

THE HIGHLANDS AT WOLF CREEK, PHASE 4 FIRST AMENDMENT

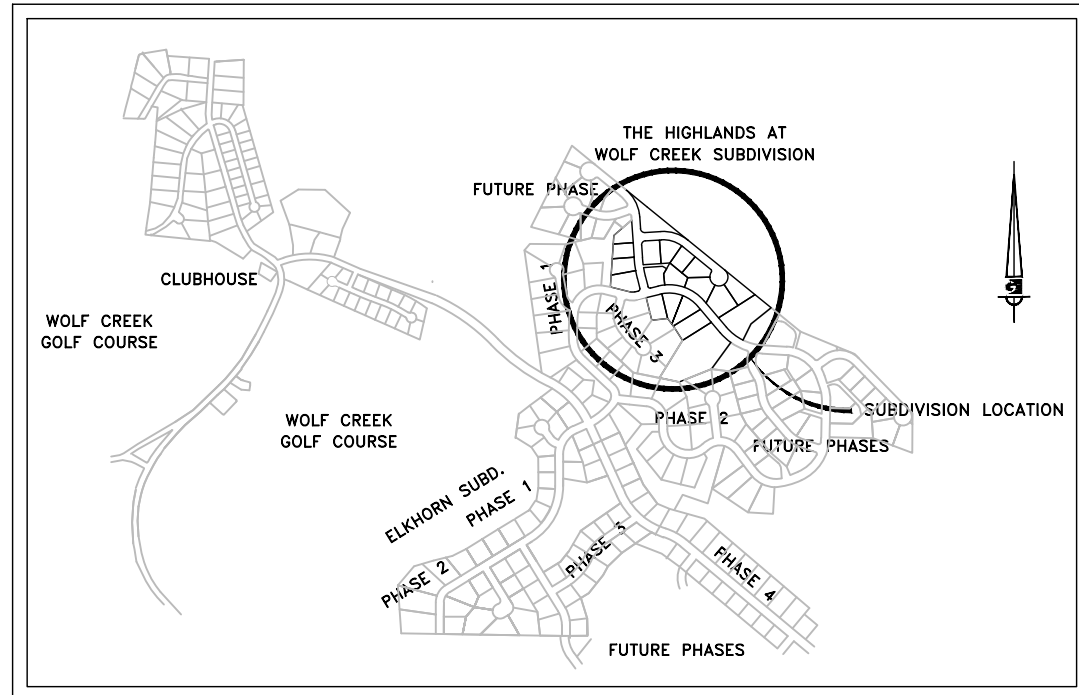
AMENDING LOT 47

PART OF THE WEST 1/2 OF SECTION 23

T7N, R1E, SLB&M, U.S. SURVEY

WEBER COUNTY, UTAH

JULY 2021



VICINITY MAP

BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 47 OF THE HIGHLANDS AT WOLF CREEK PHASE 4 AND AT A POINT ON THE NORTH RIGHT-OF-WAY LINE BEING LOCATED NORTH 82°52'01" EAST 35.84 FEET FROM THE STREET CENTERLINE MONUMENT OF ELK RIDGE TRAIL; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOLLOWING TWO (2) CURVES; (1) NORTH 40°18'50" WEST 19.62 FEET; (2) ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT 175.04 FEET, HAVING A CENTRAL ANGLE OF 30°23'27" WITH A CHORD BEARING NORTH 55°30'33" WEST 172.99 FEET TO THE EAST LOT LINE OF LOT 46 OF SAID SUBDIVISION; THENCE ALONG SAID EAST LOT LINE NORTH 19°17'43" EAST 74.24 FEET TO THE SOUTH LOT LINE OF LOT 50 OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LOT LINE NORTH 88°54'08" EAST 159.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ZERMATT STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 70.70 FEET, HAVING A CENTRAL ANGLE OF 62°19'11" WITH A CHORD BEARING SOUTH 32°15'28" EAST 67.27 FEET TO THE WEST LOT LINE OF LOT 48 OF SAID SUBDIVISION; THENCE ALONG SAID WEST LOT LINE SOUTH 26°34'57" WEST 144.43 FEET TO THE POINT OF BEGINNING, CONTAINING 23,565 SQUARE FEET OR 0.54 ACRES 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, HEREINAFTER TO BE KNOWN AS THE HIGHLANDS AT WOLF CREEK FIRST AMENDMENT PHASE 4, FIRST 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; 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 _____, 2021.



KLINT H. WHITNEY, PLS. NO. 8227228

DATE SIGNATURE SEAL

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 4 FIRST AMENDMENT

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES. AND DO HEREBY GRANT AND CONVEY TO THE 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 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. AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

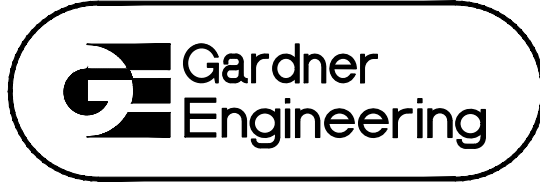
SIGNED THIS THE ____ DAY OF _____, 2021

AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998

BY: JAMES GORDON AUCHINCLOSS, TRUSTEE

BY: BELITA ONG, TRUSTEE

Prepared By:



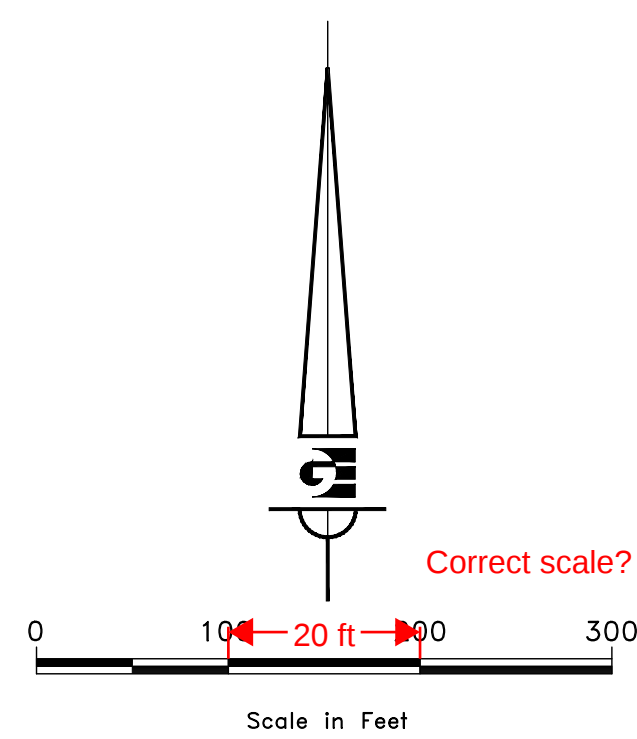
968 E CHAMBERS, SUITE 5
SOUTH OGDEN, UT 84403
(801) 476-0202

COUNTY RECORDER

ENTRY NO. ____ FEE PAID
____ FILED FOR RECORD AND
RECORDED ____ AT
____ IN BOOK ____ OF OFFICIAL
RECORDS, PAGE ____ RECORDED
FOR ____

COUNTY RECORDER

BY: DEPUTY



- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ EXISTING STREET MONUMENT
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- - - - - EASEMENT

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.

THE SUBDIVISION BOUNDARY SHALL BE SET AS REQUIRED BY STATE CODE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE NO ACCESS LINE TO THE EAST SIDE OF LOT 105 OF THE HIGHLANDS AT WOLF CREEK PHASE 7 AND PROVIDE ACCESS TO THE WEST SIDE OF SAID LOT 105 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RAY BERTOLDI. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN ON THE HIGHLANDS AT WOLF CREEK PHASE 7. THE BASIS OF BEARING IS THE STREET CENTERLINE OF ELK RIDGE TRAIL WHICH BEARS NORTH 40°18'50" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

LOT 50

ZERMATT LLC
222190010

LOT 46

JAMES & THERESA
KNELL TRUST
222190006

LOT 470

23,565 sq. ft.
0.54 acres
AUCHINCLOSS, JAMES
GORDON & BELITA ONG
TRUSTEES
222190007

ZERMATT STREET

ELK RIDGE TRAIL

LOT 48

DUFFIELD FAMILY
TRUST
222190008

DEVELOPER:

RAY BERTOLDI
801-476-4430

Webster 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 Webster County, Utah this ____ day of _____, 20__.

Chairman, Webster County Commission

Attest: _____

Title: _____

WEBER COUNTY COMMISSION ACCEPTANCE

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

THIS ____ DAY OF _____, 2021

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: _____

ATTEST: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2021, personally appeared before me BELITA ONG, 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 Trustee of AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BELITA ONG acknowledged to me that said Trust executed the same.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2021, personally appeared before me JAMES GORDON AUCHINCLOSS, 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 Trustee of AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JAMES GORDON AUCHINCLOSS acknowledged to me that said Trust executed the same.

STAMP NOTARY PUBLIC

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 _____, 2021

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2021

SIGNATURE

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 _____, 2021

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 _____, 2021

SIGNATURE