

Subdivision Name approved by the county recorder, WCO 106-1-8(c)(1); UCA 17-27a-603(1)(a) "Subdivision" is not in the name of "River Wood Bend" You could say "River Wood Bend 1st Amendment" A Subdivision in West Warren, Weber County, Utah"

The Township, range, and quarter section of the Subdivision in bold letters at the top of the sheet, WCO 106-1-8(c)(1); UCA 17-23(7)(a) Wrong Section

If the survey, atlas or reference a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to reestablish the location of said features. WCO 45-3-4(a), ROS 5751 Narrative is Missing 500 West Street

The surveyor making the plat shall certify that the surveyor holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, UCA 17-27a-604(4)(b)(i) Missing Professional

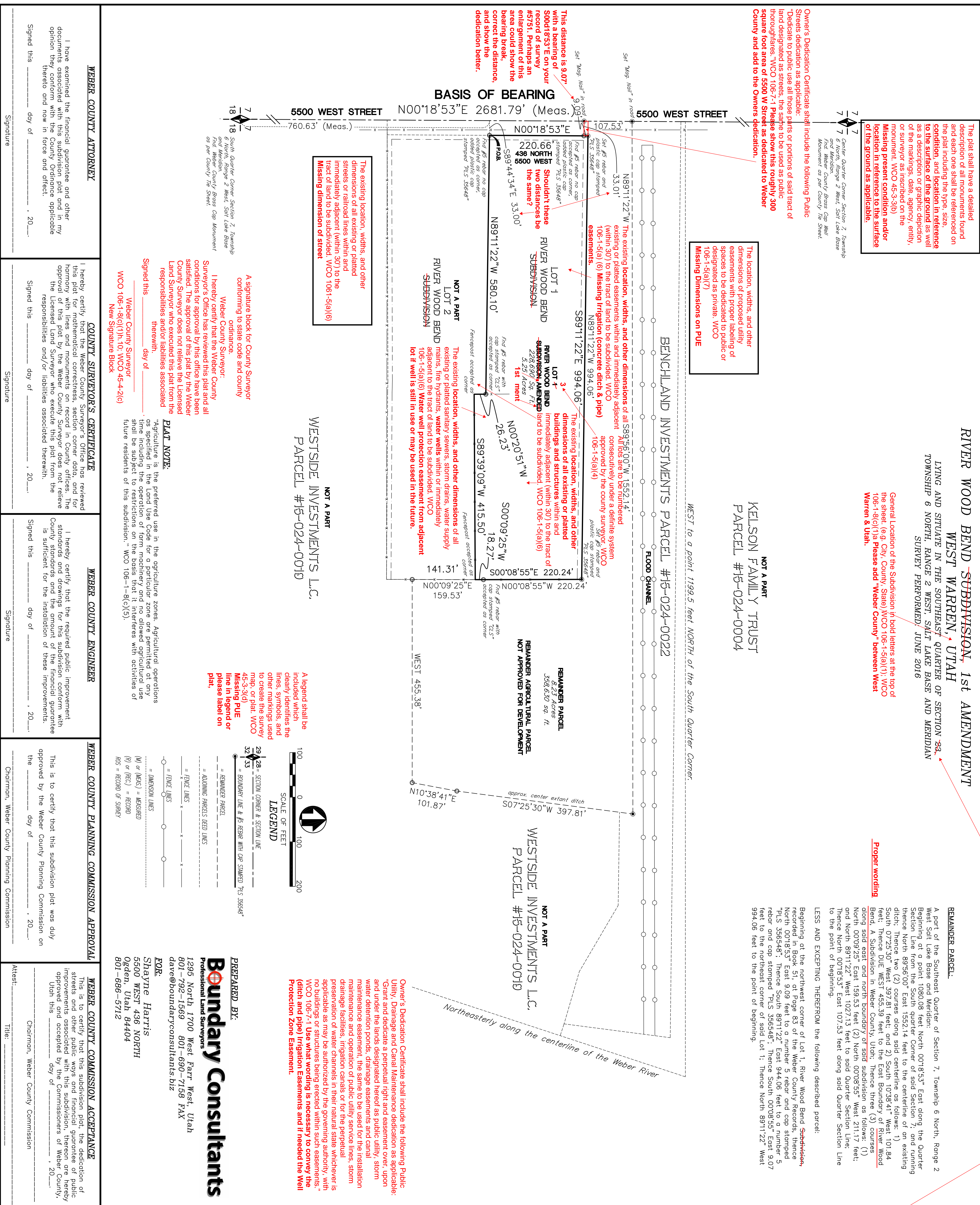
The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date(s) of, entity, or surveyor (WCO 45-3-3(6) Monument, WCO 45-3-3(6) Missing present condition and/or location in reference to the surface of the ground as applicable.

Owner's Dedication Certificate shall include the following Public Streets dedication as applicable: "Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares." WCO 106-7-1 Please show this roughly 300 square foot area of 5500 W Street as dedicated to Weber County and add to the Owners dedication.

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) Missing Dimensions on PUE

The existing location, widths, and other dimensions of all 899'±60.00" W, 1552.14'± (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6) Missing Irrigation (concrete ditch & pipe) easements. approved by the county surveyor, WCO 106-1-5(a)(4)

This distance is 9.07' with a bearing of S00d4'853"E on your #5751. Perhaps an enlargement of this area could show the bearing break, correct the distance, and show the dedication better.



RIVER WOOD BEND SUBDIVISION, 1st AMENDMENT
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 88,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JUNE 2016

General Location of the Subdivision in bold letters at the top of the sheet. (e.g. City, County, State) WCO 106-1-8(a)(1); WCO 106-1-8(c)(1) Please add Weber County between West Warren & Utah.

NOT A PART
KELSON FAMILY TRUST
PARCEL #15-024-0004

WEST to a point 1199.5 feet NORTH of the South Quarter Corner.

BENCLAND INVESTMENTS PARCEL #15-024-0022

REMAINDER AGRICULTURAL PARCEL
8.23 Acres
NOT APPROVED FOR DEVELOPMENT

WESTSIDE INVESTMENTS L.C.
PARCEL #15-024-0019

NOT A PART
LOT 1
RIVER WOOD BEND SUBDIVISION
LOT 2
RIVER WOOD BEND SUBDIVISION
LOT 3
RIVER WOOD BEND SUBDIVISION
LOT 4
RIVER WOOD BEND SUBDIVISION

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) Missing dimension of street

A signature block for County Surveyor conforming to state code and county ordinance.

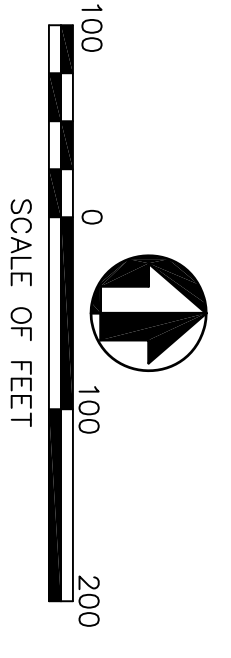
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

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.

COUNTY SURVEYOR'S CERTIFICATE
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for non-mathematical correctness, section corner data, 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.

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.

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____.



A legend shall be clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d) Missing PUE line in legend or please label on plat.

PLAT NOTE:
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the land use code for a particular zone are permitted at any time provided that the use 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).

REMAINDER PARCEL:
A part of the Southeast Quarter of Section 7, Township 6 North, Range 2 West Salt Lake Base and Meridian:
Beginning at a point 1080.08 feet North 001°8'53" East along the Quarter Section Line from the South Quarter Corner of said Section 7, and running thence North 89°58'00" East 1552.14 feet to the centerline of an existing ditch; Thence two (2) courses along said centerline as follows: 1) South 07°25'30" West 397.81 feet; and 2) South 10°38'41" West 101.84 feet; Thence DUE WEST 455.39 feet to the East Boundary of River Wood Bend A 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 159.53 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 of the northwest corner of Lot 1, River Wood Bend Subdivision, recorded in Book 51, of Page 53 of the Weber County Records; thence North 00°18'53" East 9.09 feet to a number 5 rebar and cap stamped "P15 356548"; Thence South 89°11'22" East 944.06 feet to a number 5 rebar and cap stamped "P15 356548"; Thence South 00°08'55" East 9.07 feet to the northeast corner of said Lot 1; Thence North 89°11'22" West 994.06 feet to the point of beginning.

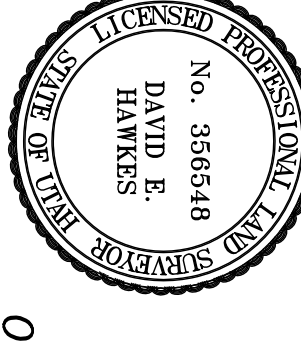
NARRATIVE

See Record of Survey #5751 filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 5.25 acres, the 5.04 acres contained in Lot 1, River Wood Bend Subdivision, and a 0.21 acre portion of that particular parcel of land known as Tax Parcel #15-269-0003, described in that certain Warranty Deed recorded as Entry 2822470, of the Weber County Records. (Reassured) between the Weber County Surveyor's business cap monuments monumentizing the west line of the Southeast Quarter of said Section 7. Said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section thence South 00°18'53" East 780.63 feet to the True Point of Beginning; thence South 89°44'54" East 33.00 feet to Thence North 00°18'53" East 220.66 feet coincident with the west line of Lot 1 of said River Wood Bend Subdivision and the prolongation thereof to a number 5 rebar and yellow plastic stamped "P15 356548"; Thence South 89°11'22" East 994.06 feet to a number 5 rebar and yellow plastic stamped "P15 356548"; Thence South 00°08'55" East 220.24 feet coincident with the east line of said Lot 1 and the prolongation thereof to a number 5 rebar and yellow plastic stamped "P15 356548"; Thence South 00°09'25" West 211.17 feet to a fence corner; 2) South 89°39'09" West 415.50 feet to a fence corner; 3) "CLS" Thence North 00°20'51" West 28.23 feet to a number 5 rebar and cap stamped "CLS"; Thence North 89°11'22" West 580.10 feet to a number 5 rebar and cap stamped with the west 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 do dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public Utility Easements, with the buildings or structures being erected within these easements, in witness where we hereunto set our signature.

Signed this _____ day of _____, 2017.
Shayne Harris
Dustin E. West
Armando K. West

ACKNOWLEDGMENT

On the _____ day of _____, 2017, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the undersigned Owner's, Dedicator, or (1) _____, who acknowledged to me that he, Shayne Harris, signed it freely and voluntarily for the purposes therein mentioned.

ACKNOWLEDGMENT

On the _____ day of _____, 2017, personally appeared before me, the undersigned Notary, 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 Armando K. West, signed it freely and voluntarily for the purposes therein mentioned.

WEBER COUNTY RECORDER

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

PREPARED BY:
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