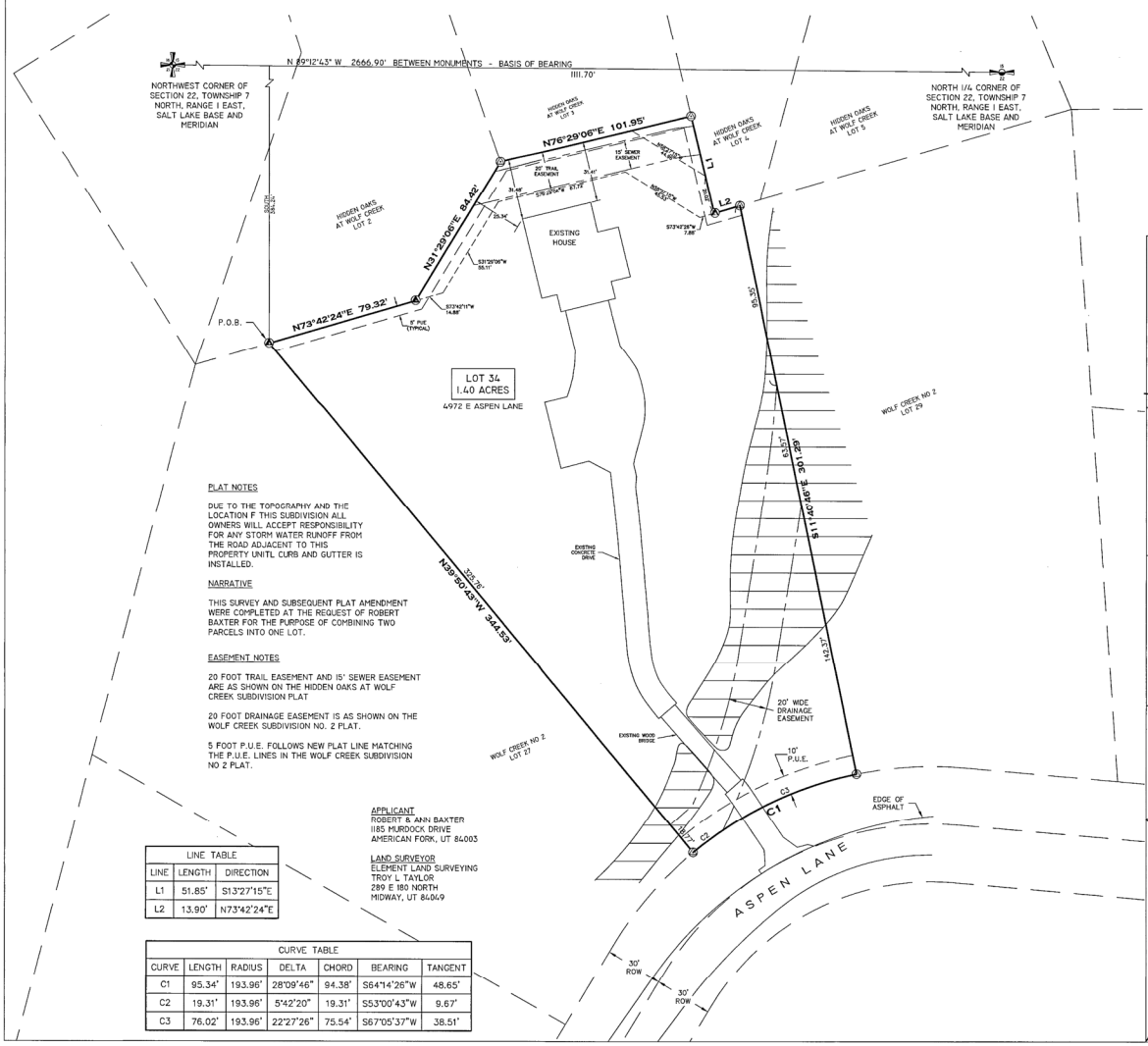
18-96

WOLF CREEK SUBDIVISION NO. 2 LOT 28 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP
7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
DATE OF SURVEY JANUARY 13, 2019



PLAT NOTES

DUE TO THE TOPOGRAPHY AND THE LOCATION F THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNITL CURB AND GUTTER IS INSTALLED.

NARRATIVE

THIS SURVEY AND SUBSEQUENT PLAT AMENDMENT WERE COMPLETED AT THE REQUEST OF ROBERT BAXTER FOR THE PURPOSE OF COMBINING TWO PARCELS INTO ONE LOT.

EASEMENT NOTES

20 FOOT TRAIL EASEMENT AND 15' SEWER EASEMENT ARE AS SHOWN ON THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION PLAT

20 FOOT DRAINAGE EASEMENT IS AS SHOWN ON THE WOLF CREEK SUBDIVISION NO. 2 PLAT.

5 FOOT P.U.E. FOLLOWS NEW PLAT LINE MATCHING THE P.U.E. LINES IN THE WOLF CREEK SUBDIVISION NO 2 PLAT.

APPLICANT
ROBERT & ANN BAXTER
1185 MURDOCK DRIVE
AMERICAN FORK, UT 84003

LAND SURVEYOR
ELEMENT LAND SURVEYING
TROY L TAYLOR
289 E 180 NORTH
MIDWAY, UT 84049

LINE TABLE

LINE	LENGTH	DIRECTION
L1	51.85'	S13°27'15"E
L2	13.90'	N73°42'24"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	95.34'	193.96'	28°09'46"	94.38'	S64°14'26"W	48.65'
C2	19.31'	193.96'	5°42'20"	19.31'	S53°00'43"W	9.67'
C3	76.02'	193.96'	22°27'26"	75.54'	S67°05'37"W	38.51'

SYMBOL LEGEND

- PLAT BOUNDARY
- ADJOINING OWNERS
- 20' DRAINAGE EASEMENT
- 20' WIDE TRAIL EASEMENT
- 15' WIDE SEWER EASEMENT
- 5' P.U.E.
- FEMA FLOOD ZONE "AE" AS SHOWN ON MAP 49057C0229F
- SET REBAR WITH CAP
- FOUND REBAR WITH CAP
- WEBER COUNTY SECTION CORNERS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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 23RD DAY OF August, 2023.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY# 7093

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 25th DAY OF August, 20 23

Curtlon N. Buchan
WEBER COUNTY ATTORNEY

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 23rd DAY OF August, 20 23

Casey Myers
WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON 23 DAY OF AUGUST 20 23.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION

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_____ 20____

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____

TITLE:

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

PROFESSIONAL LAND SURVEYOR TROY LAVAR TAYLOR 6854112 8/9/23 STATE OF UTAH

August 9, 2023
DATE

SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A FOUND REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 28 OF THE WOLF CREEK SUBDIVISION NO 2. SAID POINT BEING LOCATED NORTH 89°12'43" WEST ALONG THE SECTION LINE 1111.70 FEET AND SOUTH 384.24 FEET FROM THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 73°42'24" EAST 79.32 FEET TO A FOUND REBAR WITH CAP; THENCE NORTH 31°29'06" EAST 84.42 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE NORTH 76°29'06" EAST 101.95 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID LOT 5 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE SOUTH 13°27'15" EAST 51.85 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID HIDDEN OAKS AT WOLF CREEK SUBDIVISION AND A FOUND REBAR WITH CAP; THENCE NORTH 73°42'24" EAST 13.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 28 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE SOUTH 11°40'46" EAST 301.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE ALONG THE ARC OF A 193.96 FOOT RADIUS CURVE TO THE LEFT 95.34 FEET (CHORD BEARS SOUTH 64°14'26" WEST 94.38 FEET) ALONG THE NORTH RIGHT OF WAY LINE OF ASPEN LANE TO THE SOUTHWEST CORNER OF SAID LOT 28 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE NORTH 39°50'43" WEST 344.53 FEET TO THE POINT OF BEGINNING.

AREA = 1.40 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°12'43" WEST FROM THE WEBER COUNTY SURVEYOR BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 22, TO THE WEBER COUNTY SURVEYOR BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, AND UTILITY EASEMENTS AS SHOWN ON THE PLAT THEREOF WHICH IS HEREBY MADE A PART HEREOF, AND ASSIGN TO THE LANDS INCLUDED IN SAID PLAT THE NAME OF WOLF CREEK SUBDIVISION NO. 2 LOT 28 AMENDED ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND GRANT AND DEDICATE A PERPETUAL RIGHT OF WAY AND EASEMENT OVER AND UNDER THE LAND DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION AND MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY WEBER COUNTY

DATED THIS 9th DAY OF August, A.D. 2023

Robert A. Baxter, Managing Member
EDENVERGNUGEN LLC (PRINTED) — EDENVERGNUGEN LLC (SIGNED)

Ann Baxter, Managing Member
EDENVERGNUGEN LLC (PRINTED) — EDENVERGNUGEN LLC (SIGNED)

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah } S.S.

ON THE 9th DAY OF August A.D. 2023 PERSONALLY APPEARED BEFORE ME Robert Ann Baxter WHO DULY ACKNOWLEDGED TO ME THE HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 6/3/2024

NOTARY PUBLIC

ALICE BLACK
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 712351
COMM. EXP. 06-04-2024

WEBER-MORGAN HEALTH DEPARTMENT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER-MORGAN HEALTH DEPARTMENT ON____DAY OF_____ 20____

WEBER-MORGAN HEALTH DEPARTMENT

ELEMENT
LAND SURVEYING
2286 SOUTH 270 EAST, HEBER CITY, UT 84032
TROY L TAYLOR, PLS 6854112 - 801.657.8748
TROYELEMENTSURVEYING.COM

COUNTY RECORDER

ENTRY NO. 3296353 FEE PAID $50.00 FILED FOR RECORD AND RECORDED 30-AUG-2023 AT 8:27 am IN BOOK 96 OF OFFICIAL RECORDS, PAGE 31 RECORDED

FOR ROBERT BAXTER

LEANN H. KILTS
COUNTY RECORDER

BY: _____
DEPUTY

96-31