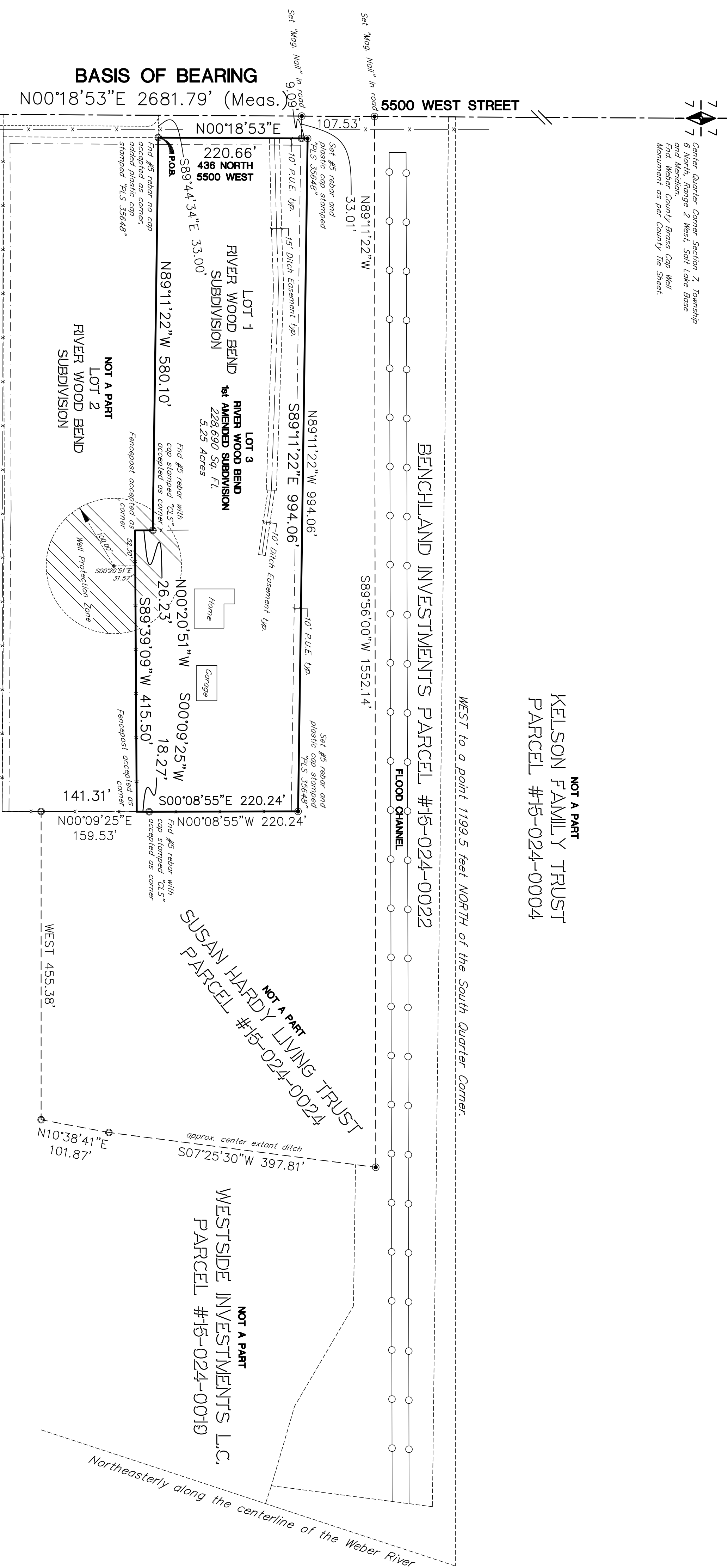


**RIVER WOOD BEND 1st AMENDED SUBDIVISION**  
**WEST WARREN, UTAH**  
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
 SURVEY PERFORMED: JUNE 2016

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

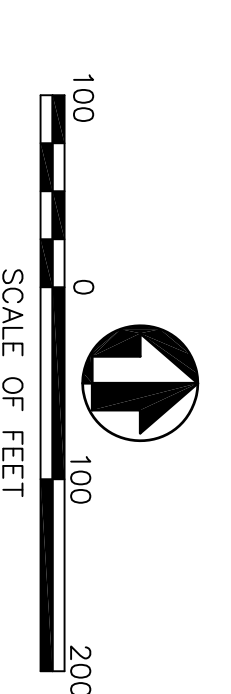
*WEST to a point 1199.5 feet NORTH of the South Quarter Corner.*



**NOT A PART**  
**WESTSIDE INVESTMENTS L.C.**  
**PARCEL #15-024-0019**

**NOT A PART**  
**SUSAN HARDY LIVING TRUST**  
**PARCEL #15-024-0024**

**NOT A PART**  
**WESTSIDE INVESTMENTS L.C.**  
**PARCEL #15-024-0019**



**PLAT NOTES:**  
 \*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 including the operation of farm machinery and no allowed agricultural 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).  
 Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property.

**PREPARED BY:**  
**Boundary Consultants**  
 Professional Land Surveyors  
 1295 North 1700 West Parr, West, Utah  
 801-792-1569 801-690-7158 FAX  
 dave@boundaryconsultants.biz  
**FOR:**  
**DUSTIN WEST**  
 5500 WEST 436 NORTH  
 Ogden, Utah 84404

**SURVEYORS CERTIFICATE**  
 I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 366648, State of Utah, and that I have personally supervised the survey of the above described tract of land, and that I have verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

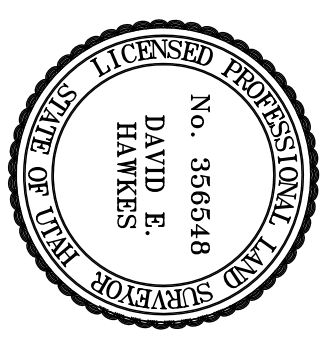
**NARRATIVE**

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, on the Weber County Records. (Measured) between the Weber County Surveyor's brass caps 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"E East 760.63 feet to the True Point of Beginning; thence South 89°44'34"E East 33.00 feet to Thence North 00°18'53"E 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 "T.S. 356548"; Thence South 89°11'22"E East 994.06 feet to a number 5 rebar and yellow plastic stamped "T.S. 356548"; Thence South 00°08'55"E 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 "T.S. 356548"; Thence South 00°09'25"E West 18.27 feet to a fence corner; 2) South 89°39'09"W West 415.50 feet to a fence corner; 3) "C.S." Thence North 00°20'51"W West 28.23 feet to a number 5 rebar and cap stamped "C.S." Thence North 89°11'22"W West 580.10 feet coincident 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 1st AMENDED SUBDIVISION**, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as Public Utility Easements, with no buildings or structures being erected within those easements, in witness we have hereunto set our signature.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Dustin E. West  
 Amanda K. West

**ACKNOWLEDGMENT**

STATE OF UTAH }  
 COUNTY OF WEBER } S.S.  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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 Amanda K. West, signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**RIVER WOOD BEND 1st AMENDED**  
**SUBDIVISION**  
**WEST WARREN, UTAH**  
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
 SURVEY PERFORMED: JUNE 2016  
**WEBER COUNTY RECORDER**

**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.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 \_\_\_\_\_  
 Signature

**COUNTY SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Weber County Surveyor has reviewed this plat for nonmathematical correctness, section corner data, and harmony with lines and monuments in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 \_\_\_\_\_  
 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 is sufficient for the installation of these improvements.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 \_\_\_\_\_  
 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 \_\_\_\_\_, 2018.  
 \_\_\_\_\_  
 Chairman, Weber County Planning Commission

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 This is to certify that this subdivision plat, the dedication of streets and easements associated with this subdivision, have been approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 \_\_\_\_\_  
 Chairman, Weber County Commission

ENTRY NUMBER \_\_\_\_\_  
 FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2018, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE  
 OFFICIAL RECORDS.  
 DEPUTY COUNTY RECORDER \_\_\_\_\_