

Woodland Estates Subdivision - Unit 2 - 2nd Amendment

A Part of Lot 34, Woodland Estates Subdivision - Unit 2 being a part of the
Northeast 1/4 of Section 23, T5N, R1W, SLB&M, U.S. Survey

3rd

Weber County, Utah

January 2014

Date, Year, and Month survey markers were placed

NARRATIVE

This survey and subdivision plat were requested by Trudie Tanner for the purpose of amending Lot 34 to dedicate a portion of this property to Weber County for Road Purposes. Center line Monuments were found at the intersection of 5950 South Street and Woodland Drive and at 2625 East Street and Woodland Drive and a line bearing South 51°06'05" East between said monuments was used as the Basis of Bearings as depicted on this drawing. Lot Corners were set as depicted on this plat.

Please add County Commissioners Signature Block per County Code 106-8-1(5)

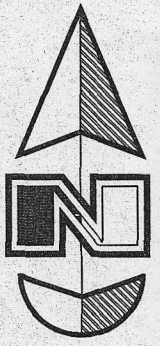
Please add County Surveyors Block per County Code 106-8-1(2)

Basis of Bearing must be shown on the plat between two existing described government monuments

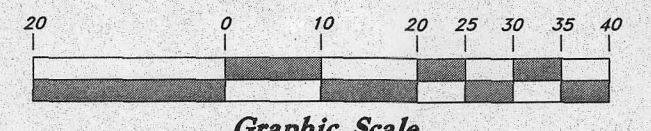
State Plan Grid Bearings shall be used in the survey and noted on the plat

★ This Subdivision plat cannot change the dedicated width of the existing right of way. Please reflect dedicated width or explain why right of way width does not match dedicated right of way.

Please add the address of 2573 E to 5950 South Street and 2589 E to Woodland Drive



Scale: 1" = 20'



Graphic Scale

Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊕ Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- - - - - Fence

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 _____, 2014.

Chair _____ Planning Commission

Chairman, Weber County Planning Commission

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 _____, 2014.

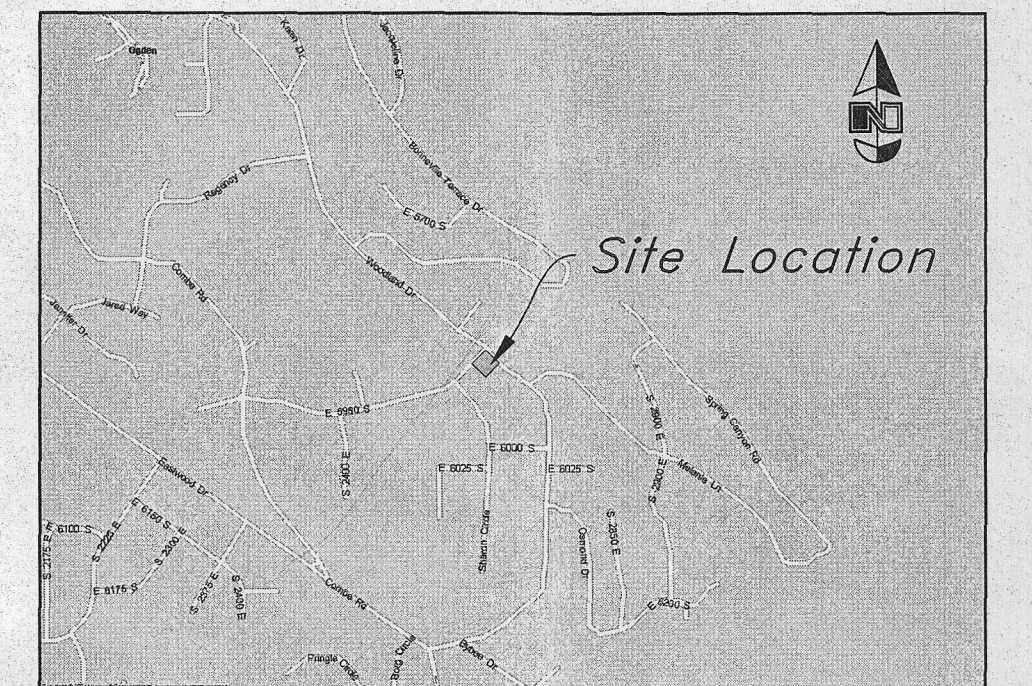
Signature _____

WEBER COUNTY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Weber County Attorney on the day of _____, 2014.

Weber County Attorney _____

Please use current Attorney signature block. County Code 106-8-1(1)



Vicinity Map N.T.S.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Woodland Estates Subdivision - Unit 2 - 2nd Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2014.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

I, the undersigned owner 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 Woodland Estates Subdivision - Unit 2 - 2nd Amendment, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also hereby dedicate, grant and convey to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this _____ day of _____, 2014.

Bluespruce Investments LLC

Trudie Tanner - Manager

ACKNOWLEDGEMENT

State of Utah _____
County of _____

On the _____ day of _____, 2014 personally appeared before me, Trudie Tanner who being by me duly sworn did say that _____ is Manager of Bluespruce Investments LLC, and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members, and Trudie Tanner acknowledged to me that said L.L.C. executed the same.

Residing at: _____ A Notary Public commission in Utah

Commission Number: _____

Commission Expires: _____

Print Name _____

BOUNDARY DESCRIPTION

A part of Lot 34 Woodland Estates Subdivision - Unit 2, Weber County Utah - According to official Plat Thereof

Being a part of the Northeast Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Weber County Utah, being more particularly described as follows:

Beginning at the most Westerly corner of Lot 34, said Woodland Estates Subdivision - Unit 2 being on the Southeastery line of 5950 South Street, and being 185.00 feet South 38°55'41" West (S 38°53'55" W Rec.) along the centerline of said 5950 South Street and 33.00 feet (33.00 feet Rec.) South 51°06'05" East from the Street Monument at the intersection of said 5950 South Street and Woodland Drive, and running thence two (2) courses along said Southeastery line of 5950 South Street and the Northwesterly line of said lot 34 as follows: (1) North 38°53'55" East 132.00 feet to a point of curvature; and (2) Southeastery 31.42 feet along the arc of a 20.00 foot Radius curve to the right through a Central Angle of 90°00'00" (Long Chord bears North 83°53'55" East 28.23 feet) to a point on the Southwesterly line of said Woodland Drive, the Northeastery line of said Lot 34 and a point of tangency; thence South 51°06'05" East 112.00 feet along said Southwesterly line of Woodland Drive and the Northeastery line of said Lot 34; thence South 38°53'55" West 152.00 feet along the Southeastery line of said Lot 34 to the Northeastery line of Lot 33; thence North 51°06'05" West 132.00 feet along the Southwesterly line of said Lot 34 being the Northwesterly line of said Lot 33 to the point of beginning.
Contains: 19,978 sq.ft.

NOTE:

1. 10' Wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, unless otherwise shown.

GREAT BASIN ENGINEERING
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WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
_____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY