WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 5 **BOUNDARY DESCRIPTION** A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP5 NORTH, RANGE1 WEST OF THE SALT AMENDING LOT 46 WOODLAND ESTATES SUBDIVISION - UNIT 2 LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF LOT 102 OF WOODLAND ESTATES SUBDIVISION UNIT 2, 2ND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, AMENDMENT : RUNNING ALONG THE WESTERLY LINE OF SAID LOT 102 SOUTH 38°53'55" WEST 229.16 FEET TO **VICINITY MAP** THE NORTHEASTERLY CORNER OF LOT 44 WOODLAND ESTATES SUBDIVISION - UNIT 2: THENCE NORTH 61°28'15" WEST 315.98 FEET ALONG THE NORTHEASTERLY BOUNDARY OF LOTS 44 AND 45 TO THE TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NOT TO SCALE NORTHERLY CORNER OF SAID LOT 45 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 2625 EAST STREE THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 23.02 FEET, HAVING A WEBER COUNTY, UTAH RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 26°22'28", AND WHICH CHORD BEARS NORTH 15°19'58" EAST 22.81 FEET; THENCE SOUTH 83°56'37" EAST 24.02 FEET; THENCE SOUTH 89°08'38" EAST 32.89 FEET; THENCE OCTOBER 2017 NORTH 63°31'29" EAST 13.66 FEET; THENCE NORTH 11°57'29" WEST 9.12 FEET; THENCE NORTH 11°35'12" EAST 5.85 FEET; THENCE NORTH 44°05'36" EAST 11.44 FEET; THENCE NORTH 12°10'23" EAST 12.33 FEET TO THE SOUTHEASTERLY BOUNDARY OF LOT 47 OF SAID SUBDIVISION: THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 74°20'31" EAST 228.37 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID NORTHEASTERLY SOUTH 51°06'05" EAST 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 60,420 SQ.FT. OR 1.387 ACRES, MORE OR LESS. WOODLAND ESTATES SUBDIVISION UNIT 2 KARINE CHRISTOPULOS TRUST SURVEYOR'S CERTIFICATE KIT CASHMORE REV TRUST 070890036 I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATI OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE - KARINE CHRISTOPULOS TRUST PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY 070890049 AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON HEREAFTER TO BE KNOWN AS WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 5 IN ACCORDANCE WITH N12°10'23"E SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN 12.33' HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL L=23.02', R=50.00' S83°56'37"E N11°35'12"E Δ=26°22'28" CH=N15° 19' 58"E 22.81' S89°08'38"E 32.89' N11°57'29"W LOT 106 N63°31'29"E 60,420 SQ.FT 1.387 AC KLINT H. WHITNEY, PLS NO. 8227228 OWNER'S DEDICATION I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 5 AND HEREBY DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL **CLARK & JENNIFER MADSEN** PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS 070890024 MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. SIGNED THIS ____ DAY OF ____ BY: RYAN A. BORDER, JOINT TENANT BY: JOAN D. BORDER, JOINT TENANT WOODLAND ESTATES SUBDIVISION UNIT 2, 2ND AMENDMENT LOT 102 **CHRISTOPHER & SHERRIE** LOT 46 HALL FAMILY TRUST TIMOTHY & JAMIE HEALY 077540001 070890023 **ACKNOWLEDGEMENT** \rightarrow SE COR, NE¹₄ SEC. 23 STATE OF UTAH COUNTY OF WEBER _2017, before me _ personally appeared RYAN A. BORDER AND JOAN D. BORDER, HUSBAND AND WIFE AS JOINT TENANTS, Proved LEGEND on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal. ◆ WEBER COUNTY MONUMENT AS NOTED SUBDIVISION BOUNDARY —— — ADJACENT PARCEL NOTARY PUBLIC STAMP ----- CENTERLINE ---- EASEMENT Scale in Feet 1" = 30' **COUNTY RECORDER DEVELOPER:** WEBER COUNTY ATTORNEY NARRATIVE WEBER COUNTY SURVEYOR WEBER COUNTY ENGINEER WEBER COUNTY PLANNING WEBER COUNTY COMMISSION RYAN BORDER ENTRY NO. _ __ FEE PAID ADDRESS COMMISSION APPROVAL ACCEPTANCE I HEREBY CERTIFY THAT THE WEBER COUNTY I HEREBY CERTIFY THAT THE REQUIRED I HAVE EXAMINED THE FINANCIAL OGDEN, UT 84401 THE PURPOSE OF THIS SURVEY WAS AMEND LOT 46 OF THE WOODLAND ESTATES SUBDIVISION FILED FOR AND RECORDED SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT PUBLIC IMPROVEMENT STANDARDS AND GUARANTEE AND OTHER DOCUMENTS 801-XXX-XXX THIS IS TO CERTIFY THAT THIS THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, UNIT 2 SO THAT THE OWNERS COULD MAKE AN ADDITION TO THEIR HOME. THE BOUNDARY OF FOR MATHEMATICAL CORRECTNESS, SECTION DRAWINGS FOR THIS SUBDIVISION ASSOCIATED WITH THIS SUBDIVISION SUBDIVISION WAS DULY APPROVED BY THE DEDICATION OF STREETS AND OTHER PUBLIC SAID LOT WAS CHANGED PER COURT DECREE RECORDED AS E#2027004, AND BECAME . IN BOOK ____ CONFORM WITH COUNTY STANDARDS PLAT AND IN MY OPINION THEY CONFORM CORNER DATA, AND FOR HARMONY WITH LINES THE WEBER COUNTY PLANNING WAYS AND FINANCIAL GUARANTEE OF PUBLIC AND MONUMENTS ON RECORD IN COUNTY AND THE AMOUNT OF THE FINANCIAL WITH THE COUNTY ORDINANCE NON-CONFORMING. THE SURVEY WAS ORDERED BY RYAN BORDER. ALL BEARINGS AND IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION COMMISSION. GUARANTEE IS SUFFICIENT FOR THE APPLICABLE THERETO AND NOW IN OFFICES. THE APPROVAL OF THIS PLAT BY THE DISTANCES ARE BY RECORD EXCEPT THOSE THAT ADJOIN PARCEL NO.070890049, WHICH ARE BY THEREON ARE HEREBY APPROVED AND ACCEPTED RECORDS, PAGE _____. RECORDED WEBER COUNTY SURVEYOR DOES NOT RELIEVE INSTALLATION OF THESE IMPROVEMENTS. FORCE AND EFFECT. BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. COURT JUDGEMENT. THE BASIS OF BEARING IS BY RECORD ACCORDING TO THE SUBDIVISION THE LICENSED LAND SURVEYOR WHO EXECUTED PLAT OF WOODLAND ESTATES SUBDIVISION UNIT 2. THIS PLAT FROM THE RESPONSIBILITIES AND/OR SIGNED THIS____DAY OF _____, 2017. LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ____DAY OF ______, 2017. SIGNED THIS____DAY OF ______, 2017. SIGNED THIS____DAY OF ______, 2017 SIGNED THIS ____DAY OF ______, 2017. CHAIRMAN, WEBER COUNTY COMMISSION COUNTY RECORDER MUNICIPAL - LAND SURVEYING ATTEST:_____NAME/TITLE CHAIRMAN, WEBER COUNTY PLANNING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 COUNTY ATTORNEY COUNTY SURVEYOR COUNTY ENGINEER