

# WOODLAND ESTATES SUBDIVISION UNIT 2, 2ND AMENDMENT

A PART OF THE NE 1/4 OF SECTION 23,  
T. 5 N., R. 1 W., S1.B.&M.  
WEBER COUNTY, UTAH  
10 Mar. 2014

## OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAN ATTACHED TO THIS INSTRUMENT, AND HEREBY DEDICATE TO THE PUBLIC THE PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND DRIVEWAYS FOR PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS DRIVEWAYS TO BE USED FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENTS, PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20

Lester I. Wolfe & w/r. Sherrie G. Hall  
Christopher L. Hall Family Trust, dated July 21, 2002

Suzanna Leland

## ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }  
PERSONALLY APPEARED \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, AND  
SIGNERS) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY  
EXCUTED THE SAME  
NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SIGNATURE \_\_\_\_\_

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DIMENSIONS FOR THIS SUBDIVISION CONFORM WITH THE STANDARDS AND DIMENSIONS FOR FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SIGNATURE \_\_\_\_\_

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

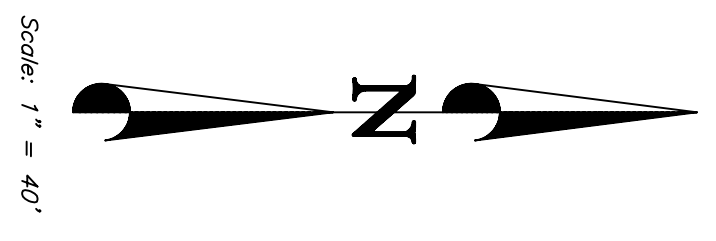
CHAIRMAN, WEBER COUNTY COMMISSION

## WEBER COUNTY SURVEYOR

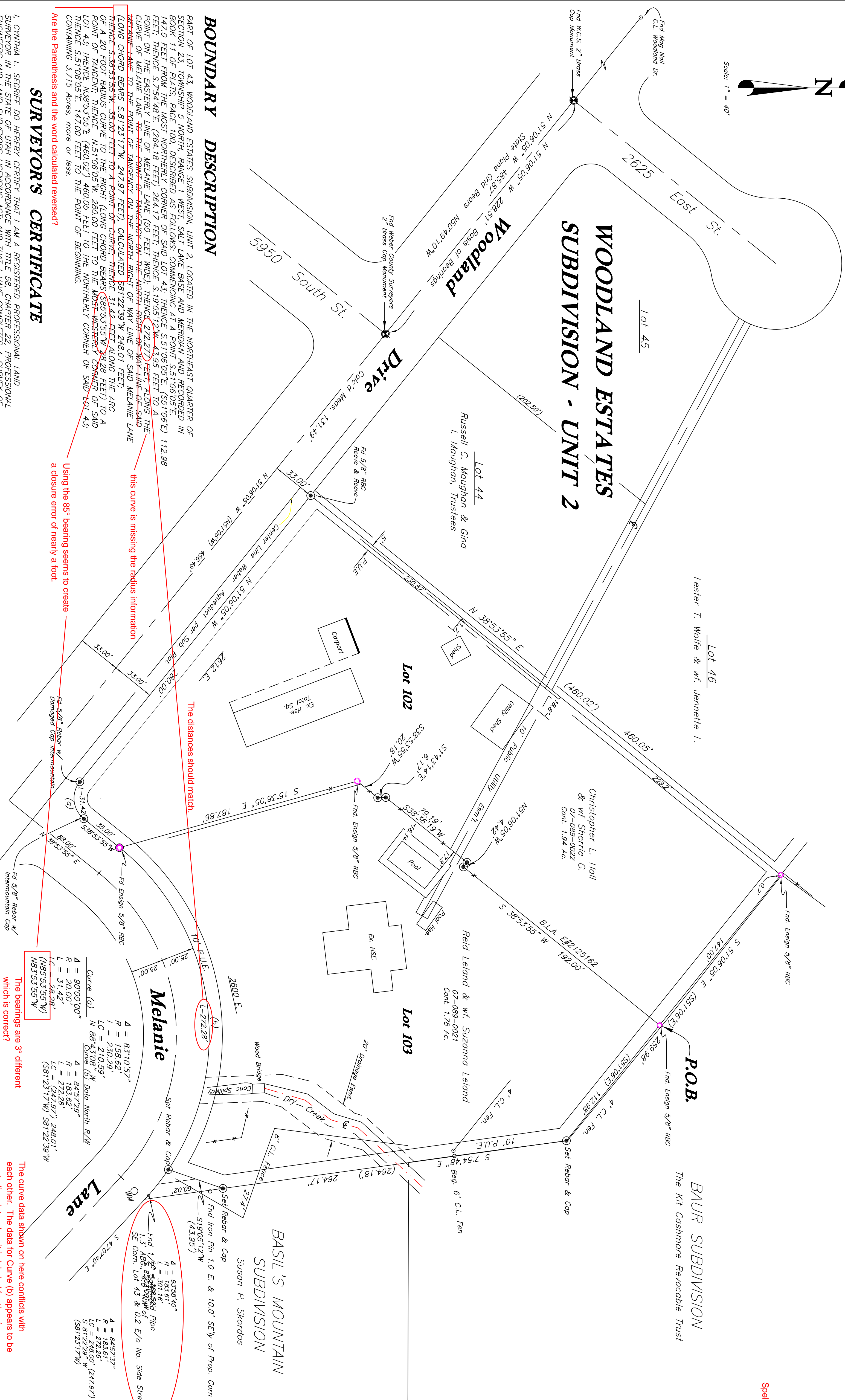
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY SURVEYOR



Scale: 1" = 40'



### BOUNDARY DESCRIPTION

PART OF LOT 43, WOODLAND ESTATES SUBDIVISION, UNIT 2, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RECORDED IN BOOK 11 OF PLATS, PAGE 100, DESCRIBED AS FOLLOWS, COMMENCING AT A POINT S.51°06'05"E. 147.0 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 43, THENCE S.51°06'05"E. (551'06"E) 112.98 FEET, THENCE S.54°48'E. (264.18 FEET) 264.17 FEET, THENCE S.19°03'E. (274.23) 233.95 FEET TO A POINT OF TANGENCY, THENCE S.19°03'E. (274.23) 233.95 FEET TO THE POINT OF BEGINNING. THE CURVE OF MELANIE LANE TO THE POINT OF TANGENCY ON THE NORTH RIGHT OF SAID MELANIE LANE MEASURES TO THE POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF SAID MELANIE LANE (LONG CHORD BEARS S.81°23'17"W. 247.97 FEET), CALCULATED BEARING 248.01 FEET.

THENCE S.38°53'55"W. 55.00 FEET TO A POINT OF CURVE, THENCE 31.42 FEET ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS S.65°53'55"W. 24.28 FEET) TO A POINT OF TANGENCY, THENCE N.51°06'05"W. 280.00 FEET TO THE MOST WASTERLY CORNER OF SAID LOT 43, THENCE N.65°53'55"E. (460.02') 460.05 FEET TO THE NORTHERLY CORNER OF SAID LOT 43, THENCE N.09°15'E. (47.00 FEET) TO THE POINT OF BEGINNING.

CONVEYING 3,17.15 Acres, more or less.

**Are the Parenthesis and the word calculated reversed?**

**Using the 85° bearing seems to create a closure error of nearly a foot.**

**The distances should match.**

**this curve is missing the radius information**

**The bearings are 3° different which is correct?**

**The curve data shown on here conflicts with each other. The data for Curve (b) appears to be centrinne data when it is labeled for the I.W.**

**NOTE**  
Due to the Topography and the Location of this Subdivision all Owners shall accept responsibility for any Storm Water Runoff from the Road adjacent to this property until Curb and Gutter is installed.

**NOTE**  
The Commitment No. 204025, 9/24/13  
E#(099919) - Woodland Estates Subdivision-Unit 2, Deed Plat Bk. 11 Pg. 100.  
E#(134989) - Agreement Motion 10' East, Weber Basin Water, Bk. 11 of Plats Pg. 100.  
E#X02346 - Comments-V/A, Amended E#165925, Amended E#205094  
E#(2057087) - Notice of Boundary Line Agreement  
E#(2098087) - E#1215162 Boundary Line Agreement  
E#(2597605) - E#2354410 Road & Suzanna Leland  
E#2589132 - Hall Family Trust  
E#2589132 - Hall Family Trust

**NARRATIVE**  
The Purpose of this Survey was to Amend Lot 43 of the 1959 Subdivision of Woodland Estates Subdivision-Unit 2, said Lot 43 had been split and deeds recorded without the Leland Parcel 07-089-0021, and the Hall Parcel 07-089-0022, of the Weber County Records, have been asked to Submit a Subdivision Plat in order for both Parcels to be in compliance with the current Weber County Subdivision Ordinance.

Basis of Bearings is per the Recorded Subdivision Plat, of Woodland Estates Subdivision-Unit 2, the control for said Subdivision is based on found Weber County Surveyors Brass Cap Monuments located along the Centerline of Woodland Dr.

Conventional instrumentation was used to Recon and to Stake the Property Corners, as shown per this plat. The 6 foot Chain Link Fence on the Eastern side of Leland Lot, has been reported to have been a

Public utility line type should be dashed?

MEASURED BY:  
**C. L. S., Inc.**  
870 CANYON ROAD  
OGDEN, UTAH 84404  
Suzanna Leland  
2612 E. Woodland Dr.  
Ogden, Utah

Ph. (801) 389-4935 CLS@CLSDIAG.COM

COUNTY RECORDER	
ENTRY No. _____	FEE PAID _____
FILED FOR RECORD AND RECORDED: _____ 19____ AT _____	
IN BOOK _____ PAGE _____	
OF OFFICIAL RECORDS: _____	
RECORDED FOR: _____	
COUNTY RECORDER: _____	

BY: \_\_\_\_\_