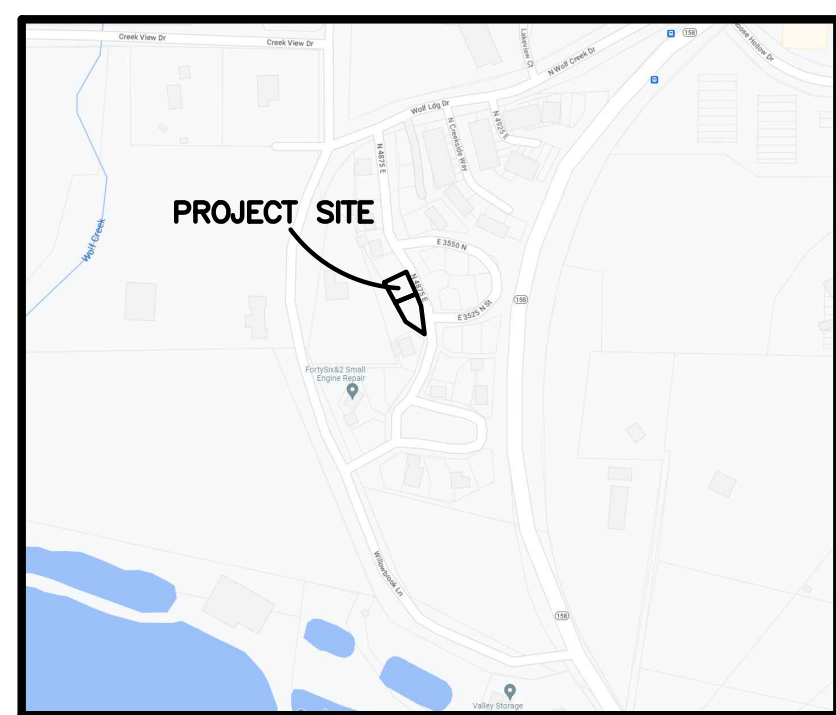


THE VILLAGE AT WOLF CREEK - 1ST AMENDMENT

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	LTH	CHD	LTH	CHD	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

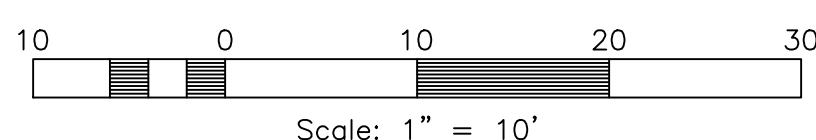
ALL OF LOTS 24 AND 25, THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 OF 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 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____.

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 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-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____.

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

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

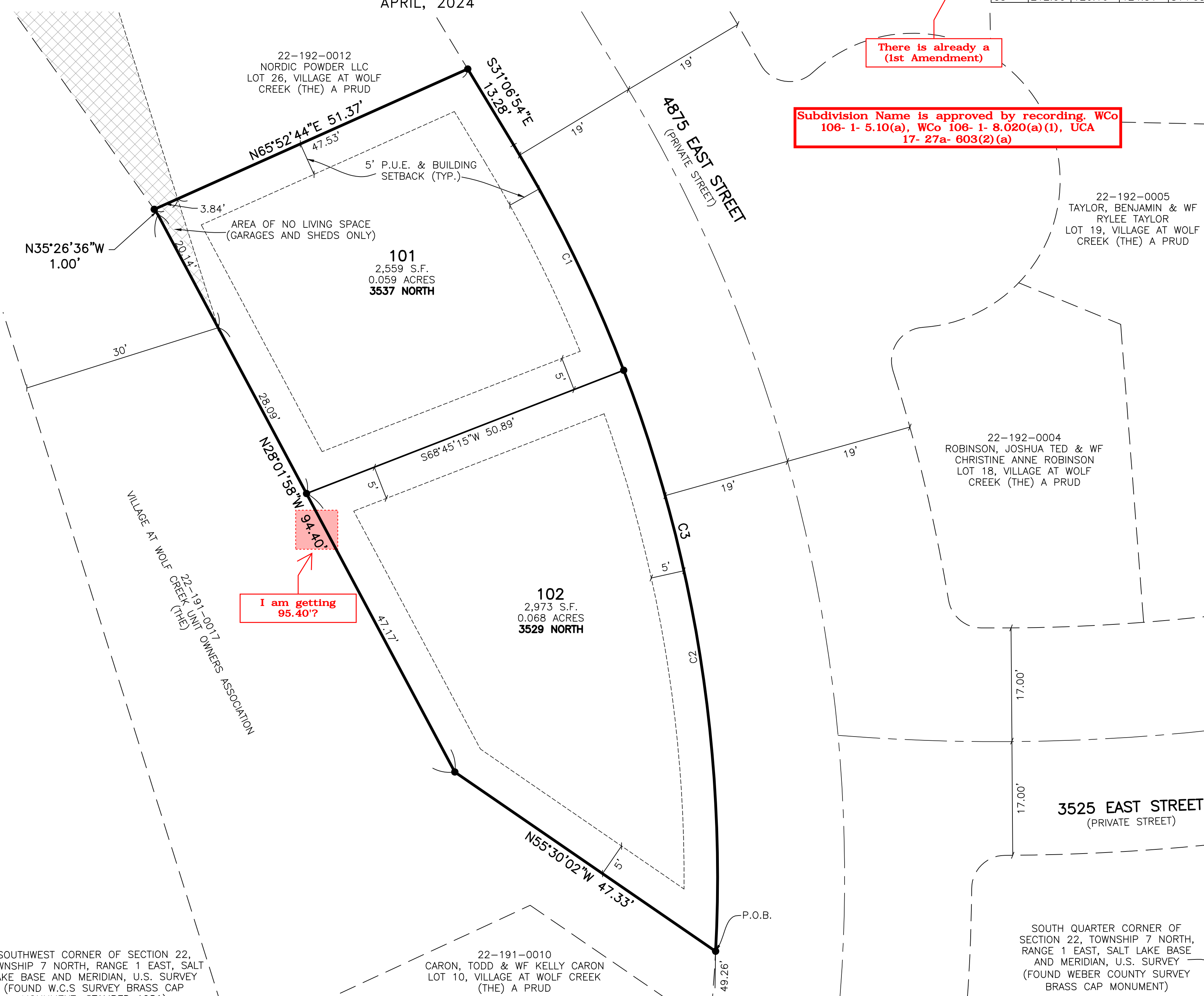
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT



There is already a (1st Amendment)

Subdivision Name is approved by recording. WCO 106-1-5.10(a), WCO 106-1-8.020(a)(1), UCA 17-27a-603(2)(a)

I am getting 95.40'?

A signature block for County Surveyor conforming to state code and county ordinance. 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____. County Surveyor Record Of Survey # WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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

JASON T. FELT
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

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 _____ DATE _____
FOR: WILLOW CREEK EDEN, LLC _____ DATE _____

NAME/TITLE _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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)ss.
COUNTY OF _____)

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 VILLAGES AT WOLF CREEK 1ST AMENDMENT**

Number: **7490-10**

Revision: _____

Scale: **1"=10'**

Checked: _____

RA Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com