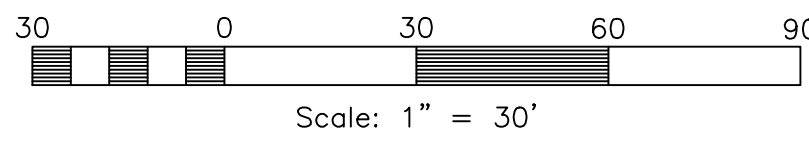


MOOSE MOUNTAIN SUBDIVISION

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 AS NOTED
- ⊙ = FOUND RIGHT-OF-WAY MONUMENT
- X = SET NAIL AND WASHER
- = 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



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.

LOT 1
35456 S.F.
0.814 ACRES

LOT 2
20001 S.F.
0.459 ACRES

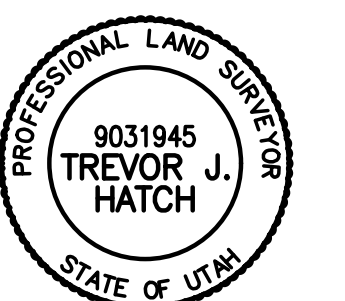


VICINITY MAP
NO SCALE

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 **MOOSE MOUNTAIN 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 POND, 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____



NOTE

THIS PROPERTY IS SUBJECT TO A PERPETUAL EASEMENT IN FAVOR OF THE PROPERTY TO THE NORTH AS SET FORTH IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY # 2647992. THE EXHIBIT DRAWING ON THE SAID DOCUMENT IS NOT LEGIBLE.

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.

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 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____

WEBER COUNTY ATTORNEY

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

Weber County Recorder
Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
At _____ in Book _____
Of the Official Records, Page _____
Recorded For: _____
_____ Weber County Recorder
_____ Deputy.