

RIVER WOOD BEND 1st AMENDED SUBDIVISION
 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

Owner's Dedication Certificate shall include the following Public Streets dedication as applicable:
 Dedicate to public use all those parts or portions of the subdivision which are shown as streets or roads 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.

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

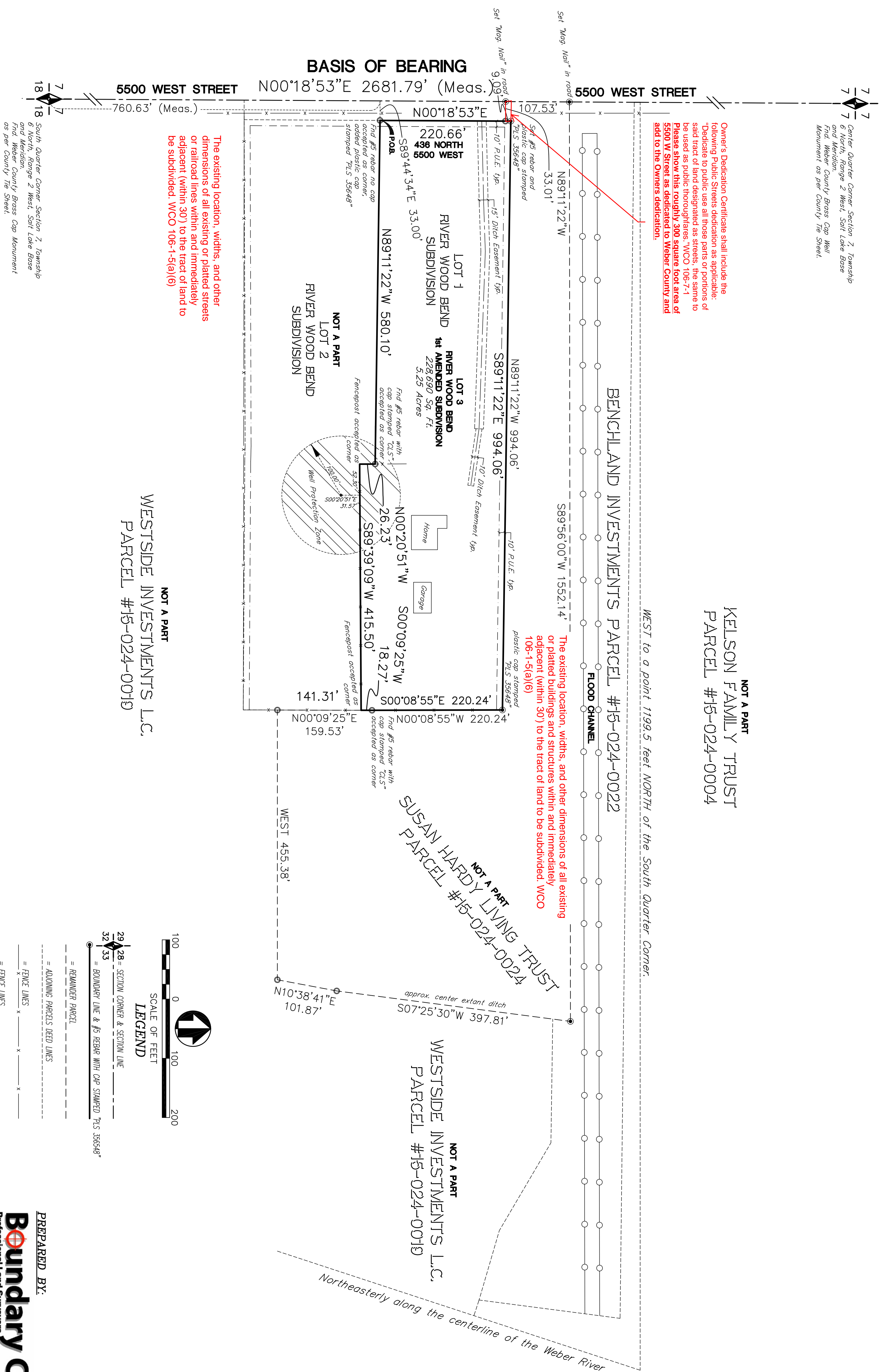
WEST to a point 1199.5 feet NORTH of the South Quarter Corner.

BENCHLAND INVESTMENTS PARCEL #15-024-0022

The existing location, widths, and other dimensions of all existing or planned buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(b)(6)

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

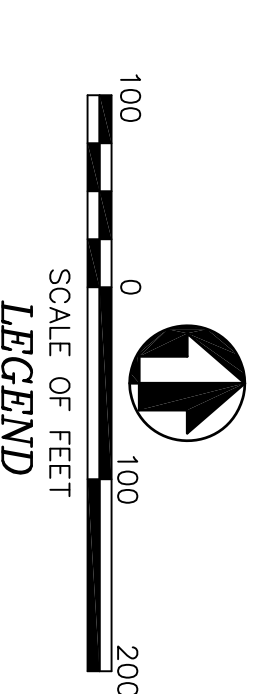
NOT A PART
 WESTSIDE INVESTMENTS L.C.
 PARCEL #15-024-0019



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

Center Quarter Corner, Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
 Plat, Weber County Brass Cap Monument Monument to plat County 16 Street.

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 366646 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.

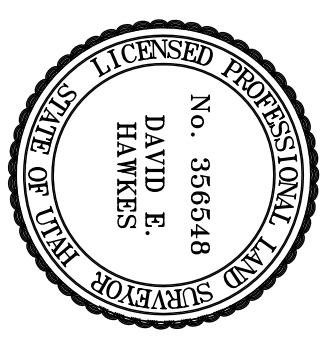
NARRATIVE

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, 01st Weber County Records. (Measured) between the Weber County Surveyor's brass cap monument 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 760.63 feet to the True Point of Beginning; thence South 89°44'34" 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 "PLS 356548"; Thence South 89°11'22" East 994.06 feet to a number 5 rebar and yellow plastic stamped "PLS 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 "PLS 356548"; Thence South 00°09'25" West 18.27 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 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

ACKNOWLEDGEMENT

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'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 _____, 2018.
 Weber County Surveyor
 WCO 106-1-8(c)(1)-10; WCO 45-4-2(g)

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, are hereby 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 _____