THE HIGHLANDS AT WOLF CREEK A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO PHASE 8 1ST AMENDMENT THE HIGHLANDS AT The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA PART OF THE SOUTHWEST 1/4 OF SECTION 23 T7N, R1E, SLB&M, U.S. SURVEY A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h) WEBER COUNTY, UTAH The mathematical relationship between all monuments found or set. MAY 2018 WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g) The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)j. being created, and this certificate needs to specify The location, widths, and other dimensions of proposed public streets, that those monuments private streets, private access rights of way, or alleys with proper were set not just that VICINITY MAP labeling of spaces to be dedicated to public or designated as monuments exist. **private**. WCO 106-1-5(a)(7) Lots need to be renumbered starting at lot 142 The existing location, **NARRATIVE** Width of PUE's need to be shown. Some PUE's were 10' and others 15' widths, and other dimensions of all existing UCA 17-27a-604(4)(b)(iii) on original plat or is 5' of the 15' PUE being vacated? THE PURPOSE OF THIS SURVYE WAS TO AMEND THE HIGHLANDS AT WOLF or platted streets or CREEK PHASE 8 IN ORDER TO INCORPORATE ADDITIONAL OPEN SPACE. THE railroad lines within and SURVEY WAS ORDERED BY MIRANDA MENZIES ON BEHALF OF THE HIGHLANDS Show addressing as directed by the addressing dept immediately adjacent AT WOLF CREEK HOME OWNERS ASSOCIATION. THE BASIS OF BEARING IS THE (within 30') to the tract of EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 7 NORTH, The existing location, widths, and other dimensions of all existing or land to be subdivided. HIGHLANDS SUBDIVISION RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, WHICH BEARS\_NORTH 00°21'51" WCO 106-1-5(a)(6) EAST. THE HIGHLANDS AT WOLF CREEK PHASE 8 DEDICATED PLAT AND SPECIAL The plat shall have a detailed description platted buildings and structures within and immediately adjacent (within L=111.84' WARRANTY DEED ENTRY NO. 2909528 WERE USED TO DETERMINE THE of all monuments found and each one Tan=56.48' 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) R=225.00' shall be referenced on the plat including Reverse this bearing to L=99.78' CH=111.29' match as shown on map. the type, **size**, condition, and **location in** Tan=50.73' Open space parcel needs △ =25°24′33″ reference to the surface of the ground an identifying parcel as well as a description or graphic CHB=N80°21′07"E CURVE TABLE depiction of the markings, date, agency, 
 URVE
 LENGTH
 RADIUS
 TANGENT
 DELTA
 BEARING
 CHORD

 C1
 29.52
 20.00
 18.19
 84°34'57"
 N64°35'05"W
 26.92
 Parcels of land to be entity, or surveyor as inscribed on the dedicated as public park monument. WCO 45-3-3(b) or to be permanently reserved for private common open space area shall be numbered and BRASS CAP
WEBER COUNTY SURVEYOR
2005 - MINT CONDITION labeled in accordance with HIGHLANDS SUBDIVISION 
 C7
 103.36
 475.00
 51.88
 12°28'02"
 \$34°22'40"E
 103.15

 C8
 41.46
 475.00
 20.74
 5°00'02"
 \$43°06'42"E
 41.44
 the policies of the county recorder. WCO LOT 116 C9 | 15.17 | 425.00 | 7.59 | 2°02'43" | S23°18'58"E | 15.17 19,136 sq. ft. 15,566 sq. ft. 106-1-8(c)(1)q 22,523 sq. ft. 
 C10
 157.80
 425.00
 79.82
 21°16'23"
 S34°58'31"E
 156.89

 C11
 205.97
 250.00
 109.24
 47°12'21"
 S69°12'53"E
 200.20
 0.36 acres 0.44 acres 
 C12
 226.57
 275.00
 120.16
 47°12'21"
 S69°12'53"E
 220.22

 C13
 185.38
 225.00
 98.31
 47°12'21"
 S69°12'53"E
 180.18
 L=130.74' C14 53.94 275.00 27.06 11°14′19" S51°13′52"E 53.85 C15 107.07 275.00 54.22 22°18′29" S68°00′16"E 106.40 Tan=136.82′ 56′36″E 180.97 △ =136°11′59″ N70°50′07″W 88,69′ C15 | 107.07 | 275.00 | 54.22 | 22°18°29" | \$68°00′16″E | 106.40 |
C16 | 65.56 | 275.00 | 32.94 | 13°39'33" | \$85°59'17″E | 65.40 |
C17 | 38.23 | 225.00 | 19.16 | 9°44'11" | \$50°28'48"E | 38.19 |
C18 | 147.14 | 225.00 | 76.31 | 37°28'10" | \$74°04'59"E | 144.53 |
C19 | 14.44 | 15.00 | 7.83 | 55°09'00" | \$N65°14'34"W | 13.89 |
C20 | 14.44 | 15.00 | 7.83 | 55°09'00" | \$N59°36'26"E | 13.89 |
C21 | 278.67 | 55.00 | 38.30 | 290°18'01" | \$N02°49'04"W | 62.86 |
C22 | 76.61 | 55.00 | 46.00 | 79°48'39" | \$77°34'23"E | 70.57 |
C23 | 103.50 | 55.00 | 75.45 | 107°48'30" | \$N08°36'37"E | 88.89 | L=15.49' 16,501 sq. ft. CH=102.06' an=8.51′ CHB=N79°35′10″E 18,943 sq. ft. 0.38 acres =59°09′18″ 20,630 sq. ft. 0.43 acres CH=14.81' L=253.27 CHB=N41°03′50″ -N64°0<mark>8</mark>′53″E 128,45′ Tan=184.09' Show existing name of roads as well as coordinate value assigned by OPEN SPACE — COMMON AREA CONTAINS 5.50 ACRES . =107°29′31" addressing" CHB=S55°36′45″E 223 103.50 55.00 75.45 107°49'20" N08°36'37"E 88.89

C24 76.58 55.00 45.97 79°46'38" N85°11'22"W 70.54 Show whether road is to be public or private. 27,280 sq. ft. 19,407 sq. ft. C25 21.97 55.00 11.13 22°53'24" \$43°28'38"W 21.83 0.45 acres All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to 
 C27
 352.33
 185.00
 259.93
 109°07'10"
 \$56°25'35"E
 301.45

 C28
 10.99
 185.00
 5.50
 3°24'10"
 \$03°34'04"E
 10.99

 C29
 102.43
 185.00
 52.57
 31°43'25"
 \$21°07'52"E
 101.13
 the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may C30 104.56 185.00 53.72 32°22'59" S53°11'04"E 103.17 C31 99.09 185.00 50.76 30°41'18" S84°43'13"E 97.91 19,099 sq. ft. be better utilized as a primary identifier. WCO 106-1-8(c)(1)e; UCA 29,866 sa. ft LOT 121 0.44 acres 21,719 sq. ft. 17-27a-603(1)(c) 0.50 acres UNLESS OTHERWISE NOTED. C32 35.26 185.00 17.69 10°55'18" N74°28'29"E 35.21 C33 | 13.78 | 15.00 | 7.42 | 52°39'07" | N84°39'36"W | 13.30 LOT 123 Show and dimension existing trail and any 17,351 sq. ft. C34 | 56.84 | 55.00 | 31.25 | 59°12'36" | S87°56'21"E | 54.34 17,705 sq. ft 0.40 acres documented easements for it, if it's not C35 90.97 55.00 59.78 94°46′11" N15°04′15"E 80.95 C36 78.28 225.00 39.54 19°55′57" N83°05′25"E 77.88 0.41 acres 30,042 sq. ft. documented define trail easement hereon. The existing location, widths, and other 17,691 sq. ft dimensions of all existing or platted easements 0.41 acres within and immediately adjacent (within 30') to the ELKHORN SUBDIVI**tract** of land to be subdivided. WCO 106-1-5(a) (6) 20,167 sq. ft. The location, widths, and other dimensions of 0.46 acres proposed pathways, parks, or other open spaces with proper labeling of spaces to be dedicated to public or designated as private. WCO LOT 128 Basis of Bearings? 106-1-5(a)(7) 38,767 sa. ft 28,991 sq. ft. 0.67 acres The words "Basis of The boundaries, bearings, and dimensions of all LOT 127 LOT 126 Bearings" must be shown portions within the subdivision as intended to be 32,881 sq. ft. 25,295 sq. ft. on the plat between two 0.75 acres 0.58 acres existing, described dedicated to the use of the public. WCO government monuments. 106-1-8(c)(1)e; UCA 17-27a-603(1)(b) WCO 106-1-8(c)(1)d.: UCA 17-23-17(3)(d) A signature block for County Surveyor conforming to state code and county show adjoining parcel number and ownership **Weber 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 POINT OF BEGINNING -**DEVELOPER:** this plat by the Weber County Surveyor does not relieve the Licensed Land S0°21′51″W 88.03′-HIGHLAND AT WOLF CREEK Surveyor who executed this plat from the responsibilities and/or liabilities HOME OWNERS ASSOCIATION INC. associated therewith. 3900N. WOLF CREEK DRIVE N89°59′10″W 622,26′ Signed this \_\_ EDEN, UTAH 84310 \_\_\_\_ day of \_ Scale in Feet EASEMENTS. Weber County Surveyor WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c) WEREH COON IT SURVETOR WEBER COUNTY WEBER COUNTY **ACKNOWLEDGMENT ACKNOWLEDGMENT** PLANNING COMMISSION APPROVAL I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT COMMISSION ACCEPTANCE (COMMUNITY ASSOCIATION) 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 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED DULY APPROVED BY THE WEBER COUNTY PLANNING THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION STATE OF UTAH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 STATE OF UTAH OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 COUNTY OF WEBER COUNTY OF WEBER THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH Prepared By: CHAIRMAN, WEBER COUNTY PLANNING COMMISSION SIGNATURE ON THE \_\_\_\_\_DAY OF \_\_\_\_\_, 2018, PERSONALLY APPEARED BEFORE ME PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC WHO BEING BY ME DULY SWORN DID SAY THAT HE WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE IS A MEMBER OF \_, L.C. AND THAT SAID INSTRUMENT SIGNER OF THE ABOVE OWNER'S DEDICATION, ONE (1) IN NUMBER, WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS CHAIRMAN, WEBER COUNTY COMMISSION ACKNOWLEDGED TO ME THAT SAID COMMUNITY DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED. FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE ASSOCIATION EXECUTED THE SAME FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS \_\_\_\_\_, 2018 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 NOTARY PUBLIC NOTARY PUBLIC

SIGNATURE

SIGNATURE

#### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23 20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_ Utah record of survey code is 17-23-17 placed at each corner of the open space parcel

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat'

# 8227228 Klint H Whitner

### **BOUNDARY DESCRIPTION**

Boundary description does Not Close and

Does not match what is shown on map

PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT BEING NORTH 0°21'51" EAST 88.04 FEET ALONG THE SECTION LINE AND 2.00 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 23:

RUNNING THENCE SOUTH 0°21'51" WEST 88.03 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89°59'10" WEST 622.26 FEET TO THE NORTHEASTERLY BOUNDARY LINE OF THE ELKHORN PHASE 4 AMENDED SUBDIVISION; THENCE ALONG SAID ELKHORN PHASE 4 AMENDED, HIGHLANDS AT WOLF CREEK PHASE 2, 6, 7, AND 9 THE FOLLOWING 18 COURSES:

(1) NORTH 49°33'03" WEST 185.36 FEET; (2) NORTH 74°21'52" EAST 176.48 FEET; (3) NORTH 50°28'53" WÉST 816.79 FEET; (4) NORTH 70°50'07" WÉST 88.69 FEET; (5) NORTH 16°12'36" EAST 114.56 FEET TO THE HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 6; (6) SOUTH 56°04'30" EAST 307.18 FEET; (7) SOUTH 86°56'36" EAST 179.39 FEET; (8) NORTH 03°03'24" EAST 195.96 FEET TO A NON-TANGENT CURVE TO THE RIGHT ALONG SAID SUBDIVISION; (9) NORTHEASTERLY 99.78 FEET ALONG SAID CURVE WHOSE RADIUS IS 225.00 FEET AND WHOSE CHORD LENGTH IS 98.97 FEET AND BEARS NORTH 80°21'07" EAST; (10) NORTH 67°38'50" EAST 99.19 FEET TO A TANGENT CURVE TO THE RIGHT ALONG SAID SUBDIVISION; (11) NORTHEASTERLY 111.84 FEET ALONG SAID CURVE WHOSE RADIUS IS 325.00 FEET AND WHOSE CHORD LENGTH IS 111.29 FEET AND BEARS NORTH 57°47'20" EAST TO THE HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 7; (12) SOUTH 30°59'40" EAST 170.61 FEET ALONG SAID SUBDIVISION; (13) NORTH 88°38'20" EAST 150.51 FEET ALONG SAID SUBDIVISION; (14) SOUTH 1°51'59" EAST 188.93 FEET TO A TANGENT CURVE TO THE RIGHT; (15) SOUTHEASTERLY 253.27 FEET ALONG SAID CURVE WHOSE RADIUS IS 135.00 FEET AND WHOSE CHORD LENGTH IS 217.73 AND BEARS SOUTH 55°36'45" EAST; (16) NORTHEASTERLY 15.49 FEET ALONG A REVERSE CURVE WHOSE RADIUS IS 15.00 FEET AND WHOSE CHORD LENGTH IS 14.81 FEET AND BEARS NORTH 41°03'50" EAST; (17) NORTHEASTERLY 130.74 FEET ALONG A CURVE WHOSE RADIUS IS 55.00 FEET AND WHOSE CHORD LENGTH IS 102.06 FEET AND BEARS NORTH 79°35'10" EAST; (18) NORTH 64°08'53" EAST 128.45 FEET; THENCE SOUTH 0°21'51" WEST 626.96 FEET PARALLEL AND 2.00 FEET WEST OF THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 22.27

#5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL REAR PROPERTY CORNERS NAILS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN

+ LOCATION OF STREET SURVEY MONUMENT

ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLING SYSTEM THEREIN USING MODEL 13-D FIRE SPRINKLERS.

NO CHANGE HAS BEEN MADE TO LOTS OR STREETS WITHIN THE ORIGINAL HIGHLANDS AT WOLF CREEK PHASE 8 ALL DATA SHOWN HEREON IN REFERENCE TO LOTS AND STREETS IS A DIRECT COPY FROM DEDICATED PLAT

I think it would be easier to only include the open space/common area within the subdivision boundary for this plat rather than including all of the original subdivision. Any existing lots within the boundary will have to be re-numbered, and all property owners within the boundary must sign the plat.

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE HIGHLANDS AT WOLF CREEK, PHASE 8

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES. AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN

AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_ within the subdivision

boundary must sign and be acknowledged by

Every property owner

HIGHLANDS AT WOLF CREEK HOME OWNERS ASSOCIATION MIRANDA MENZIES PRESIDENT OF HIGHLANDS HOA

Missing signature/ acknowledgement for: WCU, LLC, d/b/a Wolf Creek Utah, LLC, a Utah limited liability company



5875 S. ADAMS AVE. PARKWAY, SUITE 200 OGDEN, UT 84405 (801) 476-0202

R:\2601-Misc Survey\1850-Highlands at Wolf Creek\JP-PH8-AMENDED.dwg

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ \_\_\_\_\_ IN BOOK \_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_. RECORDED COUNTY RECORDER

DEPUTY

COUNTY RECORDER