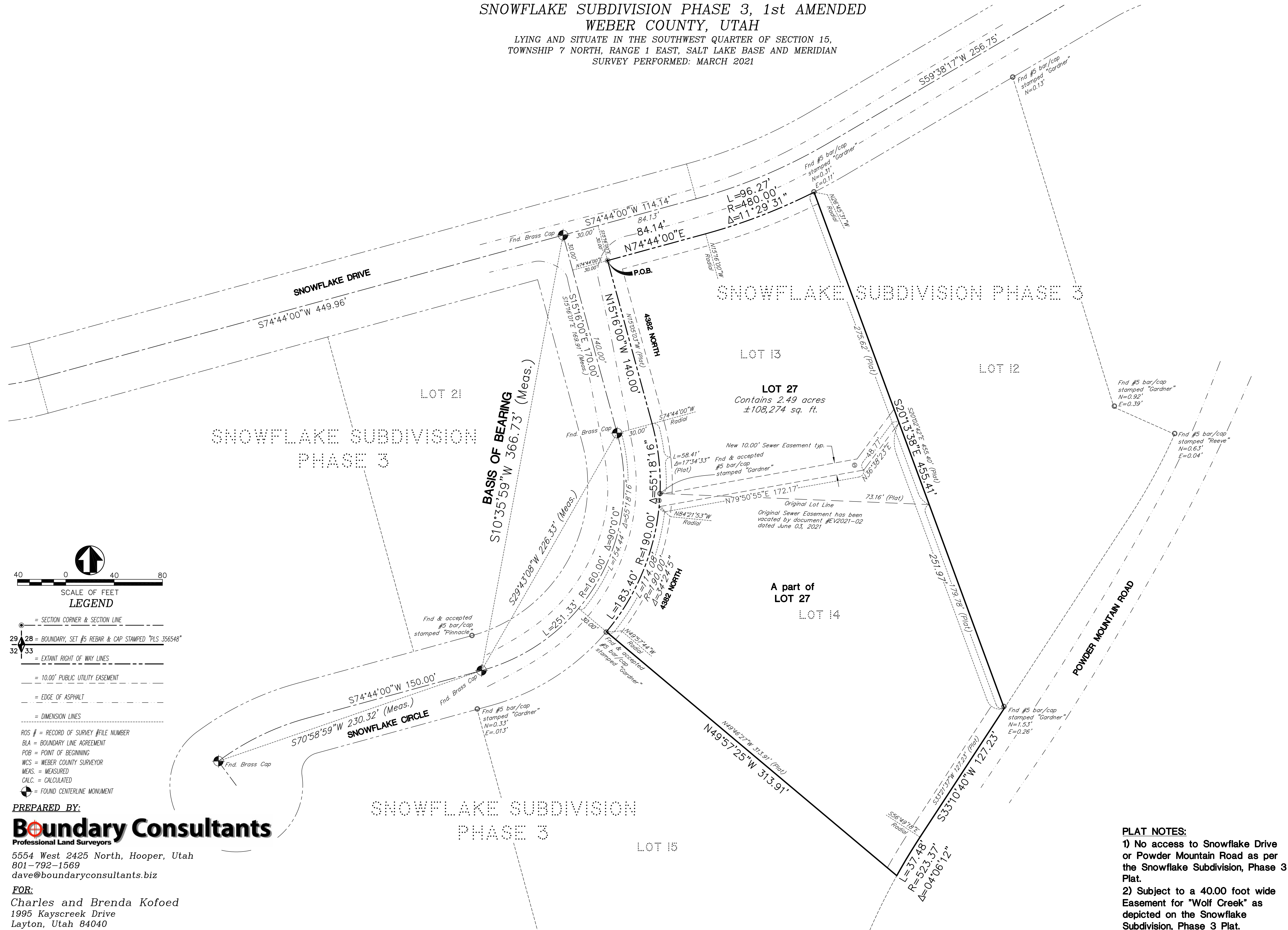


**SNOWFLAKE SUBDIVISION PHASE 3, 1st AMENDED**  
**WEBER COUNTY, UTAH**  
 LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 15,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 SURVEY PERFORMED: MARCH 2021



**LEGEND**

40 0 40 80  
SCALE OF FEET

- = SECTION CORNER & SECTION LINE
- = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"
- = EXTANT RIGHT OF WAY LINES
- = 10.00' PUBLIC UTILITY EASEMENT
- = EDGE OF ASPHALT
- = DIMENSION LINES

ROS # = RECORD OF SURVEY #/FILE NUMBER  
 B/LA = BOUNDARY LINE AGREEMENT  
 POB = POINT OF BEGINNING  
 WCS = WEBER COUNTY SURVEYOR  
 MEAS. = MEASURED  
 CALC. = CALCULATED  
 ⊕ = FOUND CENTERLINE MONUMENT

**PREPARED BY:**  
**Boundary Consultants**  
 Professional Land Surveyors  
 5554 West 2425 North, Hooper, Utah  
 801-792-1569  
 dave@boundaryconsultants.biz

**FOR:**  
 Charles and Brenda Kofoed  
 1995 Kayscreek Drive  
 Layton, Utah 84040

**PLAT NOTES:**  
 1) No access to Snowflake Drive or Powder Mountain Road as per the Snowflake Subdivision, Phase 3 Plat.  
 2) Subject to a 40.00 foot wide Easement for "Wolf Creek" as depicted on the Snowflake Subdivision, Phase 3 Plat.

**SURVEYORS CERTIFICATE**

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

**NARRATIVE**

See Record of Survey #7043, filed with the Weber County Surveyor. This plat is Amending the Snowflake Subdivision Phase 3 Plat, 09, December, 2001, in Book 54 at Pages 72 & 73 of the Weber County Records by combining Lots 13 and 14 into a single lot, Lot 27, as depicted hereon.

**BOUNDARY DESCRIPTION**

All of Lots 13 and 14 Snowflake Subdivision, Phase 3, recorded as Entry 1796366, in Book 54, at Page 72 of the Weber County Records, more particularly described as follows:

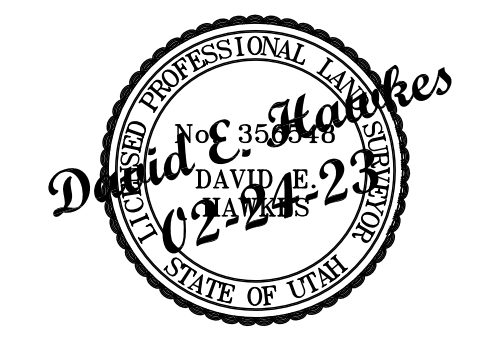
A parcel of land lying and situate in the Southwest Quarter of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, comprising the 2.49 acres contained in said Lots 13 and 14, Snowflake Subdivision, Phase 3. Basis of bearing for subject parcel being GEODETIC NORTH as determined by GPS or South 10°35'59" West 366.75 feet, measured, between the brass cap monuments monumenting the intersection of Snowflake Drive and Snowflake Circle and the B.C. monument in the centerline of said Snowflake Circle. Subject Parcel being more particularly described as follows:

Commencing at the brass cap monument monumenting the intersection of Snowflake Drive and Snowflake Circle, thence South 15°16'00" East 30.00 feet coincident with the centerline of said Snowflake Circle; Thence North 74°44'00" East 30.00 feet to the Northwest Corner of said Lot 13, a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning.

Thence the following two (2) courses coincident with the southerly right of way of Snowflake Drive, 1) North 74°44'00" East 84.14 feet to a point of curvature; 2) Easterly 96.27 feet along the arc of a 480.00 foot radius curve to the left (center bears North 15°16'00" West) through a central angle of 11°29'31" to the northeast corner of said Lot 13; Thence South 20°13'38" East 455.41 feet coincident with the common boundary of Lots 12, 13 and 14 of said subdivision to the common corner to said Lots 12 and 14; Thence the following two (2) courses coincident with the westerly right of way of Powder Mountain Road, 1) South 33°10'40" West 127.23 feet to a point of curvature; 2) Southerly 37.48 feet along the arc of a 523.37 foot radius curve to the left (center bears South 56°49'18" East) through a central angle of 04°06'12" to the Southwest corner of said Lot 14; Thence North 49°57'25" West 313.91 feet coincident with the common boundary of Lots 14 and 15 to the common front corner thereof; Thence the following two (2) courses coincident with easterly right of way of Snowflake Circle 1) Northerly 183.40 feet along the arc of a 190.00 foot radius curve to the left (center bears North 49°57'44" West) through a central angle of 55°18'16" to a point of tangency; 2) North 15°16'00" West 140.00 feet to the point of beginning.

SUBJECT TO: The 40.00 foot wide Wolf Creek Easement depicted on the aforesaid plat of the Snowflake Subdivision, Phase 3.

Contains 1 Lot, 2.49 acres, ±108,274 sq. ft.



**OWNERS DEDICATION**

Known all men by these presents that we, the undersigned owners of the above described lots having caused the same to be re-subdivided into a single lot, as shown on this plat and name said lots Snowflake Subdivision, Phase 3, 1st Amended, and hereby dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements and dedicating the "new sewer easement" to Powder Mountain WSID.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Spy Trail Trust, dated November 29, 2021  
 Charles J. Kofoed, as Trustee

Spy Trail Trust, dated November 29, 2021  
 Brenda S. Kofoed, as Trustee

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 COUNTY OF WEBER }

On the \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**WEBER COUNTY RECORDER**

ENTRY NUMBER \_\_\_\_\_  
 FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2023, IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.  
 DEPUTY COUNTY RECORDER \_\_\_\_\_

**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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Signature

**COUNTY SURVEYOR'S CERTIFICATE**

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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Signature

**WEBER COUNTY PLANNING APPROVAL**

This is to certify that this subdivision plat was duly approved by the Weber County Planning on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Weber County Planning

**WEBER COUNTY ENGINEERING APPROVAL**

This is to certify that this subdivision plat was duly approved by the Weber County Engineering on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Weber County Engineering

\_\_\_\_\_  
 Signature