



# WILLOW GREENE ESTATES

(PHASE ONE)  
A PART OF THE NW1/4 OF SECTION 23, T5N, R1W, S.L.B. & M. AND  
A PART OF LOT 39, UTAH-HIGHLANDS SUBDIVISION NO. 3

WEBER COUNTY, UTAH  
DECEMBER, 1988

## BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASIN MERIDIAN, AND A PART OF LOT 39, UTAH HIGHLANDS SUBDIVISION NO. 3, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, SAID POINT BEING S.00°40'20"W., 838.93 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23 AS MONUMENT RUNNING:

THENCE S.89°25'22"E., 338.00 FEET;  
THENCE S.18°42'58"E., 289.85 FEET;  
THENCE S.65°56'35"E., 150.47 FEET;  
THENCE S.34°10'35"W., 70.30 FEET TO THE BEGINNING CURVE TO THE LEFT;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 707.9 FEET, A DISTANCE OF 63.55 FEET (LONG CHORD BEARS S.31°3'63.53 FEET);

THENCE S.29°01'51"W., 3.74 FEET;  
THENCE S.63°38'45"E., 80.09 FEET TO THE NORTH UTAH HIGHLANDS SUBDIVISION NO. 3;

THENCE N.89°19'40"W., ALONG SAID NORTH LINE 90.00 FEET TO THE WEST LINE OF SKYLINE DRIVE, ON THE EAST LINE 39, OF SAID SUBDIVISION;

THENCE S.29°01'51"W., ALONG THE EAST LINE OF SAID SUBDIVISION 20.56 FEET;  
THENCE N.60°58'09"W., (38.08) FEET TO THE NORTH AFORESAID SUBDIVISION;

THENCE N.89°19'40"W., ALONG SAID LINE, 138.30 FEET TO THE WEST LINE OF SKYLINE DRIVE;  
THENCE N.59°47'23"W., 174.18 FEET;  
THENCE N.52°49'21"W., 183.19 FEET TO THE WEST LINE OF SAID SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASIN MERIDIAN, CONTAINING 4.35 ACRES.

## OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC, THE SAME INTO LOTS AND STREETS (PRIVATE STREETS) AND TO THE PUBLIC (PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT WILL BE KNOWN AS "WILLOW GREENE ESTATES, PHASE ONE", AND DO HEREBY:

DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC HIGHWAYS FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT OF EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING PLACED THEREON SUCH EASEMENTS.

by Bruce L. Nilson  
BRUCE L. NILSON  
NILSON & CO., INC.

STATE OF UTAH  
COUNTY OF

ON THIS 7<sup>th</sup> DAY OF JUNE, 1987, PERSONALLY APPEARED BEFORE ME, NOTARY PUBLIC, SIGNERS OF THE ABOVE DEDICATION, IN MY OFFICE, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DEDICATION VOLUNTARILY, AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

52189  
COMMISSION EXPIRES

61616  
NOTARY PUBLIC

## SURVEYORS CERTIFICATE

I, MARTIN B. MOORE JR., LICENSED LAND SURVEYOR NO. 3964, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF WILLOW GREENE ESTATES, LOCATED IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED PARCEL OF LAND, WHICH IS BASED ON A SURVEY MADE BY JOHN P. REEVE, LICENSED LAND SURVEYOR NO. 3492, AND PART BY ME, OR UNDER MY SUPERVISION, SAID SURVEY WAS BASED ON DATA COMPILED FROM THE RECORDS OF THE WEBER COUNTY RECORDERS OFFICE. THE DATA REPRESENTED HEREON IS SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED FROM THE MONUMENTS SHOWN.

Martin B. Moore Jr.  
MARTIN B. MOORE JR., No. 3964



## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE SUBDIVISION DOCUMENTS SUBMITTED WITH THIS PLAT AND FIND THAT THEY ARE IN CONFORMANCE WITH THE ORDINANCE REQUIREMENTS NOW IN FORCE AND AFFECT.

SIGNED THIS 7<sup>th</sup> DAY OF JUNE, 1987.

Mark B. Decker  
WEBER COUNTY ATTORNEY

## WEBER COUNTY SURVEYOR-ENGINEER

I, HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND ENCOMPASSED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE. I ALSO APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION AND THE AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS.

SIGNED THIS 5<sup>th</sup> DAY OF JUNE, 1987.

Martin B. Moore Jr.  
WEBER COUNTY SURVEYOR-ENGINEER



## COUNTY COMMISSION ACCEPTANCE

IT IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE FINANCIAL GUARANTEE OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND ENCOMPASSED THEREIN, ARE HEREBY ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, THIS 7<sup>th</sup> DAY OF JUNE, 1987.

Deputy County Clerk  
Deputy County Clerk

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS FULLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 25<sup>th</sup> DAY OF APRIL, 1987.

Deputy County Clerk  
Deputy County Clerk