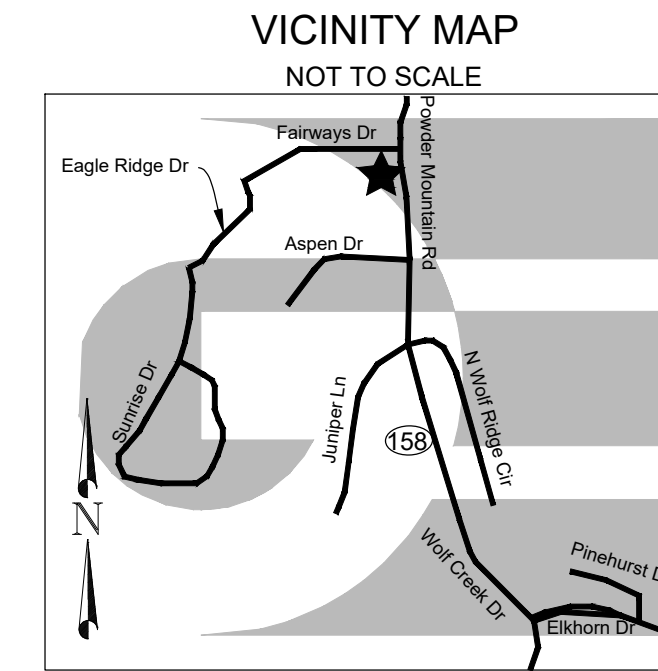


HIDDEN OAKS AT WOLF CREEK 1ST AMENDMENT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, APRIL 2020



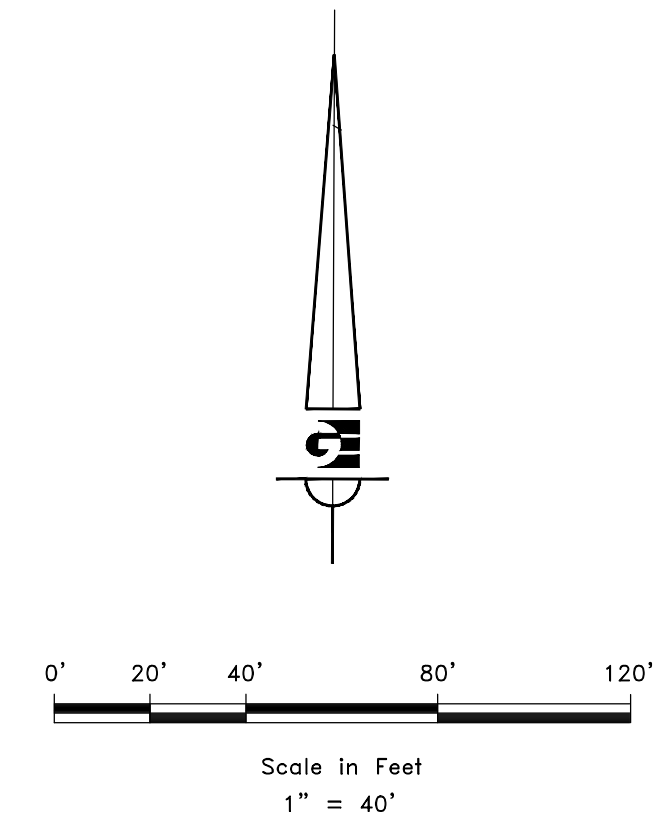
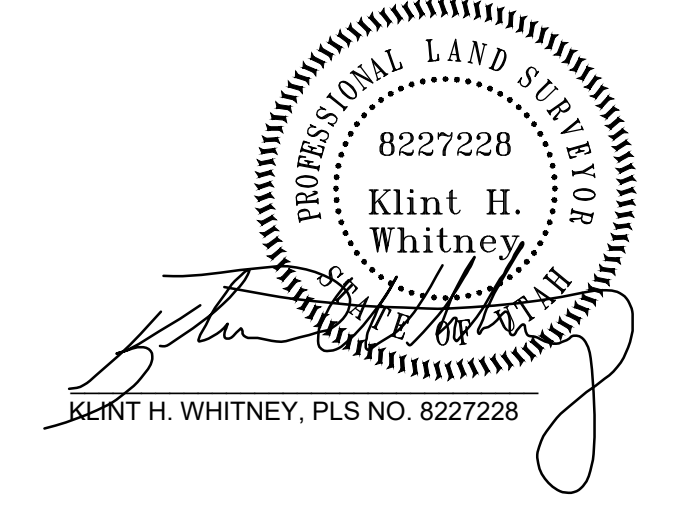
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST 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 NORTHEAST CORNER OF SAID LOT 8 BEING LOCATED NORTH 89°12'43" WEST 475.26 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 80.01 FEET AND SOUTH 10°32'41" EAST 98.33 FEET AND SOUTH 15°45'58" EAST 82.99 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 8 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 15°45'58" EAST 69.70 FEET; (2) ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE TO THE RIGHT 116.47 FEET; HAVING A CENTRAL ANGLE OF 10°40'37"; CHORD BEARS SOUTH 10°25'39" EAST 116.30 FEET; THENCE DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE AND CONTINUING ALONG THE BOUNDARY OF SAID LOT 8 THE FOLLOWING THREE (3) COURSES: (1) NORTH 84°39'16" WEST 292.66 FEET; (2) NORTH 03°39'16" WEST 155.00 FEET; (3) SOUTH 89°53'34" EAST 261.28 FEET TO THE POINT OF BEGINNING. CONTAINING 46,685 SQUARE FEET.

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 HIDDEN OAKS AT WOLF CREEK 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT; 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 _____, 2020.



OWNER'S DEDICATION

I 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:

HIDDEN OAKS 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 ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND CONVEY TO THE OWNERS OF LOT 7 A PERPETUAL COMMON ACCESS EASEMENT AS SHOWN HEREON.

SIGNED THIS ____ DAY OF _____, 2019.

BY: ROBERT L. BRACKEN
BY: TAMMY BRACKEN

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2020, personally appeared before me ROBERT L. AND TAMMY BRACKEN, the signers of the above owner's dedication. Who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

STAMP _____ NOTARY PUBLIC _____

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 5/2x24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- BUILDABLE AREA
- IRRIGATION EASEMENT
- COMMON DRIVE EASEMENT
- FLOODWAY ZONE AE

NOTES

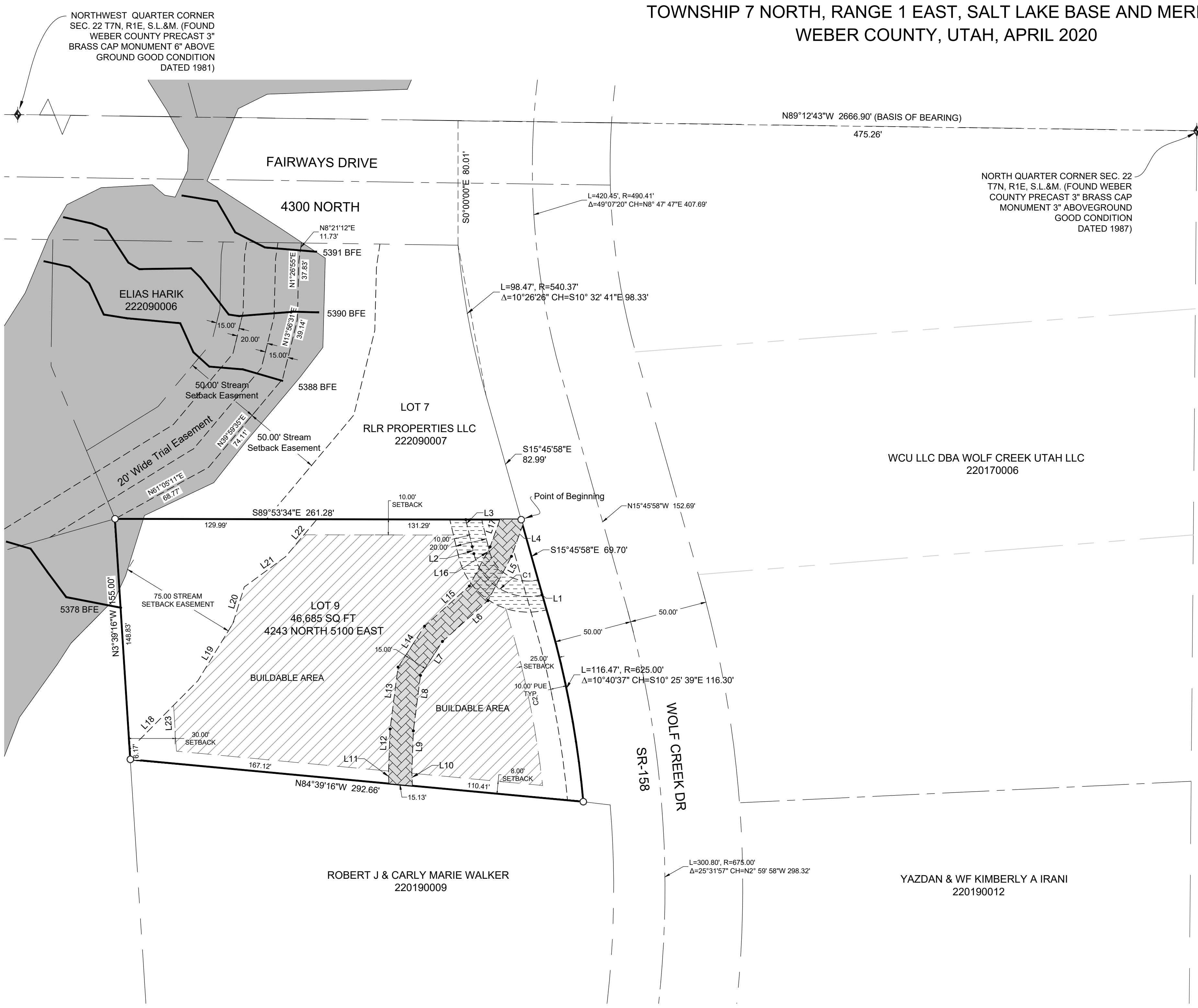
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE WITH A 1% CHANCE OF FLOOD PLAIN WITH BASE FLOOD ELEVATIONS(BFE) SHOWN HEREON PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS. LOTS WITH DESIGNATED "BUILDING AREAS" HAVE BEEN APPROVED SUBJECT TO THE CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATED AREAS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION AMENDING LOT 8 OF THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION TO ADJUST TOTAL BUILDABLE AREA WITHIN THE LOT. THE SURVEY WAS ORDERED BY ROBERT L. BRACKEN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON TOGETHER WITH THE DEDICATED PLAT OF THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION RECORDED AT BOOK 58 PAGE 50, AND WARRENTY DEED RECORDED AT 2192552. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°12'43" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE ORIGINAL DEDICATED PLAT CONTAINS MISCLASURE ERRORS WITHIN THE BOUNDARY OF EASEMENTS. THE AMENDMENT SHOWS A CORRECTED BOUNDARY AND SQUARE FOOTAGE FOR SAID LOT 8. THE COMMON DRIVE EASEMENT IN LOT 8 ALSO SHOWS A CORRECTED CENTERLINE SEGMENT. PREVIOUS PLAT DID NOT ACCOUNT FOR 4.83 FEET IN THE CENTERLINE SEGMENT FOR THE COMMON DRIVE BETWEEN LOTS 7 AND 8. THIS SEGMENT IS DESIGNATED BY THE LINE LABELED AS L2 THERE IS NOT A PREVIOUS RECORDED MEASUREMENT BECAUSE THE PREVIOUS PLAT SHOWS A GAP.

OWNER: ROBERT L & TAMMY BRACKEN 801-388-5015	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____
		FILED FOR AND RECORDED _____
		AT _____ IN BOOK _____ OF OFFICIAL _____
		RECORDS, PAGE _____ RECORDED _____
		FOR _____
		COUNTY RECORDER
		BY: _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	0.28	N75° 56' 37"E	L6	39.30	N48° 05' 13"E	L10	9.02	N2° 13' 04"W	L14	31.42	N32° 56' 11"E	L18	62.47	S44° 38' 01"W	L22	31.53	S39° 59' 35"W	C1	56.94	36.00	90.62	S58° 44' 47"E	51.19
L2	4.63	S13° 26' 11"E	L7	26.01	N32° 56' 11"E	L11	7.59	N2° 13' 04"W	L15	38.63	N48° 05' 13"E	L19	43.19	S31° 24' 55"W	L23	29.56	S3° 39' 16"E	C2	99.05	600.00	9.46	N11° 02' 13"W	98.93
L3	17.94	S13° 26' 11"E	L8	35.99	N7° 20' 17"E	L12	27.55	N2° 06' 03"E	L16	28.55	N27° 58' 08"E	L20	24.53	S17° 21' 33"W									
L4	21.28	N19° 46' 49"E	L9	26.30	N2° 06' 03"E	L13	40.08	N7° 20' 17"E	L17	18.63	N19° 46' 49"E	L21	32.86	S53° 48' 23"W									
L5	32.29	N27° 58' 08"E																					

<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>
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P:\2001 - MISC SURVEYS\1991 - ROBERT BRACKEN\SURVEY\HIDDEN OAKS AT WOLF CREEK.DWG