

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 8-30-17	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name River Wood Bend Subdivision 1st Amendment	Number of Lots 1
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Approximate Address 436 N. 5500 W. Warren 84404	Land Serial Number(s) 15-024-0025
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Current Zoning A-2	Total Acreage
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Culinary Water Provider West Warren - Warren Water	Secondary Water Provider	Wastewater Treatment septic
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Property Owner Contact Information

Name of Property Owner(s) Dustin E. West and Amanda K. West	Mailing Address of Property Owner(s) 436 N. 5500 W. Warren, UT 84404
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Phone 801-940-1721	Fax
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Email Address West1980@msn.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
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Phone	Fax
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Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Boundary Consultants	Mailing Address of Surveyor/Engineer 1295 N. 1700 W. Farr West, UT 84404
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Phone 801-792-1509	Fax 801-490-7158
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Email Address dave@boundaryconsultants.biz	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Owner Affidavit

I (We), Dustin E & Amanda K West, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.




(Property Owner)



(Property Owner)

Subscribed and sworn to me this 30 day of Aug, 20 17.





(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

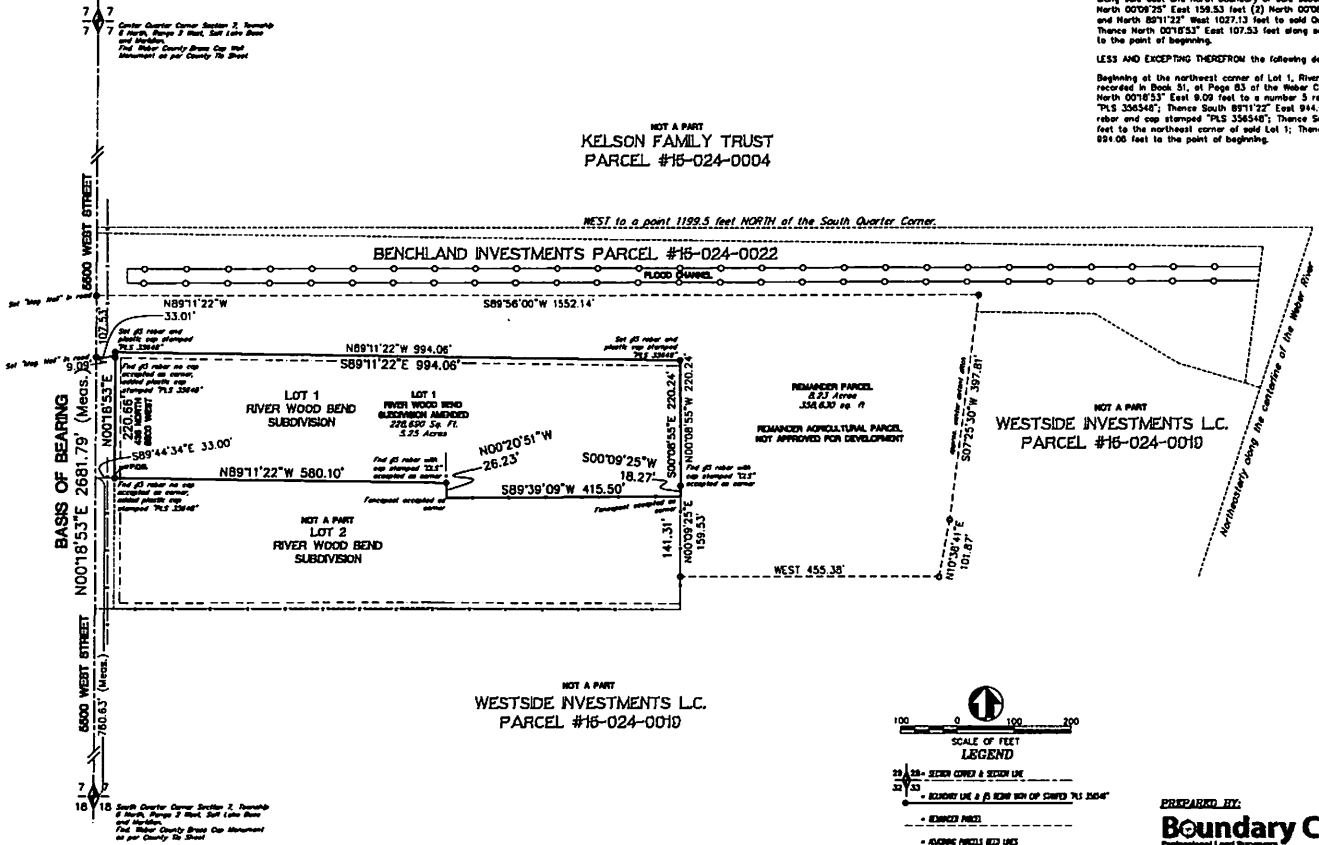
(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

RIVER WOOD BEND SUBDIVISION, 1st AMENDMENT
WEST WARREN, UTAH

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 23,
 TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN
 SURVEY PERFORMED: JUNE 2010



REMAINDER PARCEL

A part of the Southeast Quarter of Section 7, Township 8 North, Range 2 West Salt Lake Basin and Meridian. Beginning at a point 1080.00 feet North 00°16'53" East along the Quarter Section Line from the South quarter Corner of said Section 7; and running thence North 89°26'00" East 1552.14 feet to the centerline of an existing ditch; thence (one (2) courses along said centerline as follows: 1) South 07°25'30" West 397.81 feet; and 2) South 10°38'41" West 101.86 feet; thence DUE WEST 453.38 feet to the East Boundary of River Wood Bend Subdivision in Weber County, Utah; thence three (3) courses along said east and north boundary of said subdivision as follows: (1) North 00°09'25" East 158.53 feet (2) North 00°08'55" West 211.17 feet; and North 89°11'22" West 1027.13 feet to said Quarter Section Line; thence North 00°18'53" East 107.53 feet along said Quarter Section Line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel:
 Beginning at the northeast corner of Lot 1, River Wood Bend Subdivision, recorded in Book 51, at Page 83 of the Weber County Records, thence North 00°18'53" East 9.09 feet to a number 3 rebar and cap stamped "PLS 356548"; thence South 89°11'22" East 944.08 feet to a number 3 rebar and cap stamped "PLS 356548"; thence South 00°08'55" East 9.07 feet to the northeast corner of said Lot 1; thence North 89°11'22" West 894.08 feet to the point of beginning.

SURVEYORS CERTIFICATE

I, David E. Hoeske, certify that I am a Professional Land Surveyor holding license number 35628 in accordance with Title 36, Chapter 21, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Sections 17-23-17 and that I have verified all measurements, have placed monuments as shown herein and that all data meet the requirements of the Land Use Code.

NARRATIVE

See Record of Survey #2751 filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situated in the Southeast Quarter of Section 7, Township 8 North, Range 2 West, Salt Lake Basin and Meridian. Commencing 3.75 acres contained in Lot 1, River Wood Bend Subdivision, and a 0.31 acre portion of that particular parcel of land known as, (a) Parcel #16-293-0201, described in that certain Warranty Deed recorded on (May 28, 2010), of the Weber County Records. Basis of bearing for subject parcel being North 00°18'53" East 281.79 feet (measured) between the Weber County Surveyor's bronze cap monuments monumentizing the west line of the Southeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section thence South 00°18'53" East 780.63 feet subdivided with said Quarter Section line; thence South 89°44'34" East 33.00 feet to the True Point of Beginning; thence North 00°18'53" East 230.68 feet subdivided with the east line of Lot 1 of said River Wood Bend Subdivision and the prolongation thereof to a number 3 rebar and pipe plastic stamped "PLS 356548"; thence South 89°11'22" East 944.08 feet to a number 3 rebar and pipe plastic stamped "PLS 356548"; thence South 00°08'55" East 120.34 feet coincident with the east line of said Lot 1 and the prolongation thereof to a number 3 rebar and cap stamped "PLS"; thence the following (one (1) course) coincident with the perimeter of said Lot 1, (1) South 00°08'55" West 18.27 feet to a fence corner; (2) South 89°38'09" West 415.50 feet to a fence corner; (3) North 00°09'25" West 26.23 feet to a number 3 rebar and cap stamped "PLS"; thence North 89°11'22" West 380.10 feet coincident with the east line of said Lot 1 and the prolongation thereof to the point of beginning.



OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot and as shown on this plat and name said tract RIVER WOOD BEND SUBDIVISION, 1st AMENDMENT, and hereby dedicate, grant and convey to Weber County, Utah, of those parts or portions of said tract of land designated as public utility easements, with no buildings or structures being erected within these easements, in witness we have hereunto set our signatures.

Signed this _____ day of _____, 2017.

Shayne Harris
 Dustin E. West
 Amanda K. West

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WEBER }
 On the _____ day of _____, 2017, personally appeared before me, the undersigned Notary Public, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he, Shayne Harris, signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WEBER }
 On the _____ day of _____, 2017, personally appeared before me, the undersigned Notary Public, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they, Dustin E. West and Amanda K. West, signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER COUNTY RECORDER

ENTRY NUMBER _____
 FEE PAID FOR RECORD AND RECORDED THIS _____
 DAY OF _____, 2017, IN BOOK _____ AT PAGE _____ OF THE OFFICIAL RECORDS.
 DEPUTY COUNTY RECORDER _____

WEBER COUNTY ATTORNEY
 I have examined the financial guarantees and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and are in force and effect.
 Signed this _____ day of _____, 20____.
 Signature _____

COUNTY SURVEYOR'S CERTIFICATE
 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 executes this plat from the responsibilities and/or liabilities associated therewith.
 Signed this _____ day of _____, 20____.
 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 shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. - WCO 106-1-8(c)(5).
 Signed this _____ day of _____, 20____.
 Signature _____

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 _____, 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 guarantees of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____.
 Chairman, Weber County Commission _____
 Attest: Title: _____

PREPARED BY:
Boundary Consultants

1255 North 1700 West Farr West, Utah
 801-752-1500 801-600-7150 FAX
 dave@boundaryconsultants.biz
 FOR: Shayne Harris
 5500 WEST 436 NORTH
 Ogden, Utah 84404
 801-850-8712



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	53694

Receipt Date
08/30/17

Received From:
Dustin and Amanda We

Time: 17:08
Clerk: tbennett

Description	Comment	Amount
Subdivision Fee	River Wood Bend	\$545.00
Subdivision Fee	River Wood Bend	\$255.00
Subdivision Fee	River Wood Bend	\$425.00

Payment Type	Quantity	Ref	Amount
CHECK		543	

AMT TENDERED: \$1,225.00
 AMT APPLIED: \$1,225.00
 CHANGE: \$0.00