## SURVEYORS CERTIFICATE **RAINTREE SUBDIVISION NO. 3 FIRST AMENDMENT** I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 7820824 IN ACCORDANCE WITH THE PROFESSIONAL AMENDING AND EXTENDING LOT 22 OF RAINTREE SUBDIVISION NO. 3 ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS A PART OF THE SOUTHEAST QUARTER OF PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17, OF UTAH CODE; AND HAVE HEREBY SECTION 23. TOWNSHIP 5 NORTH, RANGE 1 WEST. AMENDED AND SUBDIVIDED SAID PROPERTY INTO (1) LOT, KNOWN HEREAFTER AS SALT LAKE BASE AND MERIDIAN **RAINTREE SUBDIVISION NO. 3 FIRST AMENDMENT** AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. SEPTEMBER 2022 PRELIMINARY PLAT BASIS OF BEARING ENTER QUARTER CORNER OF ECTION 23, T5N, R1W, SLB&M N89°14'53"W 2645.20' EAST QUARTER CORNER FOUND BRASS CAR OF SECTION 23, T5N, R1W, SLB&M LOT 4 GOOD CONDITION 9/22/2022 PLS NO. 7820824 **BOUNDARY DESCRIPTION** WOODLAND ESTATES SUBDIVISION - UNIT 1 A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 ENTRY NUMBER 296266 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 22, RAINTREE SUBDIVISION NO. 3, RECORDED AS ENTRY NUMBER 721816 IN THE OFFICE OF THE WEBER COUNTY RECORDER. SAID CORNER IS ALSO LOT 5 LOT 20 LOT 19 1319.76 FEET NORTH 89°14'53" WEST ALONG THE QUARTER SECTION LINE AND 184.05 FEET SOUTH RAINTREE SUBDIVISION NO. 3 00°58'25" WEST FROM THE FAST QUARTER CORNER OF SAID SECTION 23: AND RUNNING THENCE ALONG **ENTRY NUMBER 721816** THE BOUNDARY OF SAID LOT 22 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE SOUTH KIM AND KATIE CHRISTENSEN 89°01'35" EAST 128.88 FEET, 2) THENCE SOUTHEASTERLY 36.23 FEET ALONG THE ARC OF A 50.00 FOOT PARCEL NUMBER 07-222-0003 RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 19°47'14" ENTRY NUMBER 3258686 EAST 35.45 FEET), 3) THENCE SOUTHERLY 21.68 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS LOT 21 TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 19°50'35" EAST 21.21 FEET), 4) THENCE SOUTH 00°51'42" WEST 85.13 FEET, AND 5) THENCE NORTH 89°01'35" WEST 149.15 FEET SET PLUG IN CURB -G-FOUND NAIL TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE WEST 197.61 FEET TO THE EAST LINE OF 11.60' EASTERLY ON POINT OF BEGINNING \ WOODLAND ESTATES SUBDIVISION UNIT NO. 1, RECORDED AS ENTRY NUMBER 296266 IN THE OFFICE OF IN CURB **EXISTING T-POST-**PROPERTY LINE THE WEBER COUNTY RECORDER, THENCE ALONG SAID EAST LINE NORTH 138.08 FEET; THENCE EAST EXTENSION 199.96 FEET TO THE POINT OF BEGINNING. 19.8' WEST OF LOT 6 -FOUND FLUSH MOUNTED STREET MONUMENT S89°01'35"E 128.88' PROPERTY CORNER EAST 199.96 ONE INCH METAL ROD IN CONCRETE, CAP IS MISSING THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 47,448 SQUARE FEET OR 1.089 ACRES IN AREA, 6025 SOUTH STREET MORE OR LESS. 1 LOT. 7' UTILITY AND - EXISTING L: 36.23' DRAINAGE EASEMENT FIRE HYD R: 50.00' (TYPICAL) OWNER'S DEDICATION LOT 6 TEL BOX AND D: 041°31'18"-ELEC BOX CHB: S19°47'14"E CH: 35.45' LOT 1 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON 6039 SOUTH 2625 EAST DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS TOGETHER WITH L: 21.68' EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS R: 30.00' **RAINTREE SUBDIVISION NO. 3 FIRST AMENDMENT** 47,448 SQUARE FEET OR D: 041°24'35"-AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS 1.089 ACRES IN AREA CHB: S19°50'35"E SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS HEREBY CONVEY CH: 21.21' TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE **EXISTING T-POST** PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, 1.1' WEST OF LOT 6 MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. PROPERTY CORNER DATED THIS DAY OF 7' UTILITY AND DRAINAGE EASEMENT (TYPICAL) LOT 7 RICHARD MARSHALL WOLTHUIS ASHLEY ELIZABETH WOLTHUIS 149.15' **EXISTING LIGHT POLE** SET PLUG IN CURB -ACKNOWLEDGEMENT 12.00' EASTERLY ON LEGEND S PROPERTY LINE EXTENSION STATE OF \_\_\_\_ SECTION CORNER JENNIFER ROANE JENNIFER ROANE COUNTY OF \_\_\_\_\_ PARCEL NUMBER 07-096-0036 SET REBAR & CAP STAMPED "WCG" PARCEL NUMBER 07-092-0010 ENTRY NUMBER 2980610 UNLESS OTHERWISE NOTED , 2022, PERSONALLY APPEARED BEFORE ME, THE ENTRY NUMBER 2980610 UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, LOT 23 WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE FOUND CONTROL AS NOTED PURPOSES THEREIN MENTIONED. 9 SUBDIVISION BOUNDARY LINE MY COMMISSION EXPIRES NOTARY PUBLIC ADJOINING PARCEL LINES RIGHT OF WAY LINES **SURVEY NARRATIVE** LOT 8 — — EASEMENT LINES THIS PURPOSE OF THIS SURVEY IS TO COMBINE WEBER COUNTY PARCELS 07-222-0004 AND 07-092-0049. THE \_ \_ \_\_\_ CENTER LINE BOUNDARY DESCRIPTION IN THIS AMENDED PLAT ENCOMPASSES THE ENTIRETY OF SAID WEBER COUNTY PARCELS. THIS SURVEY IDENTIFIES THE LOCATION OF SAID BOUNDARY AND ITS RELATION TO FOUND SURVEY EXISTING STREET MONUMENTS IN 5950 SOUTH STREET WERE HELD IN THE PLACEMENT AND ROTATION OF WOODLAND ESTATES SUBDIVISION - UNIT 1. SAID MONUMENTS ARE ALONG THE CENTERLINE DEPICTED ON WOODLAND ESTATES SUBDIVISION - UNIT 2. AN EXISTING STREET MONUMENT AT 6025 SOUTH 2625 EAST WAS WALL CONSULTANT GROUP HELD IN THE PLACEMENT OF RAINTREE SUBDIVISION NO. 3, MAINTAINING THE SAME ROTATION OF WOODLAND ESTATES SUBDIVISION - UNIT 1. NAILS SET IN THE CURB ON PROPERTY LINE EXTENSIONS WERE FOUND BETWEEN LOT 24 LOTS 6 & 7 OF WOODLAND ESTATES SUBDIVISION - UNIT 1, AND BETWEEN LOTS 20 & 21 OF RAINTREE 2139 SOUTH 1260 WEST SUBDIVISION NO. 3. EXISTING T-POSTS WERE FOUND ON THE NORTH AND SOUTH BOUNDARY LINES OF LOT 6 OF SALT LAKE CITY, UT 84119 WOODLAND ESTATES SUBDIVISION - UNIT 1. PHONE: 801-449-1173 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°14'53" WEST BETWEEN THE EAST QUARTER CORNER AND CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND PROJECT NUMBER 22192 THIS SURVEY RELIED ON THE FOLLOWING DOCUMENTS FOR THE BOUNDARY RETRACEMENT: WOODLAND ESTATES SUBDIVISION - UNIT 1, ENTRY NUMBER 296266 DRAWN BY KWT WOODLAND ESTATES SUBDIVISION - UNIT 2, ENTRY NUMBER 306919 RAINTREE SUBDIVISION NO. 3, ENTRY NUMBER 721816 CHECKED BY DRW WEBER COUNTY SURVEYOR'S OFFICE MONUMENT TIE SHEETS ADJOINING PROPERTY AND SURVEYED PROPERTY DESCRIPTIONS ACCORDING TO PUBLIC RECORDS DATE <u>9/22/2022</u> WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY COMMISSION WEBER COUNTY ENGINEER WEBER COUNTY PLANNING COMMISSION RECORDED# THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS APPROVED AS TO FORM THIS THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE PLAT WERE DULY APPROVED AND ACCEPTED BY THE STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE DAY OF APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS WITH COUNTY STANDARDS AND THE AMOUNT OF THE **REQUEST OF** LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES DAY OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS DAY OF OF THESE IMPROVEMENTS. SIGNED THIS **PAGE** CHAIRMAN. WEBER COUNTY PLANNING COMMISSION WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY CHAIRMAN, WEBER COUNTY COMMISSION WEBER COUNTY ENGINEER FEE WEBER COUNTY RECORDER