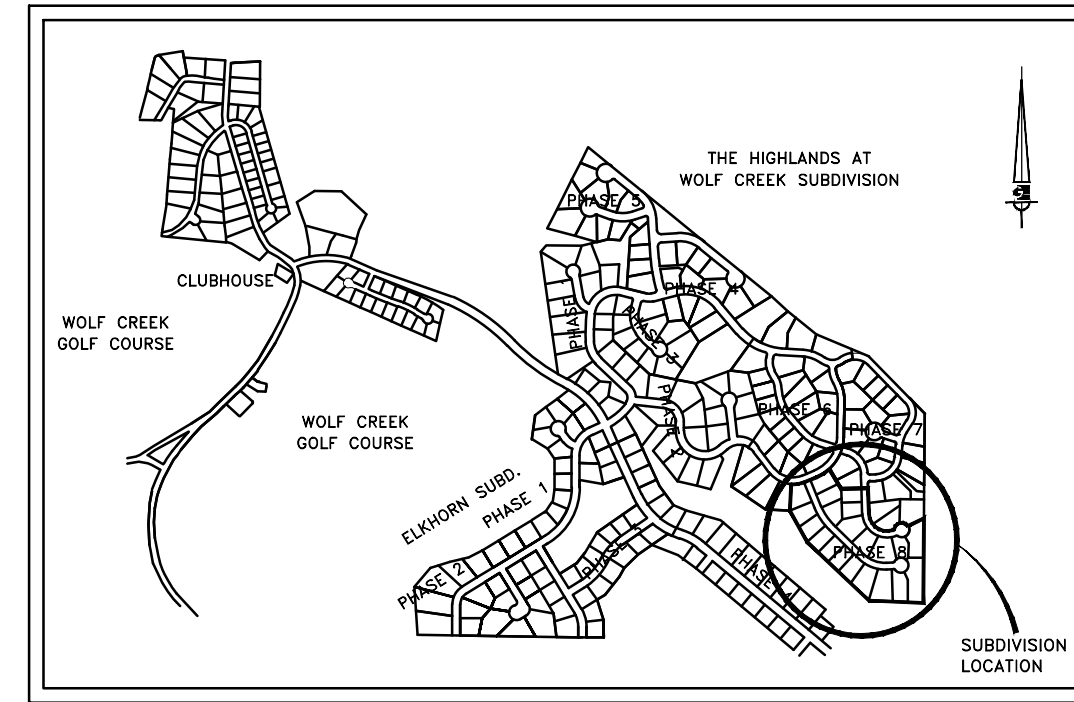


THE HIGHLANDS AT WOLF CREEK PHASE 8 1ST AMENDMENT

PART OF THE SOUTHWEST 1/4 OF SECTION 23
T7N, R1E, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
MAY 2018

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).



VICINITY MAP
NARRATIVE

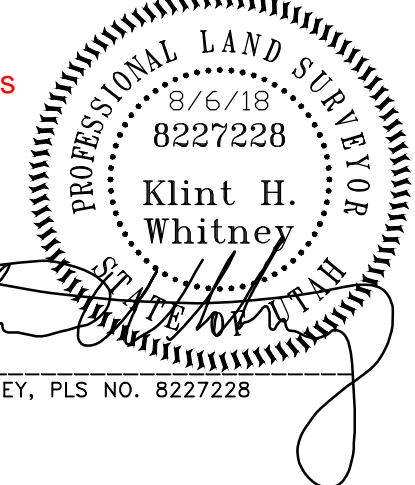
THE PURPOSE OF THIS SURVEY WAS TO AMEND THE HIGHLANDS AT WOLF CREEK PHASE 8 IN ORDER TO INCORPORATE ADDITIONAL COMMON AREA. THE SURVEY WAS ORDERED BY MIRANDA MENZIES ON BEHALF OF THE HIGHLANDS AT WOLF CREEK HOME OWNERS ASSOCIATION. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, WHICH BEARS SOUTH 00°21'51" WEST. THE HIGHLANDS AT WOLF CREEK PHASE 8 DEDICATED PLAT AND SPECIAL WARRANTY DEED ENTRY NO. 2909528 WERE USED TO DETERMINE THE BOUNDARY.

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 39, 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 AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE HIGHLANDS AT WOLF CREEK PHASE 8 1ST AMENDMENT, AMENDING THE PLAT TO INCLUDE OPEN SPACE, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN 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 PROPERTY.

SIGNED THIS _____ DAY OF _____, 2018.

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)



KLINT H. WHITNEY, PLS. NO. 8227228

BOUNDARY DESCRIPTION

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; THENCE 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 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 49°33'03" WEST 185.36 FEET; (2) NORTH 6°44'36" EAST 176.48 FEET; (3) NORTH 50°28'53" WEST 816.79 FEET; (4) NORTH 70°50'07" WEST 88.69 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 2; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 18°12'38" EAST 114.56 FEET; (2) SOUTH 56°04'30" EAST 307.18; (3) SOUTH 88°56'16" EAST 180.97 FEET TO THE SOUTHWESTERLY BOUNDARY OF HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 8; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 29°12'07" EAST 265.86 FEET; (2) SOUTH 48°28'51" EAST 632.89 FEET; (3) SOUTH 87°33'09" EAST 401.75 FEET TO THE POINT OF BEGINNING. CONTAINS 5.48 ACRES MORE OR LESS.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	29.52	20.00	18.19	84°34'57"	N64°35'05"W	26.32
C2	31.40	20.00	19.98	89°56'27"	S22°40'37"W	28.27
C3	183.14	450.00	92.86	23°19'06"	S33°57'10"E	181.88
C4	193.32	475.00	98.01	23°19'06"	S33°57'10"E	191.98
C5	172.97	425.00	87.70	23°19'06"	S33°57'10"E	171.78
C6	48.50	475.00	24.27	5°51'02"	S25°13'08"E	48.48
C7	103.36	475.00	51.88	12°28'02"	S34°22'40"E	103.15
C8	41.46	475.00	20.74	5°00'02"	S43°06'42"E	41.44
C9	15.17	425.00	7.59	2°07'33"	S23°18'58"E	15.17
C10	157.80	425.00	79.82	21°16'23"	S44°58'31"E	156.89
C11	205.97	250.00	109.24	47°12'21"	S69°12'53"E	200.20
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
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
C16	65.56	275.00	32.94	13°39'33"	S85°59'17"E	65.40
C17	38.23	225.00	19.16	8°44'11"	S50°28'48"E	38.19
C18	147.14	225.00	76.31	37°28'10"	S74°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"W	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"	S77°34'23"E	70.57
C23	103.50	55.00	75.45	107°49'20"	N08°36'37"E	88.89
C24	76.58	55.00	45.97	72°46'58"	N85°11'22"W	70.54
C25	21.97	55.00	11.13	22°53'21"	S43°28'38"W	21.83
C26	304.72	160.00	224.81	109°07'10"	S56°25'35"E	260.71
C27	352.33	185.00	259.93	109°07'10"	S56°25'35"E	301.45
C28	10.99	185.00	5.50	3°24'10"	S03°34'04"E	10.99
C29	102.43	185.00	52.57	31°43'25"	S21°07'52"E	101.13
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
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°39'56"W	13.30
C34	56.84	55.00	31.25	59°12'36"	S87°56'21"E	54.34
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

May want to turn text black
Measured? Record?

show adjoining parcel number and ownership

Show and dimension existing trail and any documented easements for it, if it's not documented define trail easement hereon.

The location, widths, and other dimensions of proposed pathways, parks, or other open spaces with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

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

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

Description and map do not close

DEVELOPER:
HIGHLAND AT WOLF CREEK HOME OWNERS ASSOCIATION INC.
3900N. WOLF CREEK DRIVE
EDEN, UTAH 84310

DATE _____ SIGNATURE _____ SEAL _____

NOTES

#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 UNLESS OTHERWISE NOTED.

HISTORIC CATTLE TRAILING EASEMENT, RECORDED OCTOBER 12, 1979 IN BOOK 1327 ON PAGE 824. BLANKET IN NATURE, AFFECTS THE COMMON AREA.

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 RECORDED AT BOOK 63, PAGE 7.

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 AMENDMENT 1

AND DO HEREBY GRANT AND CONVEY TO THE WOLF CREEK PHASE 8 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 OTHER 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 SPACE PURPOSES.

SIGNED THIS THE _____ DAY OF _____, 2018

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

Prepared By:



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

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY _____ DEPUTY

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 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 THEREWITH.

SIGNED THIS _____ DAY OF _____, 2018

SIGNATURE

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

ACKNOWLEDGMENT

(COMMUNITY ASSOCIATION)

STATE OF UTAH)
) SS
COUNTY OF WEBER)

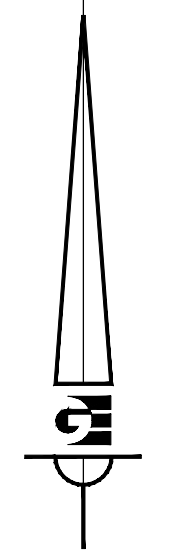
ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF _____ (L.C.) AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID (L.C.) BY A RESOLUTION OF ITS MEMBERS AND _____ ACKNOWLEDGED TO ME THAT SAID COMMUNITY ASSOCIATION EXECUTED THE SAME.

STAMP

NOTARY PUBLIC

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP MARKED GARDNER ENGINEERING
- ◆ STREET MONUMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - - - EASEMENT



Scale in Feet
0 80 160 240