

GENERAL NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- WEBER COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY.

WEST QUARTER CORNER  
SECTION 22  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN

CENTER SECTION 22  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN

EAST 4279.15'

SOUTH 494.12'

HIGHLANDS AT WOLF CREEK  
HOMEOWNERS ASSOCIATION PHASE 4

LOT 97  
74,995 sq.ft.  
1.722 acres

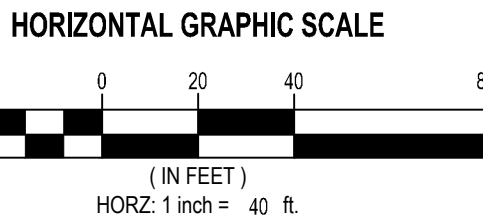
LOT 96  
HIGHLANDS AT WOLF CREEK  
PHASE 6

ELK RIDGE TRAIL (PUBLIC)

MIDDLE FORK ROAD  
(PUBLIC)

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- TANGENT LINE
- CENTERLINE
- PROPERTY LINE
- LOT LINE
- ADJACENT LOT LINE
- ADJACENT PROPERTY LINE
- ADJACENT RIGHT OF WAY
- PL
- MON
- CL
- PC
- PROPERTY LINE
- MONUMENT
- CENTERLINE
- PROPERTY CURVE



DEVELOPER  
KELLI SEGRETTO  
360 WEST BROADWAY UNIT 419  
SALT LAKE CITY, UTAH 84101

RECORD OF SURVEY

DATE: \_\_\_\_\_  
DRAWING No. \_\_\_\_\_

SHEET 1 OF 1

PROJECT NUMBER : 12703  
MANAGER : T.WILLIAMS  
DRAWN BY : A.SHELBY  
CHECKED BY : T.WILLIAMS  
DATE : 1/12/2024

SURVEYOR'S CERTIFICATE

I, TRENT WILLIAMS do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold License No. 8034679 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately established the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of the WEBER County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situated in the Southeast Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at a point, which is South 454.12 feet and East 4279.15 feet from the center of section 22, Township 7 North, Range 1 East,:

thence South 50°52'00" East 271.29 feet;  
thence South 15°35'23" West 129.16 feet to a point on the north right of way line of elk ridge trail road and then along said right of way line the following three (3) courses

- thence northwesterly 64.01 feet along the arc of a 300.00 foot radius non tangent curve to the left (center bears South 15°35'00" West and the long cord bears North 80°31'21" West 63.89 feet with a central angle of 12°13'28");
- thence North 86°38'05" West 173.93 feet
- thence northwesterly 58.89 feet along the arc of a 375.00 foot radius non tangent curve to the right (center bears North 03°21'56" East and the long cord bears North 82°08'08" West 58.83 feet with a central angle of 08°59'52");

thence North 12°21'49" East 5.00 feet;  
thence northwesterly 89.05 feet along the arc of a 370.00 foot radius non tangent curve to the right (center bears North 12°21'46" East and the long cord bears North 70°44'33" East 88.83 feet with a central angle of 13°47'21");  
thence North 26°09'05" East, 29.93 feet;  
thence North 51°16'31" East, 185.50 feet to the POINT OF BEGINNING.

Containing 74,995 square feet or 1.721 acres.

Date \_\_\_\_\_ Trent R. Williams  
License No. 8034679

OWNER'S DEDICATION

"We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown hereon and name said tract, and do hereby dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space:

HIGHLANDS AT WOLF CREEK PHASE 6 FIRST AMENDED

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, 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 channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Upon recording all open space parcels will be dedicated to \_\_\_\_\_ (HOA).  
In witness thereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(NAME)  
(COMPANY), (TITLE)

(NAME)  
(COMPANY), (TITLE)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of WEBER

J.S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, \_\_\_\_\_ personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the \_\_\_\_\_ of \_\_\_\_\_ a Limited Liability Company and that he/she signed the Owner's Dedication and Acknowledgement of Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

HIGHLANDS AT WOLF CREEK  
PHASE 6 FIRST AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH

ENGINEER/SURVEYOR:



LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100  
WWW.ENSIGNENG.COM

SANDY  
Phone: 801.255.0529  
TOOELE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHEY  
Phone: 435.896.2983

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 \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

MORGAN-WEBER HEALTH  
DEPARTMENT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_

MORGAN-WEBER HEALTH DEPARTMENT

WEBER COUNTY PLANNING  
COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_

WEBER COUNTY PLANNING COMMISSION

MOUNTAIN GREEN SEWER  
IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_

SEWER DISTRICT

HIGHLANDS WATER  
COMPANY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_

WATER COMPANY

COUNTY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_

COUNTY ENGINEER

COUNTY COMMISSION APPROVAL

PRESENTED TO THE WEBER COUNTY COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_  
WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST:

COUNTY CLERK \_\_\_\_\_ COUNTY COMMISSIONER \_\_\_\_\_

COUNTY ATTORNEY'S APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 20\_\_\_\_.

WEBER COUNTY ATTORNEY

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ AT \_\_\_\_\_ IN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS.

DEPUTY

COUNTY RECORDER