

WOODLAND ESTATES SUBDIVISION - UNIT 2 AMENDMENT 6

AMENDING LOT 101 OF WOODLAND ESTATES SUBDIVISION - UNIT 2 1ST AMENDMENT
 PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
 WEBER COUNTY, UTAH
 AUGUST, 2020

LEGEND

- = SET 5/8"X24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND RIGHT-OF-WAY MONUMENT
- = BOUNDARY LINE
- - - = LOT LINE
- - - = EASEMENTS
- - - = ADJOINING PROPERTY
- - - = ROAD CENTERLINE
- x x x = EXISTING FENCE LINES
- = EXISTING CURB AND GUTTER
- ▨ = EXISTING BUILDINGS
- ▨ = EXISTING PAVEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

Please Update Name of subdivision

FOUND STREET MONUMENT SET BY WEBER COUNTY AT THE INTERSECTION OF 2550 EAST STREET AND WOODLAND DRIVE, IN GOOD CONDITION

FOUND STREET MONUMENT SET BY WEBER COUNTY AT THE INTERSECTION OF WOODLAND DRIVE AND 5950 SOUTH STREET IN GOOD CONDITION

LOT 99

LOT 100

LOT 101
 PARCEL #07-731-0003
 55457 S.F.

1
 35456 S.F.
 0.814 ACRES

2
 20001 S.F.
 0.459 ACRES

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)

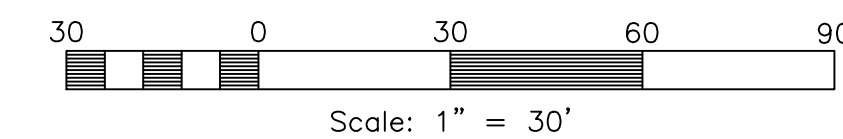
EX. 10' P.U.E.

FOUND STREET MONUMENT SET BY WEBER COUNTY AT 5950 SOUTH STREET. IN GOOD CONDITION

SHARON CIRCLE



VICINITY MAP
NO SCALE



SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF ~~WOODLAND ESTATES SUBDIVISION - UNIT 2 AMENDMENT 6~~ **WOODLAND ESTATES SUBDIVISION - UNIT 2 AMENDMENT GREGORY** WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

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 ON THE PLAT AND NAME SAID TRACT **WOODLAND ESTATES SUBDIVISION - UNIT 2 AMENDMENT GREGORY SUBDIVISION**, AND DO HEREBY DEDICATE 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 ALSO TO 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 AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND STREET MONUMENT IN 5950 SOUTH AND THE FOUND STREET MONUMENT AT THE INTERSECTION OF 5950 SOUTH AND WOODLAND DRIVE, SHOWN HEREON AS: S38°53'55"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 101 OF WOODLAND ESTATES SUBDIVISION - UNIT 2, TO CREATE 2 LOTS. THE BOUNDARY WAS ESTABLISHED BY RETRACING THE SUBDIVISION PLAT WOODLAND ESTATES SUBDIVISION - UNIT 2 1ST AMENDMENT. ALL BOUNDARY CORNERS AND LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

ALL OF LOT 101, WOODLAND ESTATES SUBDIVISION, UNIT 2, 1ST AMENDMENT AS PER THE OFFICIAL PLAT ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, RECORDED AS ENTRY NO. 2501347, BOOK 71, PAGE 78.

A signature block for County Attorney conforming to state code and county ordinance.
 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
 WCO 106-1-8(c)(1)h.7; WCO 106-8-1(1).

Project Info.

Surveyor: T. HATCH
 Designer: E. ROCHE
 Begin Date: 08-27-20
 Name: WOODLAND ESTATES UNIT 2-AMENDMENT 6
 Number: 7497-01
 Revision: _____
 Scale: 1"=30'
 Checked: _____

5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	254.48'	142.83'	140.97'	S61°11'01"W	32°09'31"

DEVELOPER
 AUSTIN BEUS
 2530 E. 5950 S.
 OGDEN, UTAH 84403

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 SIGNED THIS _____ DAY OF _____, 20____.

 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

 WEBER COUNTY ENGINEER

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.

SIGNED THIS _____ DAY OF _____, 20____.

 CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

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 SURVEYOR

Webber County Recorder

Entry No. _____ Fee Paid _____
 _____ Filed For Record
 And Recorded, _____
 At _____ in Book _____
 Of The Official Records, Page _____
 Recorded For: _____

 _____ Deputy.