19-09

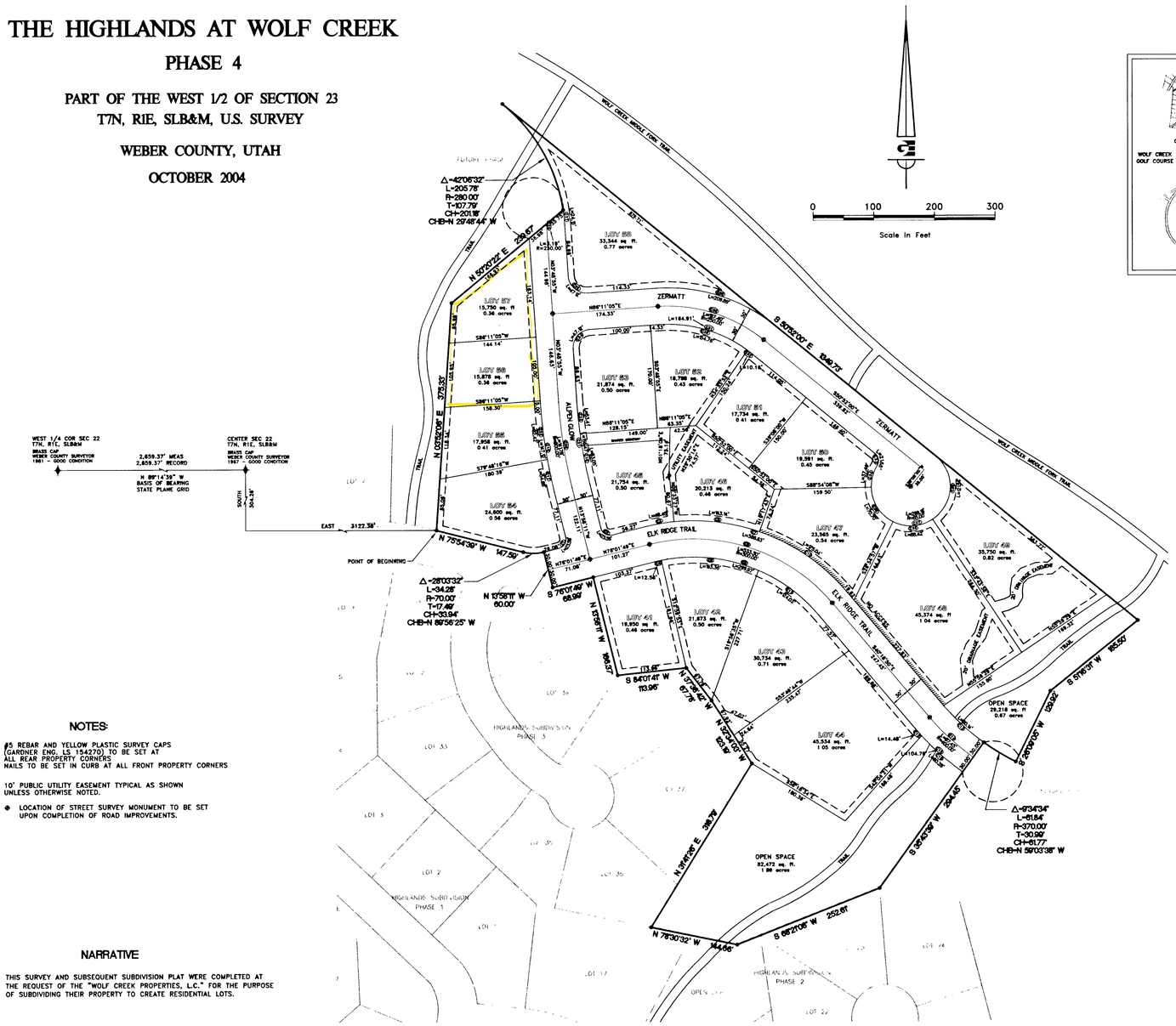
THE HIGHLANDS AT WOLF CREEK

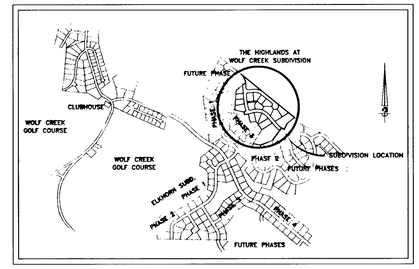
PHASE 4

PART OF THE WEST 1/2 OF SECTION 23
T7N, R1E, SLB&M, U.S. SURVEY

WEBER COUNTY, UTAH

OCTOBER 2004





VICINITY MAP

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	23.56	15.00	15.00	90°00'00"	N31°01'49"E	21.21
C2	23.56	15.00	15.00	90°00'00"	S58°58'11"E	21.21
C3	48.45	330.00	24.27	8°24'44"	S80°14'11"W	48.41
C4	12.58	270.00	6.29	2°40'10"	S77°21'54"W	12.58
C5	143.14	330.00	72.71	24°51'10"	N83°07'52"W	142.02
C6	163.36	270.00	84.27	34°40'01"	N83°58'01"W	160.88
C7	366.63	330.00	204.83	63°39'22"	N72°08'31"W	348.07
C8	333.50	300.00	186.21	63°39'22"	N72°08'31"W	316.42
C9	299.97	270.00	167.59	63°39'22"	N72°08'31"W	284.78
C10	175.04	330.00	89.63	30°23'27"	N55°30'33"W	172.99
C11	124.03	270.00	63.13	26°19'10"	N53°28'25"W	122.94
C12	14.48	450.00	7.24	1°55'44"	S41°16'42"E	14.48
C13	90.14	370.00	45.30	13°57'31"	S47°17'35"E	89.92
C14	97.45	400.00	48.97	13°57'31"	S47°17'35"E	97.21
C15	104.76	430.00	52.64	13°57'31"	S47°17'35"E	104.50
C16	90.28	430.00	45.31	12°01'47"	S48°15'27"E	90.12
C17	54.68	830.00	27.35	3°46'27"	S12°04'58"E	54.67
C18	83.05	770.00	41.57	6°10'48"	S10°52'47"E	83.01
C19	147.10	830.00	73.74	10°09'16"	S08°53'33"E	146.91
C20	141.78	800.00	71.08	10°09'16"	S08°53'33"E	141.60
C21	136.47	770.00	68.41	10°09'16"	S08°53'33"E	136.29
C22	92.42	830.00	46.26	6°22'49"	S07°00'20"E	92.38
C23	53.41	770.00	26.72	3°58'28"	S05°48'09"E	53.40
C24	47.12	30.00	30.00	90°00'00"	S41°11'05"W	42.43
C25	47.12	30.00	30.00	90°00'00"	S48°48'55"E	42.43
C26	3.19	250.00	1.59	0°43'49"	N04°10'50"W	3.19
C27	24.15	280.00	12.08	4°56'23"	N06°17'09"W	24.14
C28	154.76	220.00	80.73	40°18'14"	N73°39'48"W	151.58
C29	209.89	280.00	110.15	42°56'55"	N72°20'28"W	205.01
C30	187.40	250.00	98.36	42°56'55"	N72°20'28"W	183.04
C31	164.91	220.00	86.55	42°56'55"	N72°20'28"W	161.08
C32	10.16	220.00	5.08	2°38'41"	N52°11'21"W	10.15
C33	21.68	15.00	13.23	82°49'09"	N09°27'25"W	19.84
C34	37.49	65.00	19.28	33°03'01"	S15°28'39"W	36.98
C35	70.70	65.00	39.30	62°19'11"	S32°15'28"E	67.27
C36	68.42	65.00	37.76	60°18'41"	N86°25'36"E	65.31
C37	298.16	65.00	73.70	262°49'10"	N80°32'54"E	97.50
C38	121.54	65.00	88.06	107°08'17"	N02°42'08"E	104.59

NOTES:

#5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL REAR PROPERTY CORNERS
NAILS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS

10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

◆ LOCATION OF STREET SURVEY MONUMENT TO BE SET UPON COMPLETION OF ROAD IMPROVEMENTS.

NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE "WOLF CREEK PROPERTIES, L.C." FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.

DEVELOPER:

WOLF CREEK PROPERTIES, L.C.
STEVE ROBERTS
3900N. WOLF CREEK DRIVE
EDEN, UTAH 84310

SURVEYOR'S CERTIFICATE

I, KEN E GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.154270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

BOUNDARY DESCRIPTION

PART OF THE WEST 1/2 OF SECTION 23, T7N, R1E, SLB&M. BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HIGHLANDS AT WOLF CREEK PHASE 1 WITH THE NORTH LINE OF ELKRIDGE TRAIL, SAID POINT BEING SOUTH 304.26 FEET AND EAST 3122.38 FEET FROM THE CENTER OF SECTION 22, T7N, R1E, SLB&M; THENCE ALONG THE EAST LINE OF HIGHLANDS AT WOLF CREEK PHASE 1 AS FOLLOWS:

		COURSES:
N 03°52'06" E	375.33 FT.	THENCE;
N 50°20'22" E	239.67 FT.	THENCE;
NORTHWESTERLY	205.78 FT.	ALONG SAID CURVE TO A NON TANGENT LINE;
		(R=280.00, Δ=42°06'32", T=107.79, CH=201.18, CHB=N29°48'44"W);
		THENCE;
S 50°52'00" E	1349.73 FT.	THENCE;
S 51°16'31" W	185.50 FT.	THENCE;
S 26°09'05" W	129.92 FT.	TO A NON TANGENT CURVE TO THE LEFT; THENCE;
NORTHWESTERLY	61.84 FT.	ALONG SAID CURVE TO A NON TANGENT LINE;
		(R=370.00, Δ=9°34'34", T=30.99, CH=61.77, CHB=N59°03'38"W);
		THENCE;
S 35°43'39" W	294.45 FT.	TO THE NORTH LINE OF HIGHLANDS SUBDIVISION PHASE 2; THENCE;
S 68°21'08" W	252.61 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 2 BOUNDARY; THENCE;
N 78°30'32" W	144.66 FT.	TO THE EAST LINE OF HIGHLANDS SUBDIVISION PHASE 3; THENCE;
N 31°41'26" E	316.79 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
N 32°34'03" W	123.19 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
N 37°38'42" W	67.78 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
N 84°01'41" W	113.96 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
N 13°58'11" W	166.37 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
S 76°01'49" W	68.99 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
N 13°58'11" W	60.00 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
NORTHWESTERLY	34.28 FT.	ALONG SAID CURVE TO A NON TANGENT LINE;
		(R=70.00, Δ=28°03'32", T=17.49, CH=33.94, CHB=N89°56'25"W);
		ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE;
N 75°54'39" W	147.59 FT.	TO THE POINT OF BEGINNING.
		CONTAINS: 695,541 SQ. FT. / 15.967 ACRES

12/2/2004
DATE

SIGNATURE

REGISTERED LAND SURVEYOR No. 154270 KEN E. GARDNER STATE OF UTAH
SEAL

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS 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:

THE HIGHLANDS AT WOLF CREEK, PHASE 4

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES.
AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 3 DAY OF November, 2004

WOLF CREEK PROPERTIES, L.C.
STEVE ROBERTS
MANAGING MEMBER

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 _____, 2004

CHAIRMAN, WEBER COUNTY PLANNING 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 22nd DAY OF Oct., 2004

SURVEYOR
STATE OF UTAH

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 EFFECT.

SIGNED THIS 3rd DAY OF Nov., 2004

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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 25th DAY OF Oct., 2004

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, 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 2nd DAY OF November, 2004

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: Admin. Assistant

ATTEST: Fátima Blackford

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2004

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, ONE (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

STAMP

ACKNOWLEDGMENT
(L.C.)

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THE 3 DAY OF Nov., 2004, PERSONALLY DUPEARED BEFORE ME Steve Roberts, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF Wolf Creek Properties, L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND _____ ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.

ANGELA MARTIN
NOTARY PUBLIC • STATE of UTAH
2380 Wash. Blvd Suite 240
Ogden, Utah 84401
COMM EXP 11 24 2007

NOTARY PUBLIC

STAMP

Prepared By:

Gardner Engineering

5875 S. ADAMS AVE.
PARKWAY, SUITE 200
OGDEN, UT 84405
(801) 476-0202

M:\WolfCreek\the Highlands\Phase 4\Phase 4.dwg

COUNTY RECORDER

ENTRY NO. 2064458 FEE PAID $49.00 FILED FOR RECORD AND RECORDED 04-Nov-2004 AT 2:51 IN BOOK 60 OF OFFICIAL RECORDS, PAGE 61. RECORDED FOR Jeromy Williams

Doug Crofts
COUNTY RECORDER

BY: Camie Klotz
DEPUTY

60-61