

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
24 Jan. 2014

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE TO THE PUBLIC THE TRACT OF LAND SHOWN ON THE ATTACHED MAP, AND DO HEREBY GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL PUBLIC UTILITY SERVICE TO THE TRACTS DESCRIBED ON THE PLAT AS PUBLIC UTILITY SERVICE STORM DRAINAGE FACILITIES FOR THE PERPETUAL UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE, AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH DRAINAGES.

SIGNED THIS _____ DAY OF _____, 20____

 Tustee—Christopher L. Hall
 Christopher L. and Sherrie G. Hall Family Trust, dated July 21, 2002

 Reid Leland

 Susanna Leland

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)
 ON THIS _____ DAY OF _____, 20____, AND
 PERSONALLY APPEARED _____,
 SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY
 EXECUTED 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 PLAT 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 DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF 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 PLAT 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 PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC URS 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____

TITLE _____

 ANTIESTI _____
 CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 20____

COUNTY RECORDER	
ENTRY NO.	_____
FILED FOR RECORD AND RECORDED:	_____
IN BOOK _____	PAGE _____
OF OFFICIAL RECORDS	RECORDED FOR: _____
COUNTY RECORDER:	_____
BY:	_____

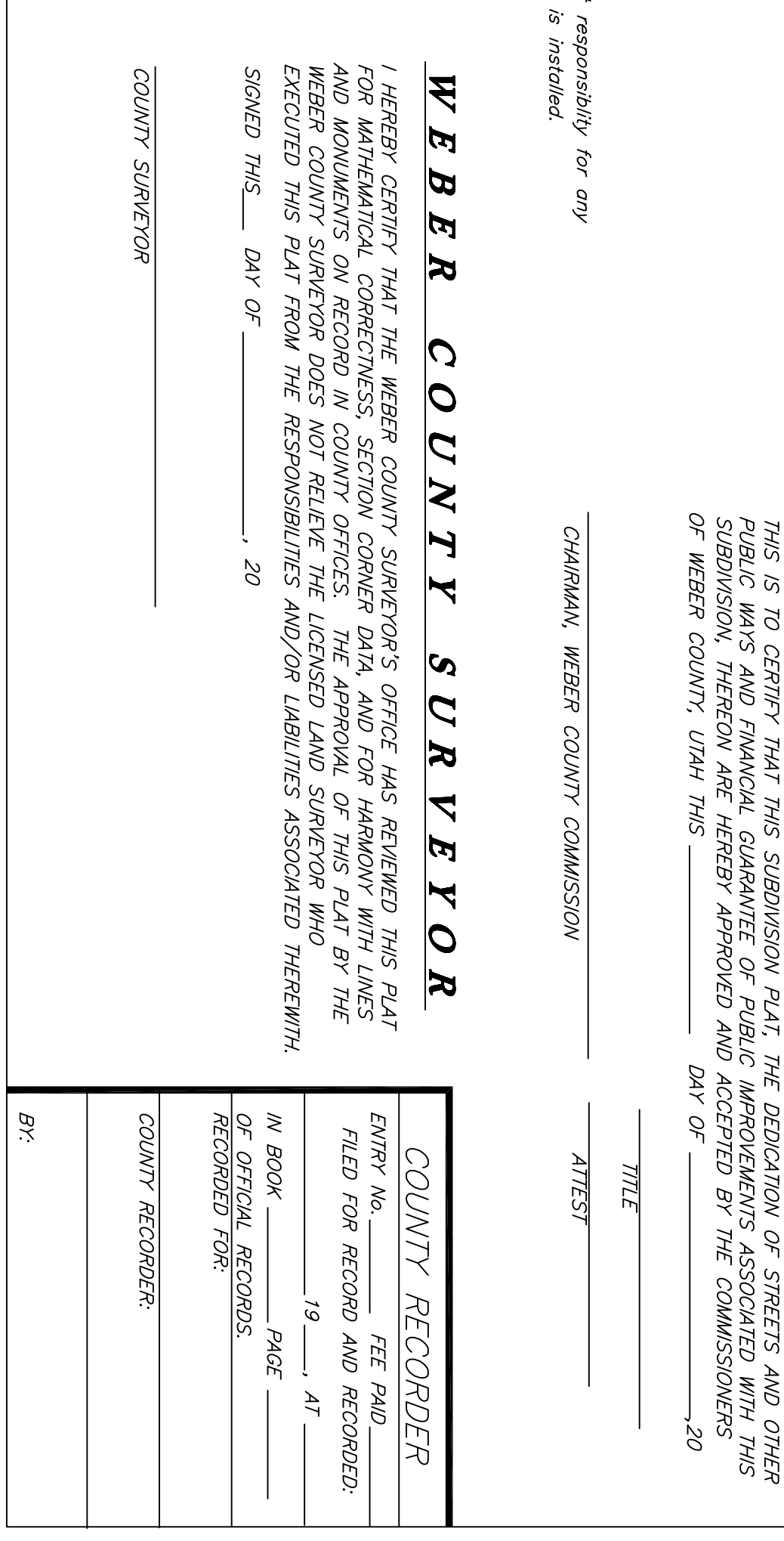
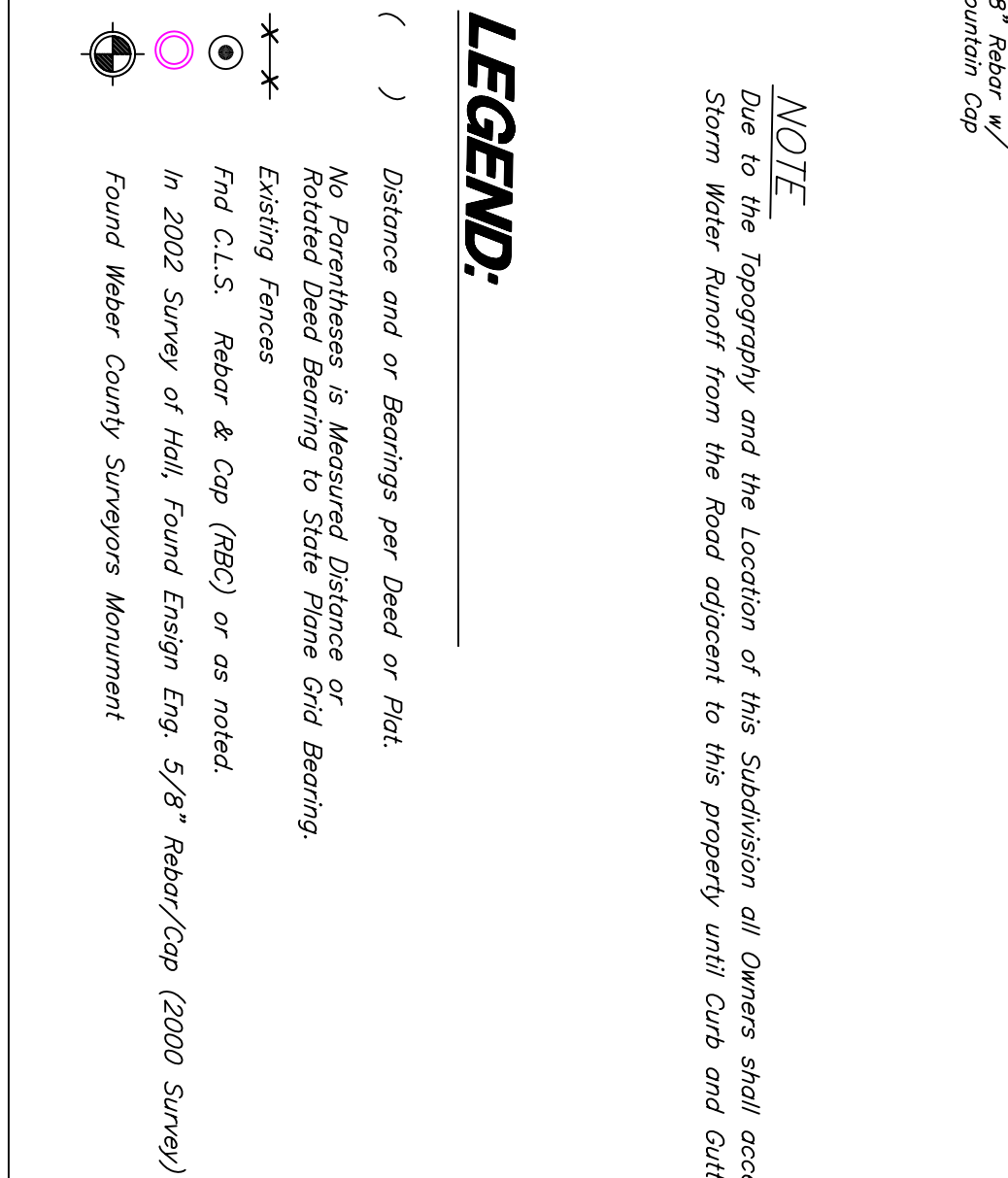
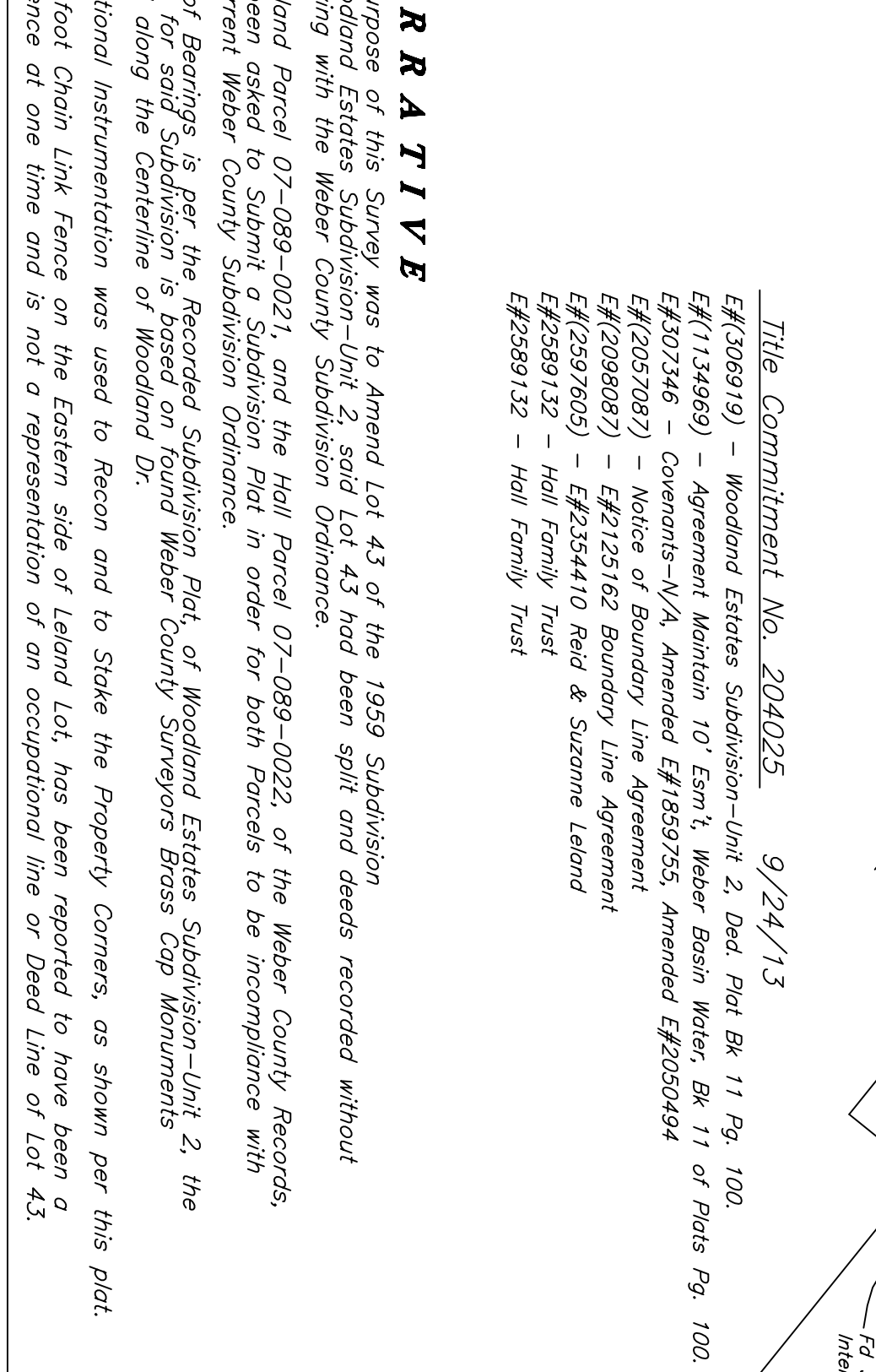
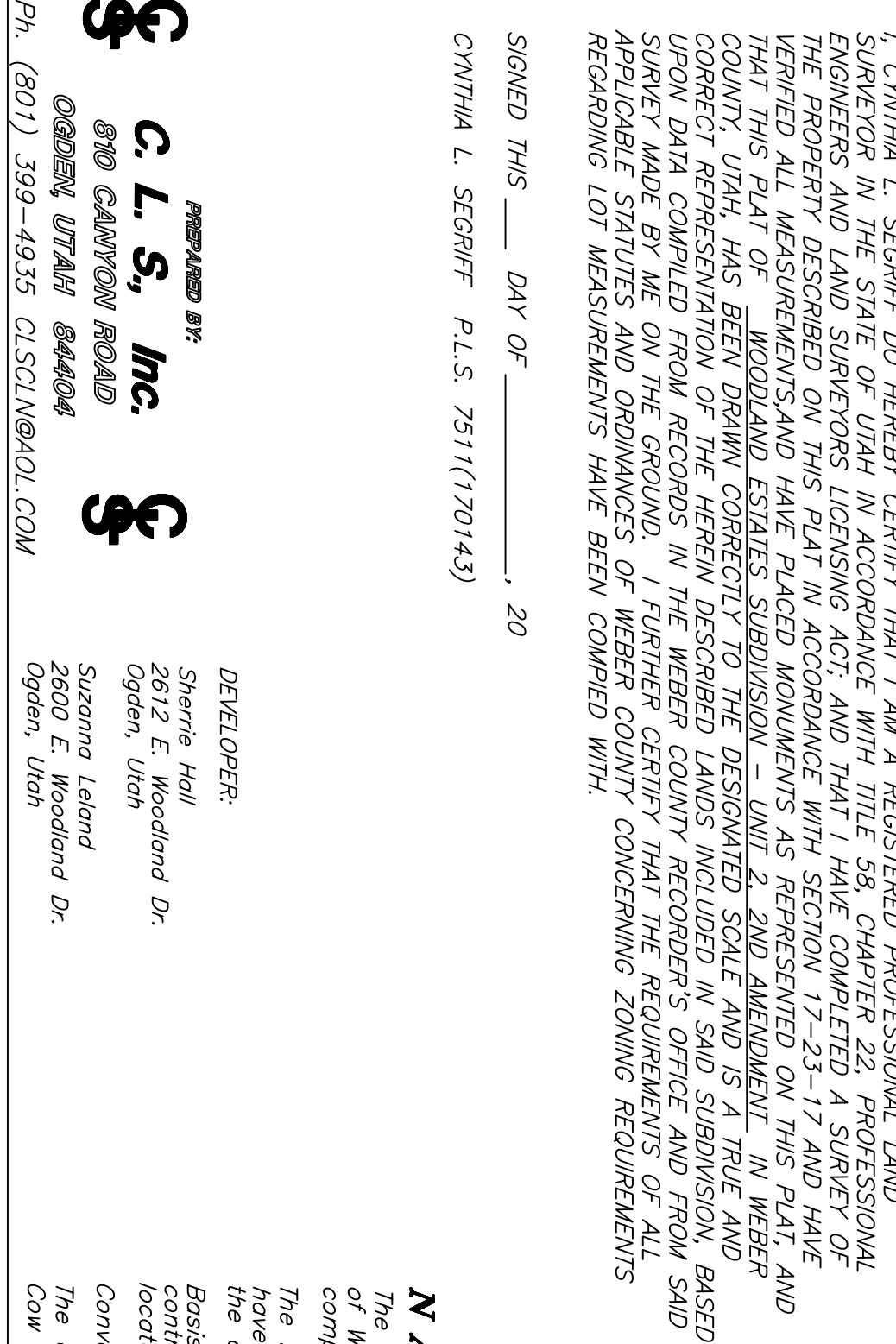
C. L. S., Inc.
 870 CANYON ROAD
 OGDEN, UTAH 84404
 Ph. (801) 399-4935 CLSCLN@AOL.COM

DEVELOPER:
 Sherrie Hall
 2612 E. Woodland Dr.
 Ogden, Utah
 Susanna Leland
 2600 E. Woodland Dr.
 Ogden, Utah

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 complying with the Weber County Subdivision Ordinance.
 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 Cow Fence of one time and is not a representation of an occupational line or Deed Line of Lot 43.

LEGEND:
 () Distance and or Bearings per Deed or Plat.
 * No Part thereof is Measured Distance or Routed Used Bearing to State or State Grid Bearing.
 * Existing Fences
 * Found C.L.S. Rebar & Cap (RBC) or as noted
 * In 2002 Survey of Hall, Found Ensign Eng. 5/8" Rebar/Cap (2000 Survey)
 * Found Weber County Surveyors Monument

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.53°1'06.05" E. 480.87' FEET FROM THE CORNER OF SAID HEAD 43, 1959, S.53°1'06.05" E. 480.87' FEET TO THE POINT ON THE WESTERLY LINE OF MELANIE LANE (50 FEET WIDE), THENCE 272.277 FEET ALONG THE CURVE OF MELANIE LANE TO THE POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF SAID MELANIE CHORD BEARS S.81°23'17"W, 247.97 FEET), CALCULATED SB1°22'39"W, 248.01 FEET; THENCE S.38°53'55"W, 35.00 FEET TO A POINT (LONG CHORD BEARS S85°53'55"W, 28.28 FEET) TO A POINT OF TANGENCY; THENCE N.51°06'05"W, 280.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 43, THENCE S.51°06'05"E, 147.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.715 Acres, more or less.



SIGNED THIS _____ DAY OF _____, 20____
 CYNTHIA L. SEGRIF P.L.S. 7511(170143)