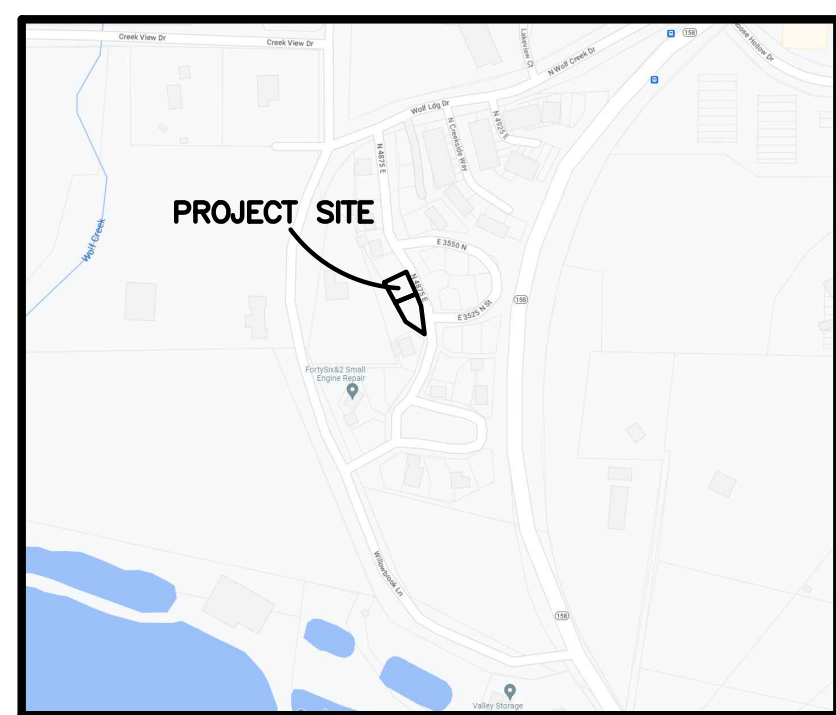


# THE VILLAGE AT WOLF CREEK - 1ST AMENDMENT

AMENDING LOTS 24 AND 25 OF THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT  
PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2024

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	212.00'	37.55'	37.50'	S26°02'27"E	10°08'55"
C2	212.00'	88.61'	87.97'	S08°59'32"E	23°56'54"
C3	212.00'	126.16'	124.31'	S14°03'59"E	34°05'49"



**VICINITY MAP**  
NOT TO SCALE  
**NARRATIVE**

THIS AMENDED SUBDIVISION PLAT WAS REQUESTED BY MATT BOSEN OF MABO BUILDERS FOR THE PURPOSE OF ADJUSTING THE BOUNDARY OF THE HEREON DESCRIBED SUBDIVISION LOTS.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST AND NORTH QUARTER CORNERS OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°07'34" EAST BETWEEN SAID NORTHWEST CORNER AND NORTH QUARTER CORNER OF SAID SECTION 27 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR THE VILLAGE AT WOLF CREEK A PLANNED RESIDENTIAL UNIT DEVELOPMENT PREPARED BY JEFFERY S. KEARL, DATED MARCH 8, 2002, AND RECORDED APRIL 16, 2002 WAS USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE PLAT FOR THE VILLAGE AT WOLF CREEK A PLANNED RESIDENTIAL UNIT DEVELOPMENT WAS USED TO RE-ESTABLISH SUBJECT LOT LINES AND OCCUPATION GENERALLY AGREES WITH LINES SURVEYED ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BOUNDARY DESCRIPTION

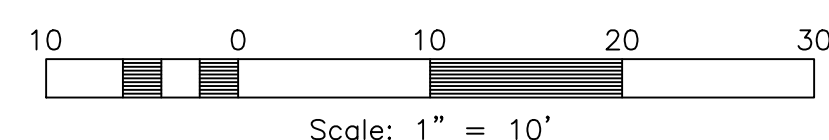
ALL OF LOTS 24 AND 25, THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 4875 EAST STREET, BEING 1141.10 FEET SOUTH 89°07'34" EAST ALONG THE SECTION LINE AND 49.26 FEET NORTH 00°52'26" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 22 (SAID SOUTHWEST CORNER BEING 2660.50 FEET NORTH 89°07'34" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22); THENCE NORTH 55°30'02" WEST 47.33 FEET; THENCE NORTH 28°01'58" WEST 94.40 FEET; THENCE NORTH 35°26'36" WEST 1.00 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 65°52'44" EAST 51.37 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER OF SAID LOT 26 AND THE WESTERLY RIGHT-OF-WAY LINE 4875 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 31°06'54" EAST 13.28 FEET, AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT A RADIUS OF 212.00 FEET, AN ARC LENGTH OF 126.16 FEET, WITH A DELTA ANGLE OF 34°05'49", A CHORD BEARING OF SOUTH 14°03'59" EAST, AND A CHORD LENGTH OF 124.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,532 SQUARE FEET OR 0.127 ACRES.

### LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = AREA OF NO LIVING SPACE (GARAGES AND SHEDS ONLY)



### DEVELOPER:

MABO BUILDERS, LLC  
802 E 1975 N  
NORTH OGDEN, UT 84414  
619-850-2855

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

\_\_\_\_\_  
WEBER COUNTY ENGINEER

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ 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 WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE

### 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

### 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\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

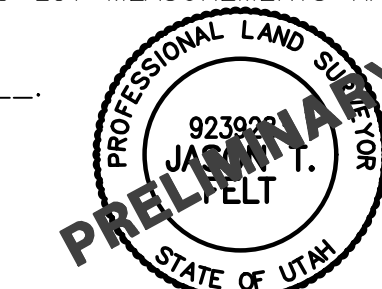
### SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **THE VILLAGES AT WOLF CREEK - 1ST AMENDMENT** IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9239283

UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **THE VILLAGES AT WOLF CREEK - 1ST AMENDMENT**, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS AND 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR: REX BOSEN

\_\_\_\_\_  
REX BOSEN DATE

FOR: WILLOW CREEK EDEN, LLC

\_\_\_\_\_  
NAME/TITLE DATE

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF WILLOW CREEK EDEN, LLC, A UTAH LIMITED LIABILITY CORPORATION, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION NO. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY

### Project Info.

Surveyor: J. FELT  
Designer: A. MULLINS  
Begin Date: 4-11-2024  
Name: THE VILLAGE AT WOLF CREEK 1ST AMENDMENT  
Number: 7490-10  
Revision: \_\_\_\_\_  
Scale: 1"=10'  
Checked: \_\_\_\_\_



### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
\_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_  
Deputy.