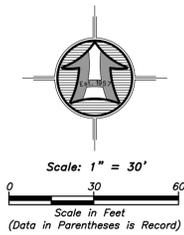


# Willard Bay Phase Two Subdivision First Amendment

## Amending Lots C17R and C18R, Willard Bay Phase Two Subdivision

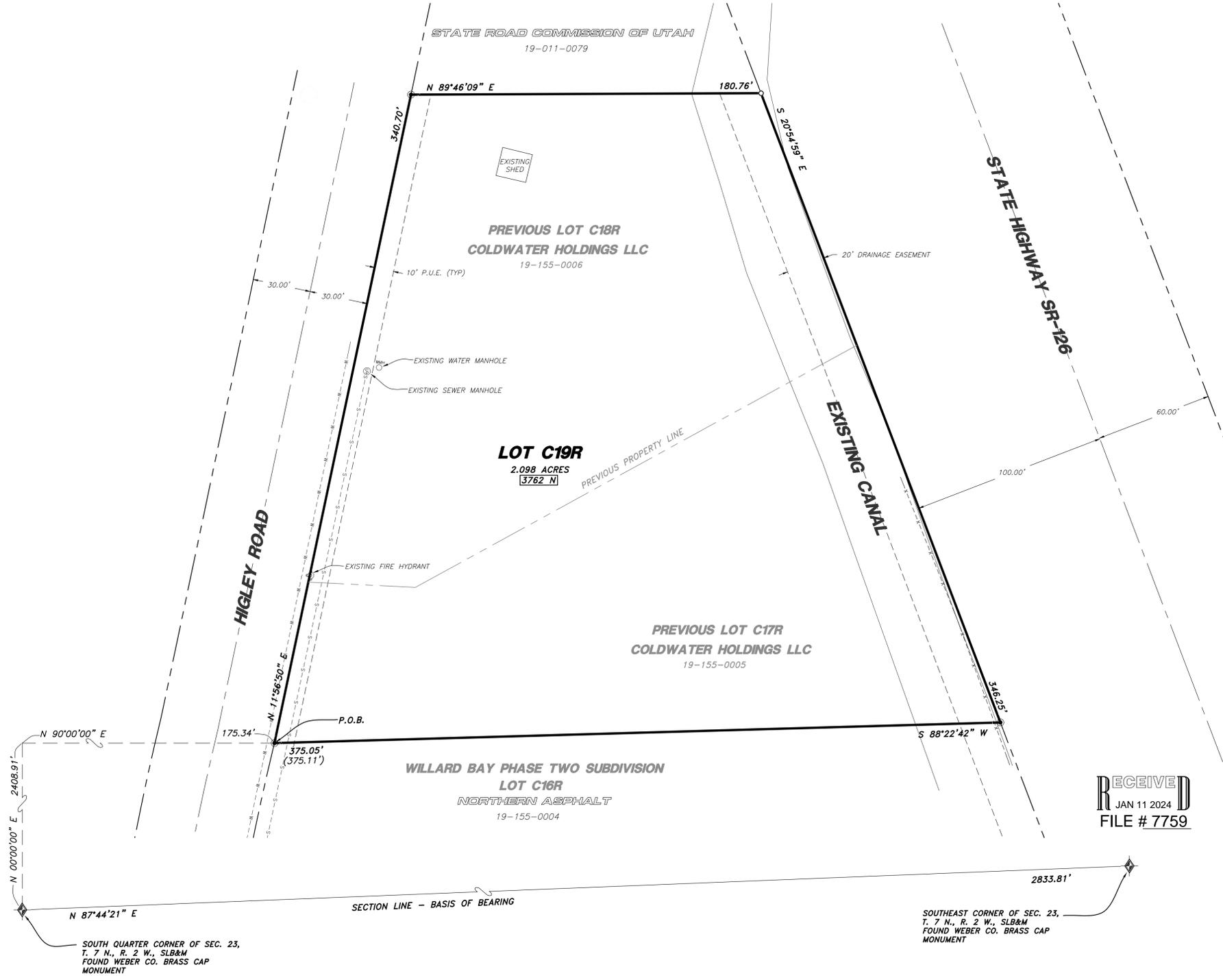
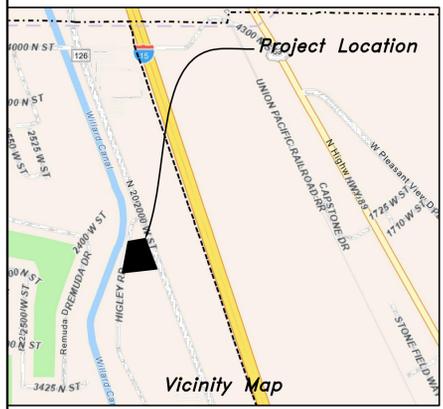
Farr West, Weber County, Utah  
 A Part of the Southeast Quarter of Section 23,  
 Township 7 North, Range 2 West, Salt Lake Base & Meridian  
 March 2022



### LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing Top on Bank
- Existing Water Line
- Existing Sewer Line
- Fence Line
- Found NEFF Rebar
- Set 5/8"x24" Rebar With Cap
- Section Corner

- NOTE:**
- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
  - 2 - Rebar and cap set on all lot corners.
  - 3 - R-Lot = All lots are restricted to no basements, finish floor = to or higher than edge of asphalt height.



### SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO ONE (1) LOT, KNOWN HEREAFTER AS WILLARD BAY PHASE TWO SUBDIVISION FIRST AMENDMENT IN FARR WEST, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



SIGNED THIS 3RD DAY OF JANUARY, 2024.

MATT PRETL P.L.S.  
 UTAH LAND SURVEYOR LICENSE NO. 10437995

### BOUNDARY DESCRIPTION

ALL OF LOTS C17R AND C18R WILLARD BAY PHASE TWO SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGLEY ROAD, POINT ALSO BEING THE NORTHWEST CORNER OF LOT C16R, WILLARD BAY PHASE TWO SUBDIVISION, ENTRY NO. 1734129 LOCATED 2408.91 FEET NORTH 00°00'00" EAST AND 175.34 FEET NORTH 90°00'00" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23;

RUNNING THENCE NORTH 11°56'50" EAST 340.70 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE STATE ROAD COMMISSION OF UTAH PROPERTY, TAX ID. NO. 19-011-0079; THENCE NORTH 89°46'09" EAST 180.76 FEET ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-126; THENCE SOUTH 20°54'59" EAST 346.25 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID LOT C16R; THENCE SOUTH 88°22'42" WEST 375.05 FEET (375.11 FEET BY RECORD) ALONG THE NORTH LINE OF SAID LOT C16R TO THE POINT OF BEGINNING. CONTAINING 2.098 ACRES.

### OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET AMEND AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT WILLARD BAY PHASE TWO SUBDIVISION FIRST AMENDMENT, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARR WEST CITY. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MATT M. MONTANO \_\_\_\_\_ DATE  
 REGISTERED AGENT OF COLDWATER HOLDINGS LLC

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH )  
 ) §  
 COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, PERSONALLY APPEARED BEFORE ME, MATT M. MONTANO, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A REGISTERED AGENT OF COLDWATER HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

\_\_\_\_\_  
 NOTARY PUBLIC

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY MATT M. MONTANO FOR COLDWATER HOLDINGS LLC. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE WILLARD BAY PHASE TWO SUBDIVISION, ENTRY NO. 1734129, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 87°44'21" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

Developer:  
 MATT M. MONTANO  
 3196 North 1251 West  
 Pleasant View, Utah 84414  
 (801) 823-9493

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at [www.haies.net](http://www.haies.net)  
 Brigham City Ogdan Logan  
 (435) 723-3491 (801) 399-4905 (435) 752-8272  
 Celebrating over 60 Years of Business

**FARR WEST CITY ENGINEER**  
 THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 CITY ENGINEER

**FARR WEST CITY PLANNING COMMISSION**  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED  
 BY THE FARR WEST CITY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 FARR WEST CITY PLANNING COMMISSION CHAIRMAN

**FARR WEST ATTORNEY**  
 I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES  
 AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE  
 ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND  
 DEDICATIONS HAVE BEEN COMPLIED WITH. DATED  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 SIGNATURE

**FARR WEST CITY COUNCIL 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 CITY COUNCIL OF FARR WEST CITY, UTAH,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
 BY: \_\_\_\_\_ MAYOR  
 ATTEST: \_\_\_\_\_ RECORDER

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_  
 \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 \_\_\_\_\_ COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY