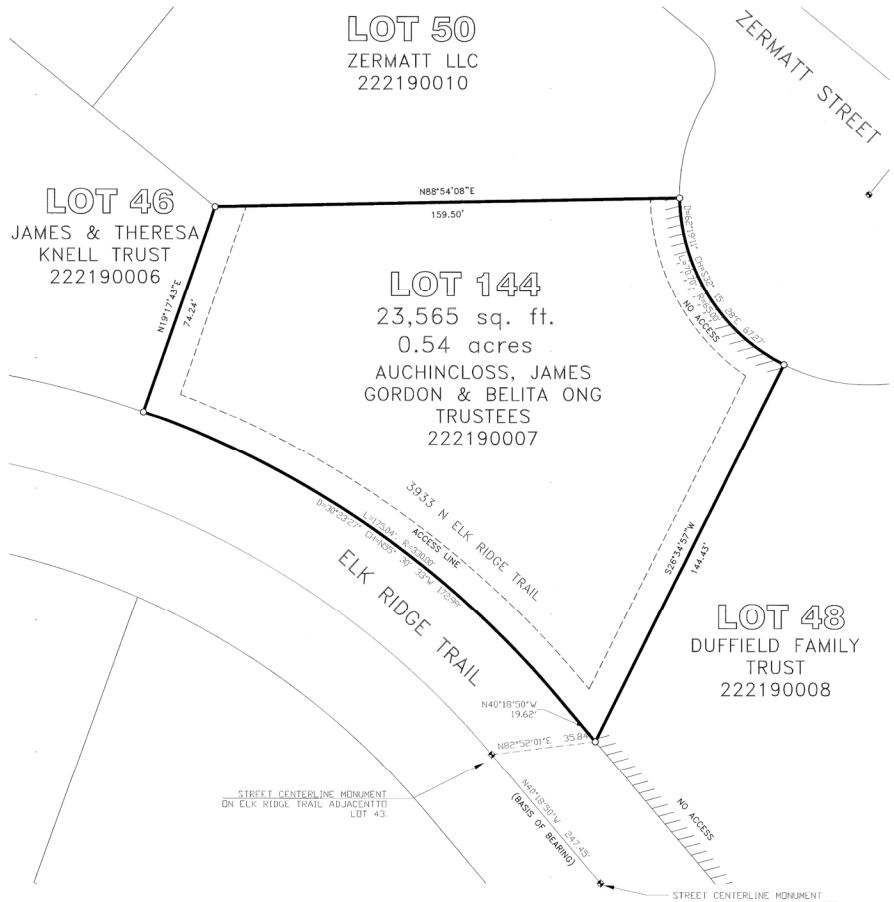
85-16

THE HIGHLANDS AT WOLF CREEK, PHASE 4 FIRST AMENDMENT

AMENDING LOT 47

PART OF THE WEST 1/2 OF SECTION 23
T7N, R1E, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
JULY 2021



0 20 40 60
Scale In Feet
1" = 20'

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

NOTES:

#5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 194270) TO BE SET AT
ALL REAR PROPERTY CORNERS
NAILS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS

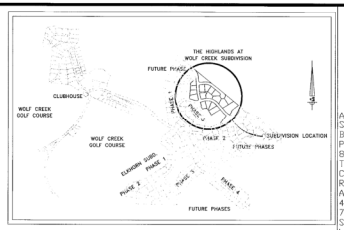
10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

THE SUBDIVISION BOUNDARY SHALL BE SET AS REQUIRED BY STATE CODE

A PORTION OF OF THIS LOT IS LOCATED IN A MAPPED GEOLOGIC HAZARD AREA AND GEOLOGIC OR GEOTECHNICAL STUDIES MAY BE REQUIRED BEFORE BUILDING PERMITS WILL BE ISSUED FOR THE LOT.

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 RAY BERTOLDI 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 ELK RIDGE TRAIL, WHICH BEARS NORTH 40°18'50" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



VICINITY MAP

BOUNDARY DESCRIPTION

A PART OF THE WEST HALF 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 47 OF THE HIGHLANDS AT WOLF CREEK PHASE 4 AND AT A POINT ON THE NORTH RIGHT-OF-WAY LINE BEING LOCATED NORTH 82°52'01" EAST 35.84 FEET FROM THE STREET CENTERLINE MONUMENT OF ELK RIDGE TRAIL; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOLLOWING TWO (2) COURSES: (1) NORTH 40°18'50" WEST 19.62 FEET; (2) ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT 179.04 FEET, HAVING A CENTRAL ANGLE OF 30°23'27" WITH A CHORD BEARING NORTH 55°30'33" WEST 176.99 FEET TO THE EAST LOT LINE OF LOT 46 OF SAID SUBDIVISION; THENCE ALONG SAID EAST LOT LINE NORTH 19°17'43" EAST 74.24 FEET TO THE SOUTH LOT LINE OF LOT 50 OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LOT LINE NORTH 88°54'08" EAST 159.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ZERMATT STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 70.70 FEET, HAVING A CENTRAL ANGLE OF 62°19'11" WITH A CHORD BEARING SOUTH 32°15'28" EAST 67.27 FEET TO THE WEST LOT LINE OF LOT 48 OF SAID SUBDIVISION; THENCE ALONG SAID WEST LOT LINE SOUTH 26°34'57" WEST 144.43 FEET TO THE POINT OF BEGINNING. CONTAINING 23,565 SQUARE FEET OR 0.54 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 4, 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 26TH DAY OF AUGUST, 2021.

PROFESSIONAL LAND SURVEYOR 8227228 Klint H. Whitney STATE OF UTAH 8/26/21

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 4 FIRST AMENDMENT

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID 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 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 1st DAY OF September, 2021

AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998

BY: JAMES GORDON AUCHINCLOSS, TRUSTEE

BY: BELITA ONG, TRUSTEE

DEVELOPER:
JAMES GORDON AUCHINCLOSS
& BELITA ONG
110 VIA DEL CIELO,
SANTA BARBARA,
CALIFORNIA 93109
805-637-3131

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 30th DAY OF Sept, 2021

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 16th DAY OF September 2021

SIGNATURE

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 4th DAY OF October, 2021

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 27th DAY OF September, 2021

SIGNATURE

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

THIS _____ DAY OF _____, 2021

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Santa Barbara)

On this 1st day of September 2021, personally appeared before me BELITA ONG, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Trustee of AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BELITA ONG acknowledged to me that said Trust executed the same.

STAMP — ALEJANDRO TORRES Notary Public - California Santa Barbara County Commission # 2280939 My Comm. Expires Apr 9, 2023 — NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Santa Barbara)

On this 1st day of September 2021, personally appeared before me JAMES GORDON AUCHINCLOSS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Trustee of AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JAMES GORDON AUCHINCLOSS acknowledged to me that said Trust executed the same.

STAMP — ALEJANDRO TORRES Notary Public - California Santa Barbara County Commission # 2280939 My Comm. Expires Apr 9, 2023 — NOTARY PUBLIC

Prepared By:

Gardner Engineering
968 E CHAMBERS, SUITE 5
SOUTH OGDEN, UT 84403
(801) 476-0202

COUNTY RECORDER

ENTRY NO. 3169497 FEE PAID $23.00 FILED FOR RECORD AND RECORDED 07-OCT-2021 AT 4:38 PM IN BOOK 91 OF OFFICIAL RECORDS, PAGE 69 RECORDED FOR RAY BERTOLDI
LEANN H. KUHS
COUNTY RECORDER
BY: _____ DEPUTY

R:\0201 - Bertoldi (Oct '08)\2114 - Highlands Lot 47 Amended

91-58