

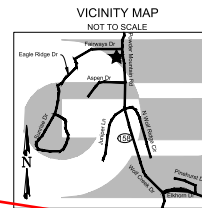
Plats with lots which include "buildable areas" shall include the following notification on the final plat:
 "Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas." WCO 106-1-8(c)(4).

Title Report will be reviewed for 2nd review.

The text "amending lot 8" may need to be changed to be part of the subtitle instead of title, I will verify with recording for the 2nd review.

HIDDEN OAKS AT WOLF CREEK 1ST AMENDMENT, AMENDING LOT 8

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, JULY 2019



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8 BEING LOCATED NORTH 89°12'43" WEST 475.26 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 01°07'11" EAST 80.11 FEET AND SOUTH 19°22'41" EAST 98.33 FEET AND SOUTH 15°45'58" EAST 82.99 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, RUNNING THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 8 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 15°45'58" EAST 89.70 FEET; (2) ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE TO THE RIGHT 116.47 FEET HAVING A CENTRAL ANGLE OF 10°40'27". CHORD BEARS SOUTH 17°29'59" EAST 116.47 FEET; THENCE DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE AND CONTINUING ALONG THE BOUNDARY OF SAID LOT 8 THE FOLLOWING THREE (3) COURSES: (1) NORTH 84°39'16" WEST 292.86 FEET; (2) NORTH 03°39'16" WEST 155.00 FEET; (3) SOUTH 89°53'34" EAST 281.29 FEET TO THE POINT OF BEGINNING, CONTAINING 46,885 SQUARE FEET.

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 THIS PLAT OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HIDDEN OAKS AT WOLF CREEK 1ST AMENDMENT, AMENDING LOT 8 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 _____, 2019.

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)



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:

HIDDEN OAKS AT WOLF CREEK 1ST AMENDMENT, AMENDING LOT 8

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND 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 PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS; AND ALSO GRANT AND CONVEY TO THE OWNERS OF LOT 7 A PERPETUAL COMMON ACCESS EASEMENT AS SHOWN HEREON.

The plat may not be an appropriate instrument for conveyance of rights to private adjacent owners, will also verify with recording for 2nd review.

SIGNED THIS _____ DAY OF _____, 2019.

BY: ROBERT L BRACKEN

BY: TAMMY BRACKEN

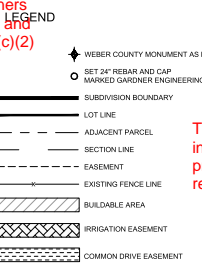
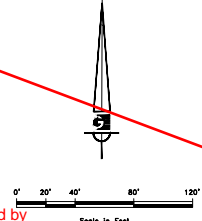
ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me ROBERT L AND TAMMY BRACKEN, the signers of the above owner's dedication. Who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

STAMP

NOTARY PUBLIC



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)

Is there a pump house or some other structure on the property other than the electrical boxes?

This requirement is often satisfied by adding within the legend that the set rebar is 5/8" or #5 X 24"

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)

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 17-23-17(3)(d)

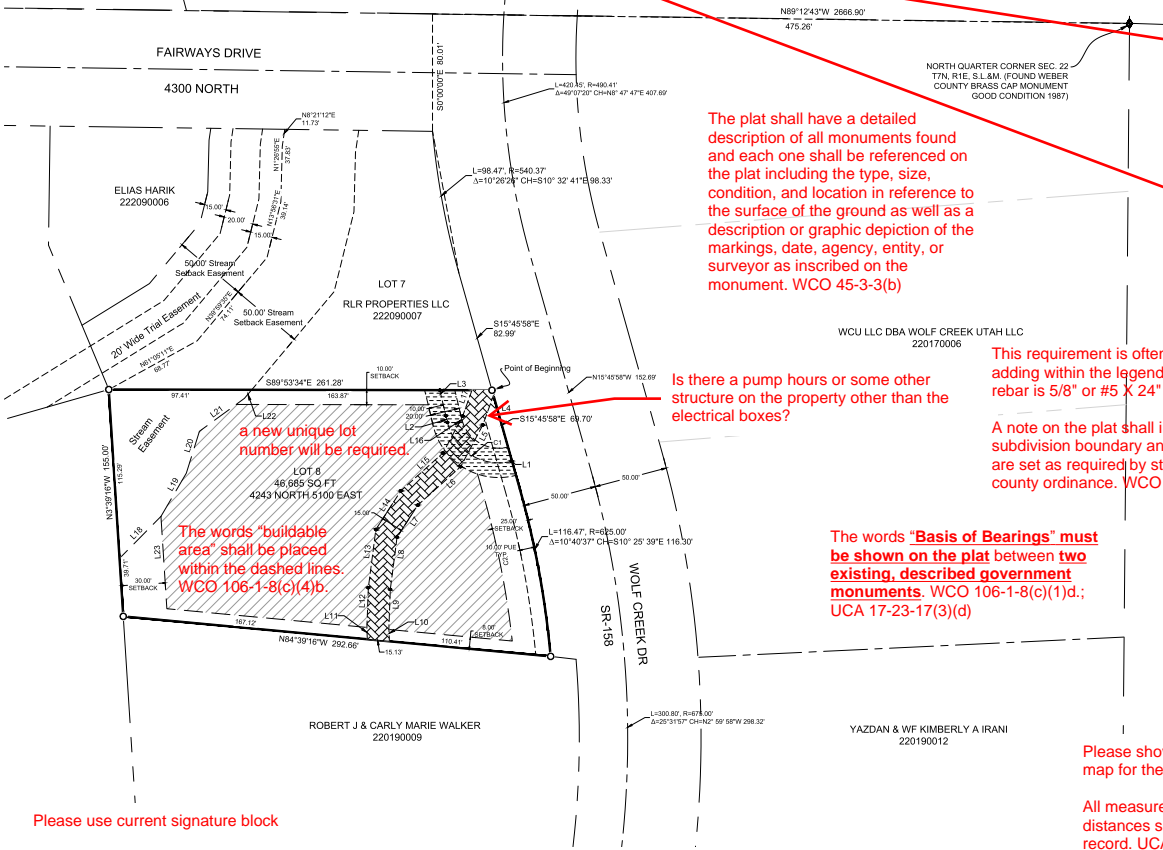
Please show record v. measured on the map for the boundary correction.

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION AMENDING LOT 8 OF THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION TO ADJUST TOTAL BUILDABLE AREA WITHIN THE LOT. THE SURVEY WAS ORDERED BY ROBERT L BRACKEN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON TOGETHER WITH THE DEDICATED PLAT OF THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION RECORDED AT BOOK 88 PAGE 50, AND HEREBY DEED RECORDED AT 218622. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°12'43" WEST WEBER COUNTY, UTAH MONUMENT AD 83 STATE PLANE GRID BEARING. THE ORIGINAL DEDICATED PLAT CONTAINS MISCELLANEOUS ERRORS WITHIN THE BOUNDARY OF EASEMENTS. THE AMENDMENT SHOWS A CORRECTED BOUNDARY AND SQUARE FOOTAGE FOR SAID LOT 8. THE COMMON DRIVE EASEMENT IN LOT 8 ALSO SHOWS A CORRECTED CENTERLINE SEGMENT. PREVIOUS PLAT DID NOT ACCOUNT FOR 4.63 FEET IN THE CENTERLINE SEGMENT.

If the property is to connect to Wolf Creek Water and Sewer Improvement District then Health Department signature block is not necessary.



a new unique lot number will be required.

The words "buildable area" shall be placed within the dashed lines. WCO 106-1-8(c)(4)b.

Please use current signature block

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE				
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
L1	0.28	N75° 56' 33\"/>																				

<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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OWNER: ROBERT L & TAMMY BRACKEN 801-388-5015

S1 1

COUNTY RECORDER

ENTRY NO. _____ FEED PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ RECORDED _____

FOR _____

COUNTY RECORDER

BY: _____

GARDNER ENGINEERING

CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING

5120 SOUTH 375 EAST OGDEN, UT OFFICE 801-474-0202 FAX 801-474-0266

DRAWING NO. 106C SURVEY 1081 - ROBERT HENCKENBERGER/ENGINEER/OWNER HIDDEN OAKS AT WOLF CREEK DRIVE