

WOODLAND ESTATES SUBDIVISION, UNIT NO. 3, 1ST AMENDMENT

A PART OF THE N.E. 1/4 OF SECTION 23, T. 5 N., R. 1 W., S.L.B. & M.

WEBER COUNTY, UTAH

JUNE 2012

N.E. COR. SEC. 23
T.5N, R.1W, S.L.B.&M.
FOREST SERVICE BRASS CAP 1979
GOOD CONDITION

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF WOODLAND ESTATES SUBD. UNIT 3, 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREIN AND NAME SAID TRACT WOODLAND ESTATES SUBDIVISION UNIT 3, 1ST AMENDMENT AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, (IF ANY) THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER }

ON THIS _____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS SATISFACTORY (EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE (SHE) IS THE _____ (TITLE OR OFFICE) OF THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM (HER) IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A TWO LOT SUBDIVISION FROM LOT 60, WOODLAND ESTATES SUBDIVISION-UNIT 3. THE MATH ON THE LOT LINE WAS IN ERROR AND HAS BEEN CORRECTED ON THIS SURVEY PLAT. THE BEARINGS FROM THE ORIGINAL PLAT HAVE BEEN USED AND ARE ROTATED TO THE SECTION LINE AS A BASIS OF BEARING AND ARE ROTATED TO THE SECTION LINE AND EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE CENTERLINE OF BONNEVILLE TERRACE DRIVE WAS ESTABLISHED FROM THE ORIGINAL SUBD. PLAT.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEGINNING AT THE NORTHEAST CORNER OF LOT 60, WOODLAND ESTATES SUBDIVISION-UNIT 3, SAID POINT BEING NORTH 0°06'54" EAST 1446.97 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°53'06" WEST 395.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23 AND RUNNING THENCE SOUTH 32°31'25" WEST 166.93 FEET, THENCE NORTH 57°58'25" WEST 43.76 FEET, THENCE 189.99 FEET ALONG THE ARC OF A 494.73 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD) NORTH 68°55'22" WEST 187.94 FEET, THENCE NORTH 10°07'40" EAST 84.09 FEET, THENCE NORTH 32°31'25" EAST 166.93 FEET, THENCE SOUTH 57°28'35" EAST 260.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.050 ACRES.

Correct Desc if Necessary

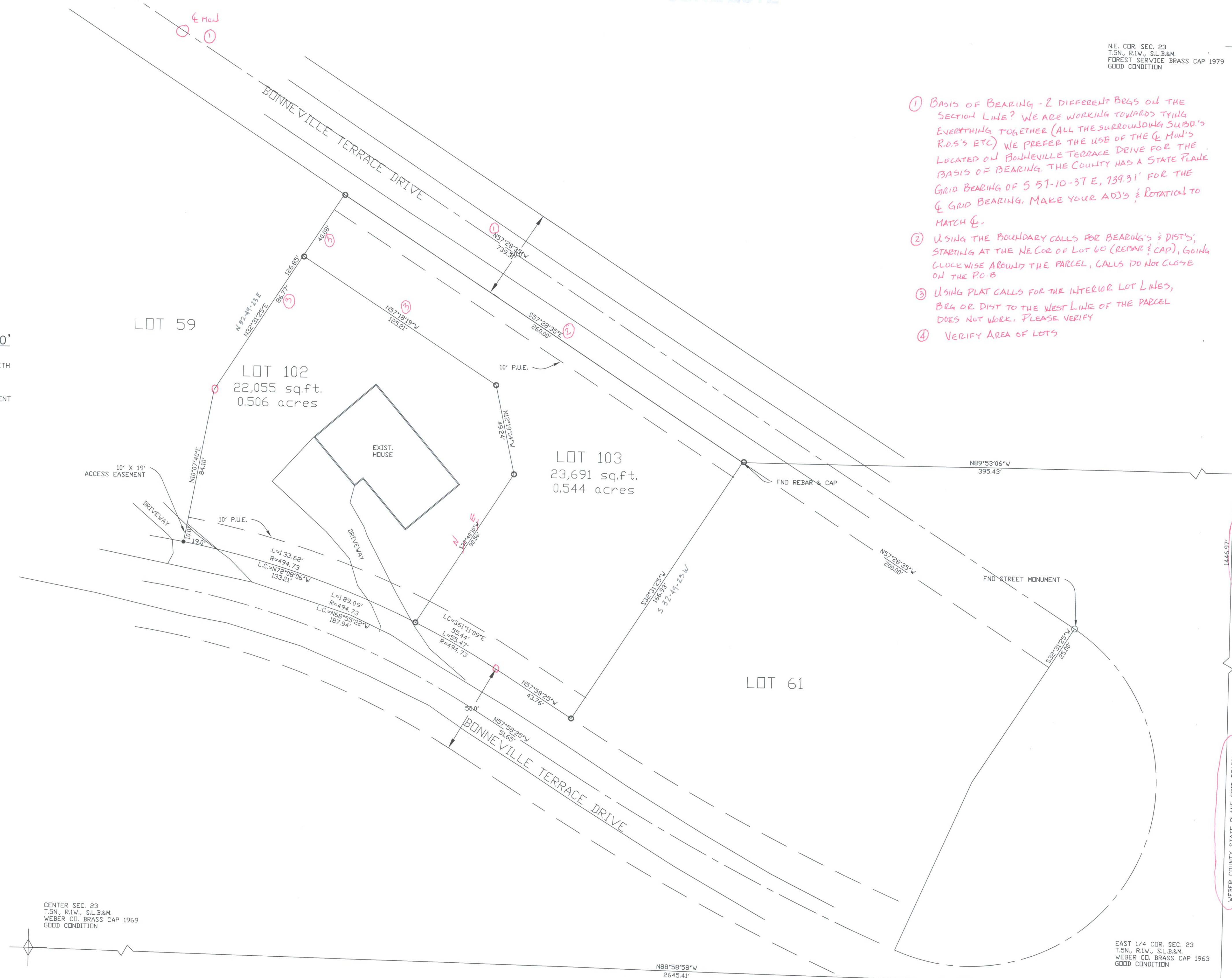
- 1) BASIS OF BEARING - 2 DIFFERENT BEAS ON THE SECTION LINE? WE ARE WORKING TOWARDS TRYING EVERYTHING TOGETHER (ALL THE SURROUNDING SUBD'S R.O.S'S ETC) WE PREFER THE USE OF THE Q.M.'S LOCATED ON BONNEVILLE TERRACE DRIVE FOR THE BASIS OF BEARING. THE COUNTY HAS A STATE FLADE GRID BEARING OF S 57-10-37 E, 739.31' FOR THE Q GRID BEARING. MAKE YOUR ADJ'S & ROTATION TO MATCH Q.
- 2) USING THE BOUNDARY CALLS FOR BEARING'S & DIST'S, STARTING AT THE NE COR OF LOT 60 (REBAR & CAP), GOING CLOCKWISE AROUND THE PARCEL, CALLS DO NOT CLOSE ON THE P.O.B.
- 3) USING PLAT CALLS FOR THE INTERIOR LOT LINES, BEA OR DIST TO THE WEST LINE OF THE PARCEL DOES NOT WORK. PLEASE VERIFY
- 4) VERIFY AREA OF LOTS

WEBER COUNTY STATE PLANE (GRID BEARING) RECORD NO. 02341E

Do Not Match to the E Rotation

SCALE: 1" = 30'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594
● = NAIL & WASHER SET
P.U.E. = PUBLIC UTILITY EASEMENT



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__

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 _____ 20__

WEBER COUNTY SURVEYOR

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20__

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20__

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 AFFECT.

SIGNED THIS _____ DAY OF _____ 20__

SIGNATURE _____

SIGNATURE _____

SIGNATURE _____

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

SIGNATURE _____

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075		WEBER COUNTY RECORDER ENTRY # _____ FEE _____
CLIENT: ROCK ALLEN 2714 E. BONNEVILLE TERRACE DR. OGDEN, UT. 84403		FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__
LOCATION: PART OF THE N.E. 1/4 OF SEC. 23, T.5N, R.1W, S.L.B.&M. SURVEYED: JUNE 2012		AT _____ IN BOOK _____ OF _____ PAGE _____
REVISIONS: _____	DRAWN BY: D.B. CHECKED BY: D.B. DATE: 11-05-12 FILE: 3182	WEBER COUNTY RECORDER BY _____ DEPUTY