally appeared before me DON STEFANIK, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of the TRAPPERS RIDGE HOME OWNERS ASSOCIATION, and that said 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 DON STEFANIK acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

NOTES

1. 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.
2. LOCATION OF EXISTING ACCESS EASEMENT BASED ON AERIAL PHOTOS TAKEN IN 2012.
3. HISTORIC CATTLE TRAILING EASEMENT, RECORDED OCTOBER 12, 1979 IN BOOK 1327 ON PAGE 824, BLANKET IN NATURE AFFECTS THE NEW COMMON AREA.
4. NO CHANGE HAS BEEN MADE TO LOTS OR STREETS WITHIN THE ORIGINAL TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 2. ALL DATA SHOWN HEREON IN REFERENCE TO LOTS AND STREETS IS A DIRECT COPY FROM DEDICATED PLAT RECORDED AT BOOK 59, PAGE 24.

VICINITY MAP NOT TO SCALE



Scale in Feet
1" = 50'

LEGEND

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	86.87	200.03	24.88	S67° 46' 22"E	86.19
C2	54.25	200.06	15.54	S47° 33' 24"E	54.08
C3	90.12	300.00	17.21	S48° 23' 35"E	89.79
C4	141.12	199.99	40.43	S60° 00' 04"E	138.21
C5	117.84	167.00	40.43	N60° 00' 04"W	115.41
C6	109.61	333.00	18.86	S49° 13' 00"E	109.11
C7	71.12	233.00	17.49	N71° 28' 15"W	70.85
C8	33.12	233.00	8.14	N43° 51' 32"W	33.09
C9	70.55	267.00	15.14	S47° 21' 23"E	70.34
C10	23.61	30.00	45.10	N12° 07' 18"E	23.01
C11	259.37	55.00	270.20	S55° 19' 43"E	77.65
C12	23.61	30.00	45.10	S57° 13' 15"W	23.01
C13	46.49	25.48	104.53	S8° 17' 23"W	40.31
C14	51.33	191.88	15.33	S61° 18' 59"W	51.17
C15	24.97	212.98	6.72	S72° 31' 07"W	24.95

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.83	S80° 12' 55"E
L2	20.83	S80° 12' 55"E
L3	14.14	N11° 16' 46"W
L4	24.61	N32° 18' 28"W
L5	20.28	N11° 00' 51"W
L6	22.63	S60° 20' 42"E
L7	27.93	N6° 43' 06"W
L8	10.88	S71° 00' 10"W
L9	12.25	S68° 07' 12"W
L10	20.09	N85° 11' 41"W
L11	27.65	S44° 23' 28"E
L12	35.10	N30° 50' 44"E
L13	54.49	S54° 06' 38"E
L14	35.73	S6° 28' 12"E
L15	61.33	S34° 32' 42"E

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.

COUNTY SURVEYOR

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 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.

COUNTY ENGINEER

DEVELOPER:
TRAPPERS RIDGE HOME OWNERS ASSOCIATION
3411 TRAPPERS COURT
EDEN, UT 84310

S1
1

COUNTY RECORDER

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



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