MOOSE MOUNTAIN SUBDIVISION SURVEYOR'S CERTIFICATE 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 AMENDING LOT 101 OF WOODLAND ESTATES SUBDIVISION - UNIT 2 1ST AMENDMENT ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY 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 **LEGEND** WEBER COUNTY, UTAH PLAT, AND THAT THIS PLAT OF MOOSE MOUNTAIN SUBDIVISION IN WEBER COUNTY, UTAH, AUGUST, 2020 HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT = SET 5/8"X24" REBAR AND PLASTIC REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED CAP STAMPED "REEVE & ASSOCIATES" 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 FOUND STREET MONUMENT SET BY = FOUND RIGHT-OF-WAY MONUMENT REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY WEBER COUNTY AT THE CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED INTERSECTION OF 2550 EAST = BOUNDARY LINE STREET AND WOODLAND DRIVE. IN GOOD CONDITION SIGNED THIS _____, DAY OF _____, 20___. -----= EASEMENTS --- - = ADJOINING PROPERTY — — = ROAD CENTERLINE The title report indicates a perpetual easement that was granted as 9031945 part of a boundary line agreement (Entry No. 2647992). Please UTAH LICENSE NUMBER - X X X = EXISTING FENCE LINES depict this easement on the plat along with a reference to the = EXISTING CURB AND GUTTER recorded document. = EXISTING BUILDINGS **VICINITY MAP** OWNERS DEDICATION AND CERTIFICATION EXISTING PAVEMENT 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 = PUBLIC UTILITY EASEMENT AND NAME SAID TRACT **MOOSE MOUNTAIN SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS FOUND STREET MONUMENT SET BY STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND This easement WEBER COUNTY AT THE DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS INTERSECTION OF WOODLAND DRIVE doesn't appear on the DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE AND 5950 SOUTH STREET IN GOOD 1st Amendment Plat. EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE Scale: 1" = 30'CONDITION INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM Double check to see DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER if this easement is still CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY applicable. Remove, THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN LOT 99 or relocate to the SUCH EASEMENTS. property line if not applicable in the SIGNED THIS _____, DAY OF _____, 20___. shown location. N89*15'35"E 168.24' EX. 10' P.U.E. PER ACKNOWLEDGMENT WOODLAND ESTATES SUBDIVISION - UNIT STATE OF UTAH **BASIS OF BEARINGS** COUNTY OF ___ FOUND STREET MONUMENT IN 5950 SOUTH AND THE FOUND STREET MONUMENT AT THE INTERSECTION OF 5950 SOUTH AND WOODLAND BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) DRIVE, SHOWN HEREON AS: S38°53'55"W SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ___ FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. **NARRATIVE** PARCEL #07-731-0003 THE PURPOSE OF THIS PLAT IS TO AMEND LOT 101 OF WOODLAND COMMISSION EXPIRES NOTARY PUBLIC 55457 S.F. 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 ACKNOWLEDGMENT LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". STATE OF UTAH 35456 S.F. COUNTY OF _____ 0.814 ACRES ON THE _____, 20___, PERSONALLY APPEARED **BOUNDARY DESCRIPTION** BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ____ Addressing as assigned 0.459 ÀCRES ___ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE ALL OF LOT 101, WOODLAND ESTATES SUBDIVISION, UNIT 2, 1ST FOUND STREET MONUMENT _____ OF SAID CORPORATION AND THAT THEY AMENDMENT AS PER THE OFFICIAL PLAT ON RECORD IN THE OFFICE OF SET BY WEBER COUNTY AT SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND ,5950 SOUTH STREET. IN THE WEBER COUNTY RECORDER, RECORDED AS ENTRY NO. 2501347, IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED. / GOOD CONDITION BOOK 71, PAGE 78. EX. 10' P.U.E. NOTARY PUBLIC COMMISSION EXPIRES **CURVE TABLE** # RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE Project Info. "1 254.48' 142.83' 140.97' S61°11'01"W 32°09'31" MOOSE MOUNTAIN 5160 S 1500 W. RIVERDALE, UTAH 84405 Number: 7497-01 Revision: 10-20-20 **DEVELOPER** Scale: 1"=30' AUSTIN BEUS Checked:___ 2530 E. 5950 S. OGDEN, UTAH 84403 Weber County Recorder WEBER COUNTY ATTORNEY WEBER COUNTY SURVEYOR WEBER COUNTY PLANNING WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE Entry No._____ Fee Paid ____ Filed For Record And Recorded, _____ COMMISSION APPROVAL I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY At _____ In Book _____ Of The Official Records, Page IN MY OPINION THEY CONFORM WITH THE COUNTY SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY WITH LINES AND MONUMENTS ON RECORD IN COUNTY SIGNED THIS _____, 20___, 20___. APPROVED AND ACCEPTED BY THE COMMISSIONERS OF FOR THE INSTALLATION OF THESE IMPROVEMENTS. OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER Recorded For: SIGNED THIS _____, DAY OF _____, 20__. WEBER COUNTY, UTAH. COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SIGNED THIS _____, DAY OF _____, SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, DAY OF _____, 20___. Weber County Recorder CHAIRMAN, WEBER COUNTY COMMISSION WEBER COUNTY ATTORNEY CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ENGINEER WEBER COUNTY SURVEYOR ___ Deputy. ATTEST TITLE