

THE HIGHLANDS AT WOLF CREEK PHASE 7 FIRST AMENDMENT

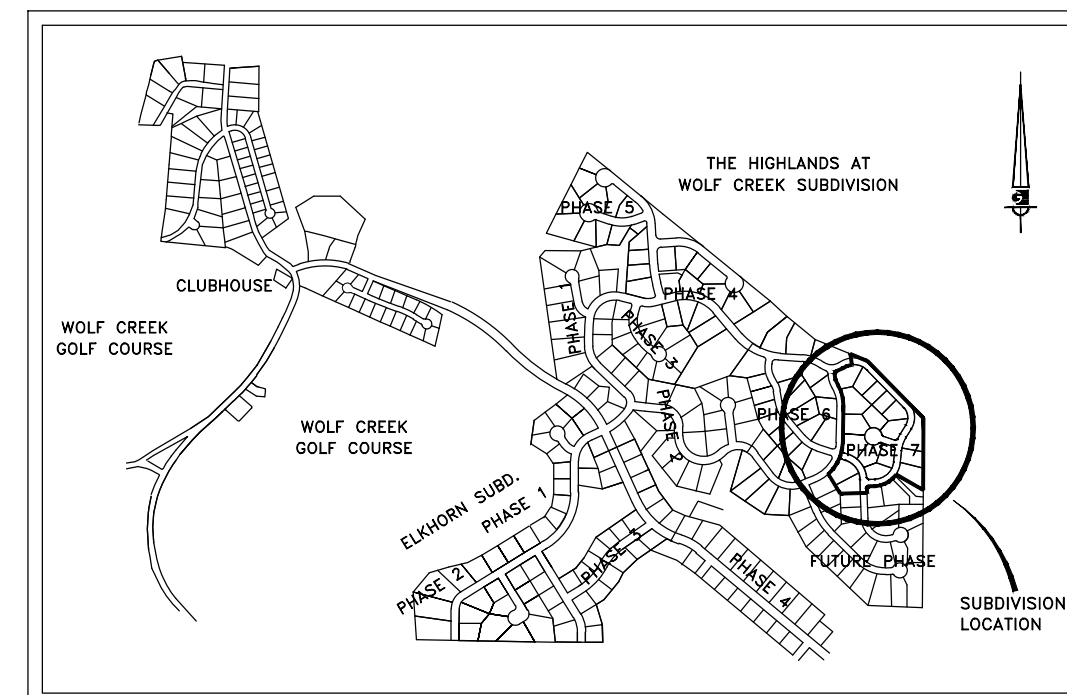
AMENDING LOT 105

PART OF THE SOUTHWEST 1/4 OF SECTION 23

T7N, R1E, SLB&M, U.S. SURVEY

WEBER COUNTY, UTAH

OCTOBER 2020



VICINITY MAP

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 105 OF THE HIGHLANDS AT WOLF CREEK PHASE 7 BEING LOCATED NORTH 82°21'11" WEST 65.00 FEET FROM THE STREET CENTERLINE MONUMENT OF WILDFLOWER COURT, RUNNING THENCE NORTH 85°08'29" WEST 161.81 FEET; THENCE NORTH 01°13'06" EAST 143.89 FEET; THENCE SOUTH 89°11'10" EAST 138.50 FEET; THENCE SOUTH 31°32'19" EAST 120.55 FEET; THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 72.00 FEET, HAVING A CENTRAL ANGLE OF 63°27'53" WITH A CHORD BEARING SOUTH 39°22'45" WEST 68.37 FEET TO THE POINT OF BEGINNING, CONTAINING 25,818 SQUARE FEET OR 0.59 ACRES MORE OR LESS.

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 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 FIRST AMENDMENT PHASE 7 FIRST AMENDMENT 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 _____, 2020.



KLINT H. WHITNEY, PLS. NO. 8227228

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 7 FIRST AMENDMENT

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 SPACE PURPOSES.

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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE _____ DAY OF _____, 2020

DUDLEY G. ANDERSON JR.

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

PORCUPINE RIDGE DRIVE

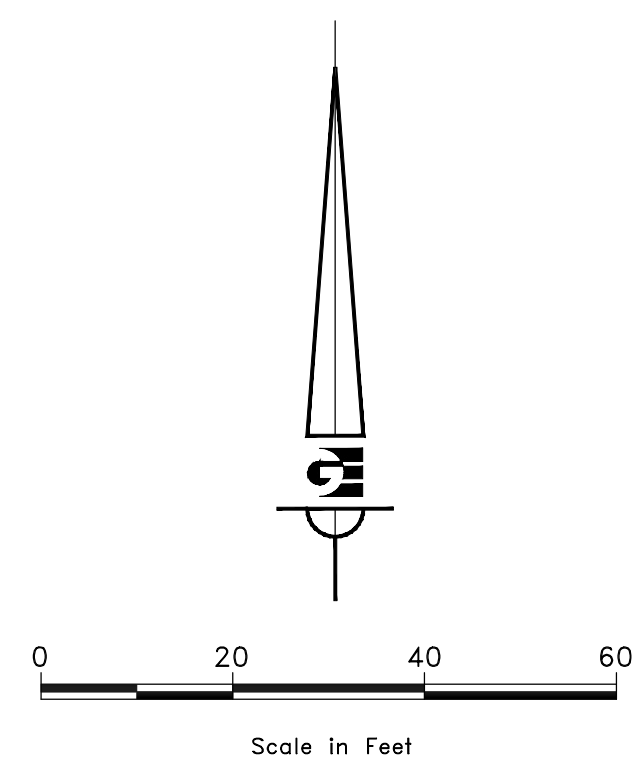
LOT 104
DREAM MOUNTAIN
LLC
222470008

LOT 103
DAVID J ROMEO
222470007

LOT 1050
25,818 sq. ft.
0.59 acres
NO ACCESS LINE

DUDLEY G JR.
ANDERSON
222480001

LOT 106
THOMAS G & DIANE E
STRAUSS
222480002



- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ EXISTING STREET MONUMENT
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- - - EASEMENT

NOTES:

- 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.
- ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLING SYSTEM THEREIN USNG MODEL 13-D FIRE SPRINKLERS.
- THE SUBDIVISION BOUNDARY SHALL BE SET AS REQUIRED BY STATE CODE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE NO ACCESS LINE TO THE EAST SIDE OF LOT 105 OF THE HIGHLANDS AT WOLF CREEK PHASE 7 AND PROVIDE ACCESS TO THE WEST SIDE OF SAID LOT 105 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DEE ANDERSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN ON THE HIGHLANDS AT WOLF CREEK PHASE 7. THE BASIS OF BEARING IS THE STREET CENTERLINE OF WILDFLOWER COURT WHICH BEARS NORTH 71°39'46" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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 _____, 2020

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 EFFECT.

SIGNED THIS _____ DAY OF _____, 2020

SIGNATURE

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 _____, 2020

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 _____, 2020

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

THIS _____ DAY OF _____, 2020

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE:

ATTEST:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2020, before me _____, A Notary Public, personally appeared _____, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

ACKNOWLEDGMENT (L.C.)

STATE OF UTAH)
COUNTY OF WEBER) SS

ON THE _____ DAY OF _____, 2020, 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 L.C. EXECUTED THE SAME.

STAMP

NOTARY PUBLIC