

# WOODLAND ESTATES SUBDIVISION - UNIT 2

LOTS 25-53 INCLUSIVE  
PART OF THE N.E. 1/4 SECTION 23, T.5 N., R.1 W., S.L.B. & M., U.S. SURVEY  
WEBER COUNTY, UTAH

SCALE 1" = 100'

JAN. 5, 1959.

STATE  
COUNT  
FILED  
G6  
JAN 2  
IN BOOK  
PAGE  
RUTH E.  
S

## BOUNDARY DESCRIPTION

Beginning at the S.E. Cor. of the N.E. 1/4 Section 23, T.5 N., R.1 W., S.L.B. & M.; th. N89°01'35"W 299 25'E 50.0 ft., th. N89°01'35"W 66.0 ft., th. S0°58'25"W 50.0 ft., th. N89°01'35"W 392.0 ft., th. N0°58'25" 01'35"W 50.0 ft., th. S0°58'25"W 50.0 ft., th. N89°01'35"W 516.50 ft., th. N12°44'15"W 366.93 ft., th. N7 7 ft., th. N0°44'23"W 265.0 ft., th. N89°15'35"E 188.24 ft., th. N86°55'25"E 232.34 ft., th. N51°06'05" N2°07'20"W 87.48 ft., th. N28°00'E 170 ft., th. N85°38'40"E 412.70 ft., th. S51°06'05"E 37°54'48"E 324.18 ft., th. S47°07'40"E 215.30 ft., th. S0°13'25"W 67.98 ft., th. S47°07' 50°13'25"W 326.01 ft. to the point of beginning.

## OWNER'S DEDICATION

The undersigned owners of the foregoing described tract of land do hereby set apart and some into lots and streets and utility easements as shown on the above and foregoing plat. is hereby made a part hereof, and assign to the lands included in said plat the name of Woodland Estates Subdivision - Unit 2.

The undersigned owners further hereby dedicate, grant and convey to Weber County or portions of said tract of land designated on said plat as streets, the same to be used thoroughfares forever and grant and dedicate a perpetual right of way and easement over the land designated on the plat as public utility easements, the same to be used for the maintenance and operation of public utility service lines as may be authorized by Weber County.

*George R. Wright, Valere S. Wright, Lester L. Combe, Catharin*  
GEORGE R. WRIGHT & WIFE VALERIE S. WRIGHT      LESTER L. COMBE & WIFE CATHARIN

STATE OF UTAH }  
COUNTY OF WEBER } SS

On this 19th day of JANUARY, 1959, personally me, the undersigned notary public, in and for said County of Weber in said the signers of the above owners dedication, 4 in number, who duly acknowledge that they signed it freely and voluntarily and for the uses and purposes thereof.

*Sharon Young*      3946 So. 2275 West Ray, Utah      July 23, 1962  
NOTARY PUBLIC      RESIDENCE      COMMISSION EXPIRES

## ENGINEER'S CERTIFICATION

I, John O. Reeve, a registered professional engineer and land the State of Utah, do hereby certify that the foregoing plat of Subdivision, Unit 2 in Weber County, Utah, has been correctly drawn scale and is a true and correct representation of the foregoing d lands included in said subdivision, based on data compiled from n Weber County Recorders Office and of a survey made on the ground

*John O. Reeve*      1259      Jan 19, 1959  
JOHN O. REEVE      STATE LICENSE NO.      DATE

## COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

I hereby certify that I have carefully investigated the lines of survey going plat and legal description of the land embraced therein, and find correct and to agree with the lines and monuments on record in this or, approve said plat this 19th day of JANUARY, 1959.

*John O. Reeve*  
COUNTY SURVEYOR

## WEBER COUNTY PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

The Weber County Planning Commission hereby certifies that plat and dedication of Woodland Estates Subdivision, Unit 2 was a said Commission this 19 day of JANUARY, 1959.

*Ernest Peterson*  
CHAIRMAN

## COUNTY ATTORNEY'S CERTIFICATE OF APPROVAL

I have examined the proposed plat of Woodland Estates Subd. Unit 2 c if conforms with the County Ordinances applicable thereto and now in

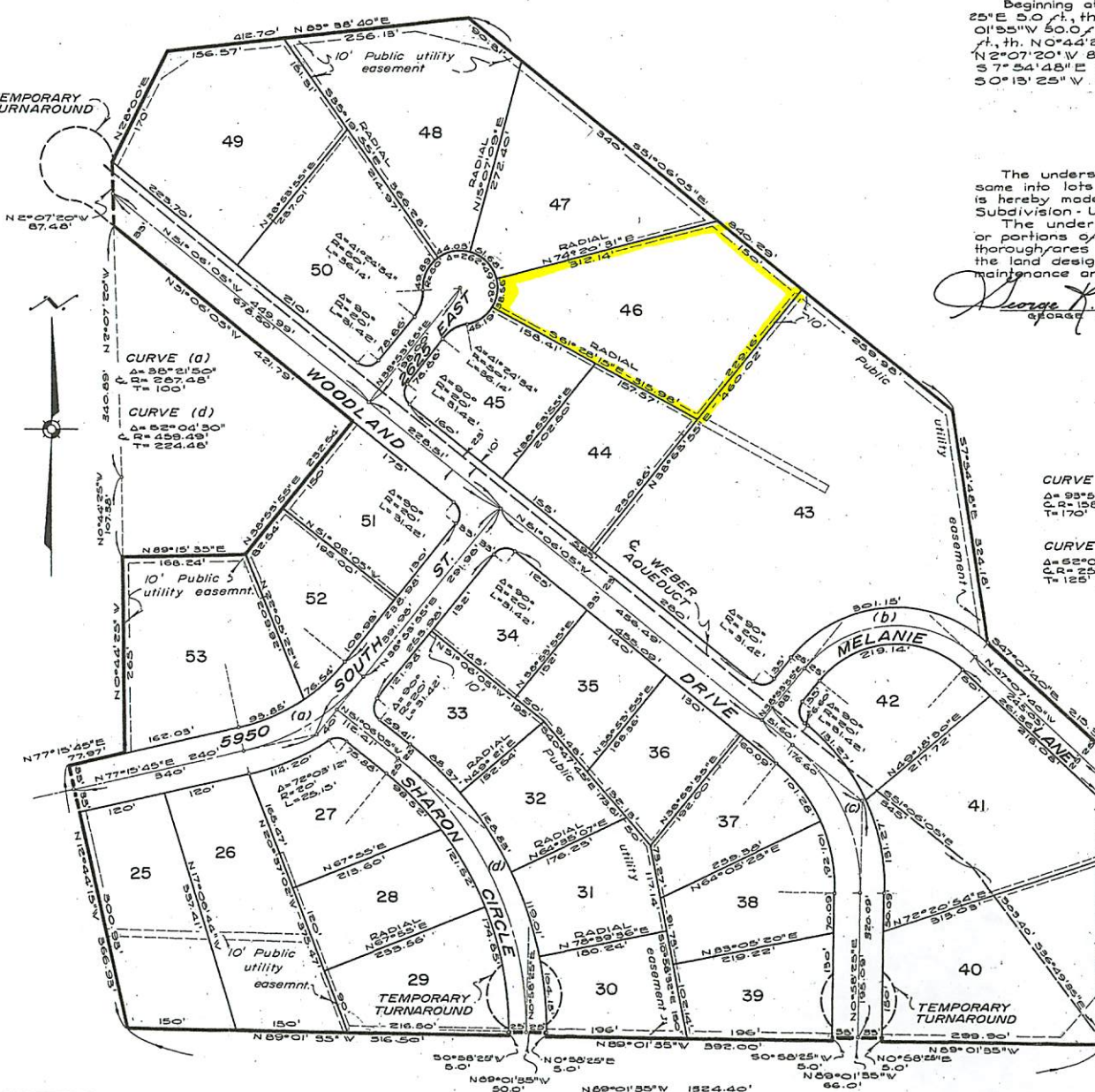
1/10/59      DATE      *B. Maurice Johnson*  
COUNTY ATTORNEY

## COUNTY COMMISSION APPROVAL & ACCEPTANCE

This is to certify that this plat and dedication of Woodland Estates in said County were duly approved and accepted by the County ers of Weber County, Utah on the 12 day of JANUARY, 1959.

*Laurence M. Malin*      *Elmer C. Brown*  
CLERK      CHAIRMAN

Point of beginning  
S.E. Cor. N.E. 1/4 Sec. 23

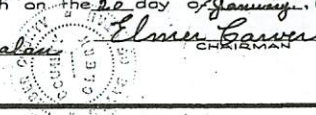


CURVE (a)  
Δ = 85°21'50"  
R = 287.48'  
T = 100'

CURVE (d)  
Δ = 52°04'30"  
R = 459.49'  
T = 224.48'

CURVE (b)  
Δ = 93°58'25"  
C.R. = 158.61'  
T = 170'

CURVE (c)  
Δ = 52°04'30"  
C.R. = 255.86'  
T = 125'



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Scale: 1" = 50'



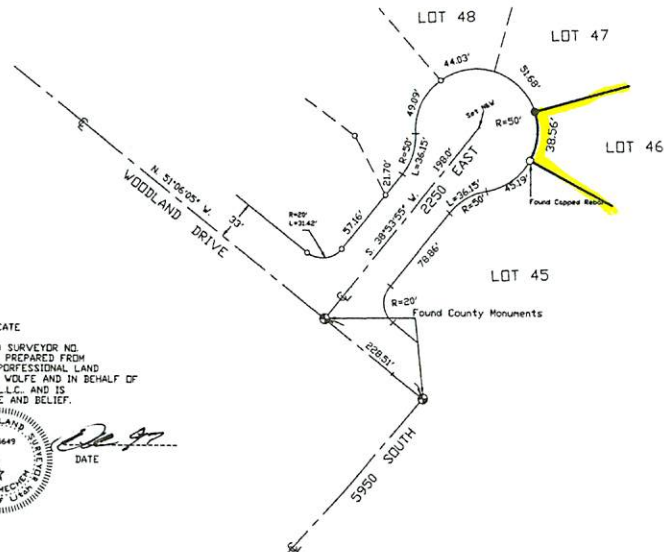
Cap Detail

LEGEND: ● DENOTES A SET #5 CLIPPED REBAR, 24" LONG  
○ DENOTES A FOUND CLIPPED REBAR

PARCEL DESCRIPTION  
LOT 46, WOODLAND ESTATES SUBDIVISION UNIT 2

NARRATIVE OF SURVEY

THIS SURVEY IS FOR THE PURPOSE OF RE-ESTABLISHING THE WESTERLY LINE OF LOT 46. CLIPPED REBAR SET AT EXISTING PROPERTY CORNERS, AS NOTED ON THE BODY OF THIS PLAT, AS WELL AS CENTERLINE MONUMENTS WERE USED AS CONTROL. THESE POINTS WERE SET ON PREVIOUS SURVEYS OF ROBERTS SUBDIVISION OF LOT 50, WOODLAND ESTATES UNIT 2 & LOT 45 BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C.



SURVEYOR'S CERTIFICATE

I, DICK N. MECHEM, UTAH PROFESSIONAL LAND SURVEYOR NO. 155649, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM PREVIOUS SURVEYS MADE BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C. AT THE REQUEST OF JENNETTE L. WOLFE AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, L.L.C. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
DICK N. MECHEM / P.L.S. DATE



RECEIVED

OCT 23 1998

Weber County Surveyor

RECORD OF SURVEY  
For  
JENNETTE L. WOLFE

UTAH DISTRICT, PART OF SECTION 23  
Township 5 North, Range 1 West, S.L.B.&M.

DATE: SEPT. 1997 BY: JLM/DMH  
Mountain West Professional Land Surveyors, L.L.C.  
1825 W. 4400 S. PO Box 207  
Riv. Utah 84067  
Phone: (801) 732-5220 Fax: (801) 731-5331

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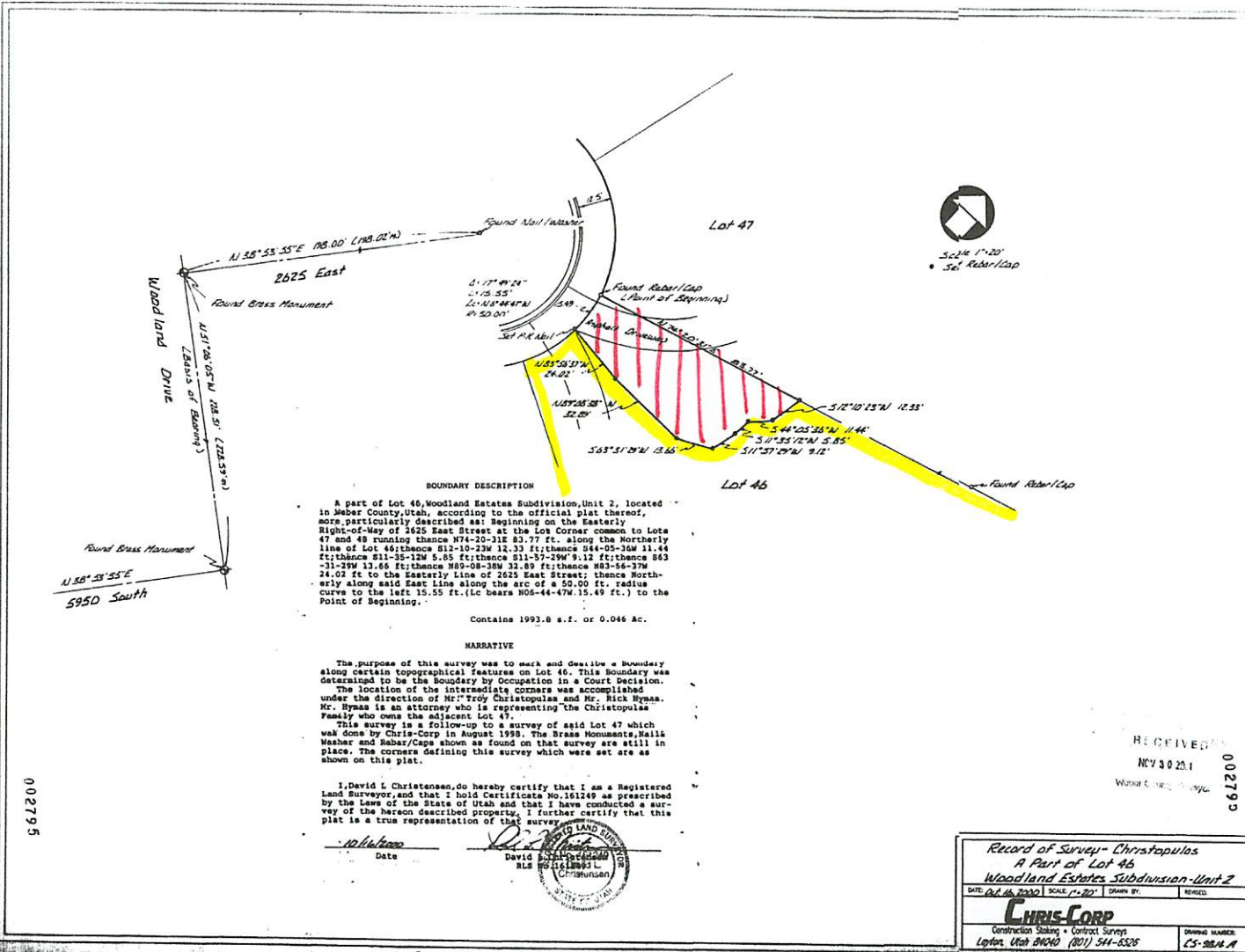
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BOUNDARY DESCRIPTION

A part of Lot 46, Woodland Estates Subdivision, Unit 2, located in Weber County, Utah, according to the official plat thereof, more particularly described as: Beginning on the Easterly Right-of-Way of 2625 East Street at the Lot Corner common to Lots 47 and 48 running thence N74-20-31E 83.77 ft. along the Northerly line of Lot 46; thence S12-10-23W 12.33 ft; thence S44-05-10W 11.44 ft; thence S11-35-12W 5.85 ft; thence S11-57-29W 9.12 ft; thence S63-21-29W 11.66 ft; thence N89-08-28W 12.89 ft; thence N83-56-37W 24.02 ft to the Easterly Line of 2625 East Street; thence Northerly along said East Line along the arc of a 50.00 ft. radius curve to the left 15.55 ft. (to bear N06-44-47W 15.49 ft.) to the Point of Beginning.

Contains 1993.8 s.f. or 0.046 Ac.

NARRATIVE

The purpose of this survey was to mark and describe a boundary along certain topographical features on Lot 46. This Boundary was determined to be the Boundary by Occupation in a Court Decision. The location of the intermediate corners was accomplished under the direction of Mr. Troy Christopoulos and Mr. Rick Hymas. Mr. Hymas is an attorney who is representing the Christopoulos Family who owns the adjacent Lot 47. This survey is a follow-up to a survey of said Lot 47 which was done by Chris-Corp in August 1998. The Brass Monuments, Nail Washer and Rebar/Caps shown as found on that survey are still in place. The corners defining this survey which were set are as shown on this plat.

I, David L. Christensen, do hereby certify that I as a Registered Land Surveyor, and that I hold Certificate No. 161249 as prescribed by the Laws of the State of Utah and that I have conducted a survey of the hereon described property. I further certify that this plat is a true representation of that survey.



RECEIVED  
NOV 30 2011  
Weber County Office

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Record of Survey - Christopoulos			
A Part of Lot 46			
Woodland Estates Subdivision - Unit 2			
DATE: Oct 16, 2010	SCALE: 1" = 20'	DRAWN BY:	REVISED:
CHRIS-CORP			PHONE NUMBER:
Construction Staking & Contract Surveys			15-9818-A
Logan, Utah 84301 (801) 544-6526			

002795

PART OF THE NE.1/4, SEC. 23, T.5N., R.1W., S.L.B. & M.  
WOODLAND ESTATES SUBDIVISION UNIT 2

LOTS 25-53

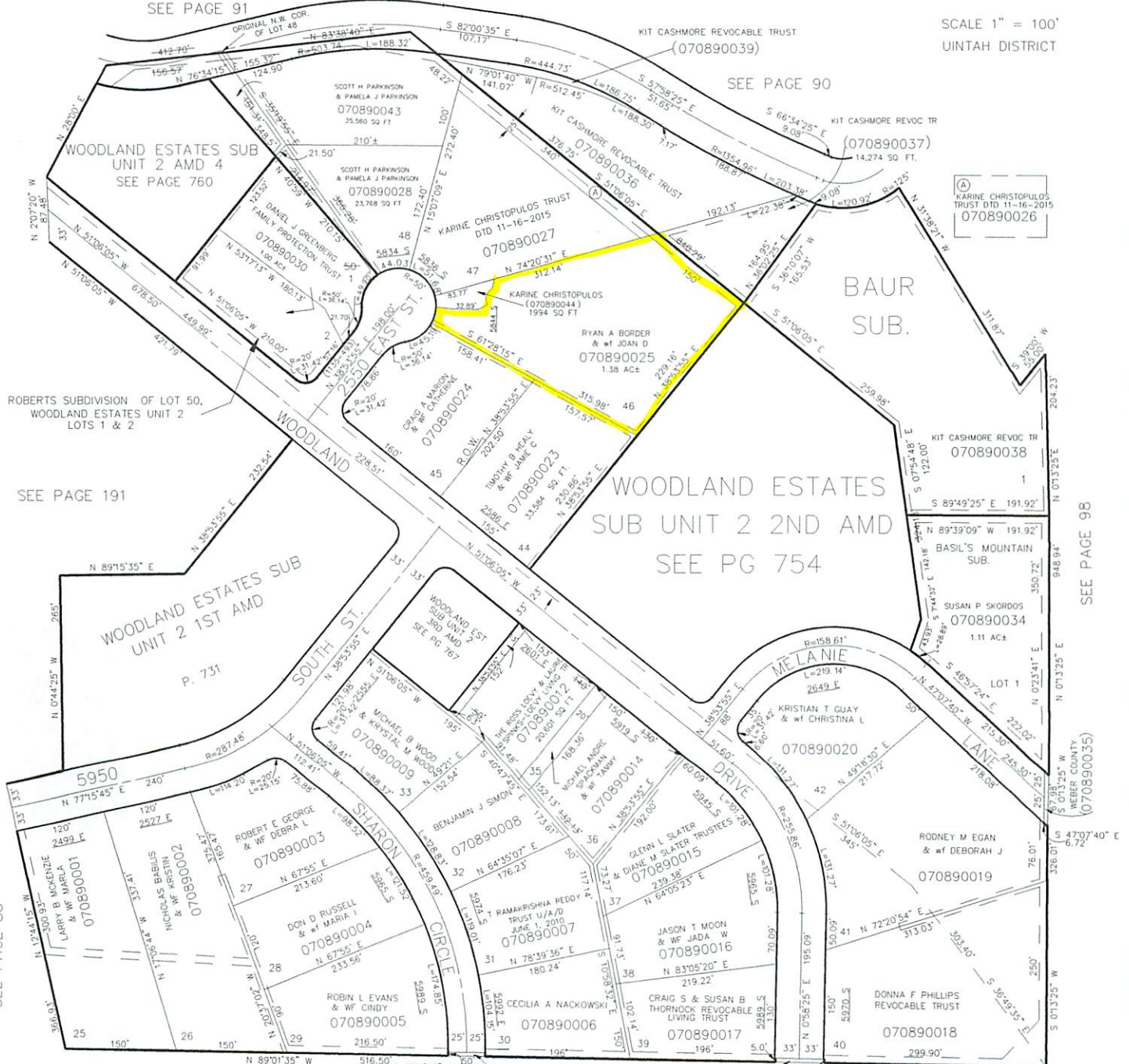
& BAUR SUBDIVISION (ONE LOT SUB.) & BASIL'S MOUNTAIN SUB (ONE LOT SUB.)  
& ROBERTS SUB. OF LOT 50, WOODLAND EST. SUB. UNIT 2

TAXING UNIT: 159

SEE PAGE 91

SCALE 1" = 100'  
UTAH DISTRICT

SEE PAGE 90



(A) KARINE CHRISTOPOULOS  
TRUST DTD 11-16-2015  
070890026

BAUR  
SUB.

WOODLAND ESTATES  
SUB UNIT 2 2ND AMD  
SEE PG 754

WOODLAND ESTATES SUB  
UNIT 2 1ST AMD  
P. 731

SEE PAGE 191

SEE PAGE 98

SEE PAGE 98

SEE PAGE 88

10' UTILITY & DRAINAGE EASEMENTS EACH  
SIDE OF PROPERTY LINES AS INDICATED  
BY DASHED LINES EXCEPT AS OTHERWISE SHOWN

COUNTY OF WEBER  
(070890040)  
SEE PAGE 96

N 89°01'35" W  
FOR COMPLETE END DATA SEE  
ORIGINAL DEDICATION PLAT IN  
BOOK 11, PAGE 100

KBR 08-89

