

Graphic Scale

Woodland Hills No. 2 - 2nd Amendment

All of Lots 21 and 22, Amended Plat Woodland Hills Subdivision No. 2 also Including A Part of the North Half of Section 23, T5N, R1W, SLB&M, U.S. Survey Weber County, Utah

June 2018

Shadow Mountain Estates

ADDRESSES?

North Quarter Corner of Section 23, T5N, R1W, SLB&M, U.S. Survey

(Found 3" Brass Cap Monument on a

Fence Post is

430.05"

Fence Post is Property Corner

S 0°07'09" E

∆ = 18°54'57''

L = 109.02'

-R = 330.22'

LC = 108.52'

S 67°01'14" W

A signature block for County Surveyor

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

WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

conforming to state code and county

Weber County Surveyor:

Weber County Surveyor

Property Corner

Found Red Paint

Mark on Curb @_

Original Property

Line Extensión

Center of Section 23,

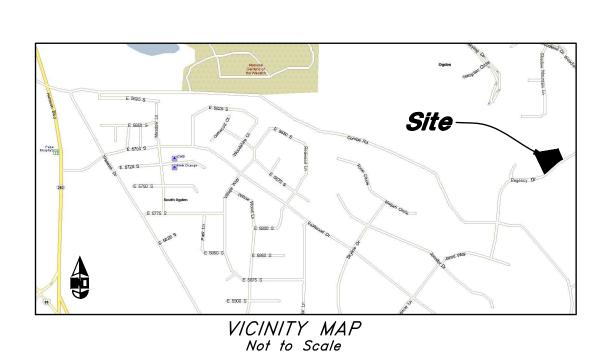
ground, dated 1969)

T5N, R1W, SLB&M, U.S. Survey

encased in PVC Pipe 3" below

(Found 3" Brass Cap Monument_

pipe 4" above ground level dated 1968)



NARRATIVE

This plat was requested by Jeff Kemp for the purposes of amending the Parcels and Lots into the configuration as shown.

A Line between Monuments found in the North Quarter Corner and the Center of Section 23 with a bearing of South 0°02'28" West was used as the Basis of Bearings for this Survey.

Property corners were monumented as depicted on this

Legend

Set Nail & Washer Set Rebar & Cap w/ Fencepost Set Hub & Tack Monument to be set ← Monument set by others O.C.S. Ogden City Survey W.Ç.S. Weber County Survey

Found Section Corner P.U.E. Public Utility Easement ///// Dedicated Roadways Existing Building

---- Easement -€ Centerline Property Boundary
Lot Line Set 5/8"x 24" Long Rebar & Cap w/ Lathe

1. In accordance with Appendix B of the 2012

calculation area greater than 6,200 square feet will

2. 10' wide Public Utility and Drainage Easements

MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

(P.U.&D.E.) on front lot lines as indicated by dashed

International Fire Code, Homes with a fire-flow

be required to install an internal fire sprinkler

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance, WCO 106-1-8(c)(1)

Dominion Cove

Subdivision

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

WEBER COUNTY ENGINEER

N 42°06'32" W

Existing House

S 89°52'29" E

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 _____ of ______, 2018

Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning

Chairman, Weber County Planning Comission

WEBER COUNTY COMMISSION ACCEPTANCE

RECORD VS MEASURED

BEARINGS

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. Signed this _____, day of ______, 2018.

Chairman, Weber County Comission

WEBER COUNTY ATTORNEY

therewith.

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

Weber County Attorney

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this plat of Woodland Hills No. 2 — 2nd Amendment, in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this	day or	f	_ <i>, 2018.</i>
6242920			
License No.		Andy Hubbard	

OWNERS DEDICATION

We, 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 Hills No. 2 - 2nd Amendment Subdivision, and hereby dedicate to Weber County, Utah all those portions of land and do hereby dedicate and grant an easement across those certain strips of land designated as Public Utility and Drainage Easements (PU&DE) for Public Utility and Drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utilities, Drainage, and Service lines as may be authorized by Weber County, and also hereby dedicate, grant and convey to Weber County, Utah all those portions of said tract of land designated as Parcels.

with no buildings or structures being erected within such easements."	Signed this	Day of	,	2018.			
– Jeffery R.	Kemp –		– James E.	Yerage	Revocable	Trust	1/2 ETAL
Jeffery R. Kem	o – Owner			ames E.	. Yerage –	 Truste	

PLEASE MAKE SURE TO ADD ALL DATES OF TRUSTS TO THE OWNERS DEDICATION AND THE ACKNOWLEDGEMENT THE OTHER HALF OF THE INTERESTED PARTIES OF THE SUBDIVISIONS MUST BE INCLUDED ON THE SIGNATURE

State of Utah County of	} s:	5	ACKNOWL	EDGMENT		
The fo				ged before me th	nis day	of
 Residina At:			Jeff Kemp	·		
Residing At: Commission N					blic commission	ed in Utah

	was acknowledged before me this James E. Yerage — Trustee	day of
siding At:	 A Notary Public commis	sioned in Utc

Commission Expires:

DESCRIPTION

A part of the North Half of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, South Ogden City, Weber County, Utah:

Beginning at a point on the Westerly Line of Lot 23 of the Amended Plat Woodland Hills Subdivision No. 2, South Ogden City, Weber County, Utah, said point being 414.82 feet South 0°02'28" West along the Section Line from the North Quarter Corner of Section 23; and running thence along said Westerly Line the following two (2) courses: (1) South 0°07'09" East 13.98 feet and (2) South 14°11'40" East 182.06 feet to the Northerly Right of Way Line of 5675 South Street; thence along said Northerly Line the following two (2) courses: (1) Southwesterly along the arc of a 330.22 foot Radius curve to the left a distance of 109.02 feet (Central Angle equals 18°54'57" and Long Chord bears South 67°01'14" West 108.52 feet) and (2) South 57°32'16" West 302.38 feet to a point on the Easterly Line of Dominion Cove Subdivision, South Ogden City, Weber County, Utah; thence along said Easterly Line the following two (2) courses: (1) North 42°06'32" West 6.54 feet and (2) North 16°25'09" West 407.87 feet; thence South 89°52'29" East 430.05 feet to a point on the Westerly Line of said Lot 23 and the Point of Beginning.

Contains 120,738 Sq. Ft. or 2.772 Acres

WEBER COUNTY SURVEYOR

State of Utah

County of

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 monument 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 ______, 2018.

Weber County Surveyor

WEBER
COUNTY RECORDER
ENTRY NOFEE PA FILED FOR RECORD AN
RECORDED,
IN BOOK OF OFFICI.
RECORDS, PAGE RECORDS
WEBER COUNTY RECORDER
BY:
DEPUTY

lines except as otherwise shown.