

RECORD OF SURVEY FOR
WOLF CREEK SUBDIVISION NO. 1 2ND AMENDMENT LOTS 34 AND 35
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2025

VICINITY MAP
NOT TO SCALE

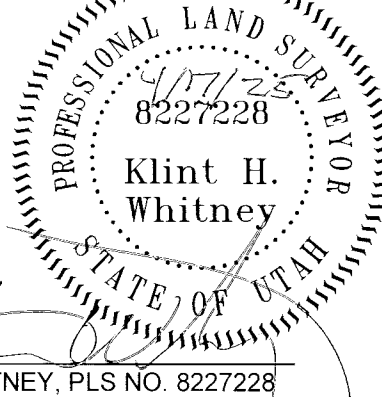
OVERALL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH 89°14'39" EAST 1697.20 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND NORTH 00°00'00" EAST 334.29 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22, RUNNING THENCE NORTH 83°42'40" WEST 121.82 FEET; THENCE NORTH 08°45'20" EAST 352.00 FEET; THENCE SOUTH 78°09'11" EAST 270.90 FEET TO THE RIGHT-OF-WAY OF JUNIPER LANE; THENCE ALONG THE RIGHT-OF-WAY OF JUNIPER LANE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 492.25 FOOT RADIUS CURVE TO THE LEFT 113.42 FEET, HAVING A CENTRAL ANGLE OF 13°12'06"; CHORD BEARS SOUTH 32°36'41" WEST 113.17 FEET; (2) ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 32.98 FEET, HAVING A CENTRAL ANGLE 94°29'42"; CHORD BEARS SOUTH 08°01'43" EAST 29.37 FEET; (3) SOUTH 55°16'10" EAST 86.70 FEET; (4) ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 65.56 FEET, HAVING A CENTRAL ANGLE OF 86°34'24" EAST 62.35 FEET; THENCE SOUTH 27°52'10" EAST 190.17 FEET; THENCE NORTH 83°42'40" WEST 365.32 FEET TO THE POINT OF BEGINNING, CONTAINING 2.591 ACRES.

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 WOLF CREEK SUBDIVISION NO. 1 2ND AMENDMENT LOTS 34 AND 35 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. I HAND HEREBY GRANT DEDICATE AND CONVEY TO THOSE ADJOINING LOT OWNERS THE EXISTING DRIVEWAY ACCESS EASEMENT AS SHOWN AND DESCRIBED HEREON.

SIGNED THIS 17TH DAY OF APRIL, 2025.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WOLF CREEK SUBDIVISION NO. 1 2ND AMENDMENT LOTS 34 AND 35

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2025.

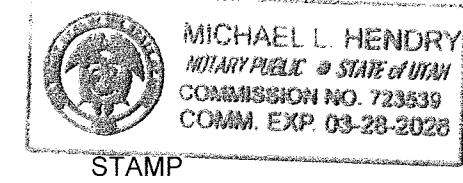
BY: TAYLOR SATTERTHWAITE

BY: TAMI SATTERTHWAITE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 21 day of April, 2025 before me Michael L. Hendry (NOTARY), A Notary Public, personally appeared TAYLOR SATTERTHWAITE (SIGNER), Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

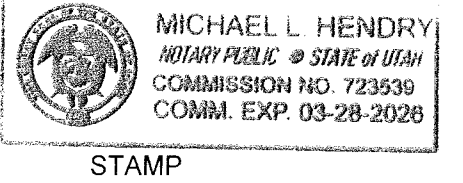


NOTARY PUBLIC

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STATE OF UTAH)
COUNTY OF WEBER)

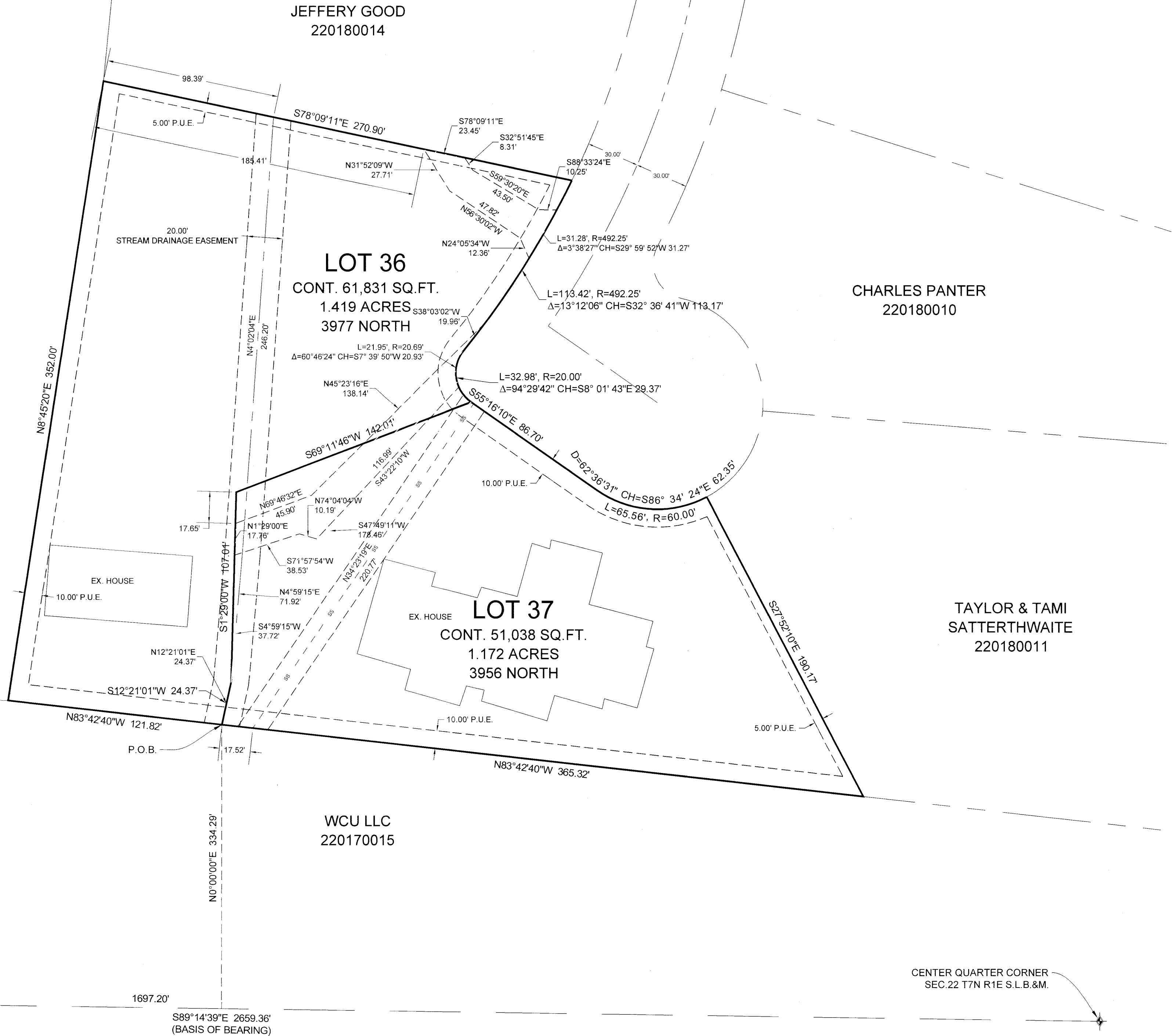
On this 21 day of April, 2025 before me Michael L. Hendry (NOTARY), A Notary Public, personally appeared TAMI SATTERTHWAITE (SIGNER), Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.



NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND WOLF CREEK SUBDIVISION NO. 1 1ST AMENDMENT AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CECIL SATTERTHWAITE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°14'39" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



LOT 36 BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 89°14'39" EAST 1697.20 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 22 AND NORTH 00°00'00" EAST 334.29 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22, RUNNING THENCE NORTH 83°42'40" WEST 121.82 FEET; THENCE NORTH 08°45'20" EAST 352.00 FEET; THENCE SOUTH 78°09'11" EAST 270.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF JUNIPER LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 492.25 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 113.42 FEET WITH AN INTERNAL ANGLE OF 13°12'06" (CHORD BEARS SOUTH 32°36'41" WEST 113.17 FEET); (2) ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 32.98 FEET WITH AN INTERNAL ANGLE OF 94°29'42" (CHORD BEARS SOUTH 08°01'43" EAST 29.37 FEET); THENCE SOUTH 69°11'48" WEST 142.01 FEET; THENCE SOUTH 01°29'00" WEST 107.01 FEET; THENCE SOUTH 12°21'01" WEST 24.37 FEET TO THE POINT OF BEGINNING, CONTAINING 61,830 SQUARE FEET OR 1.42 ACRES.

LOT 37 BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 89°14'39" EAST 1697.20 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 22 AND NORTH 00°00'00" EAST 334.29 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22, RUNNING THENCE NORTH 12°21'01" EAST 24.37 FEET; THENCE NORTH 01°29'00" EAST 107.01 FEET; THENCE NORTH 69°11'48" EAST 142.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JUNIPER LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 55°16'10" EAST 86.70 FEET; (2) ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 65.56 FEET WITH AN INTERNAL ANGLE OF 86°34'24" (WITH A CHORD BEARING SOUTH 86°34'24" EAST 62.35 FEET); THENCE SOUTH 27°52'10" EAST 190.17 FEET; THENCE NORTH 83°42'40" WEST 365.32 FEET TO THE POINT OF BEGINNING, CONTAINING 51,037 SQUARE FEET OR 1.17 ACRES.

ADJUSTMENT AREA DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 89°14'39" EAST 1697.20 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 22 AND NORTH 00°00'00" EAST 334.29 FEET AND NORTH 12°21'01" EAST 24.37 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22, RUNNING THENCE NORTH 01°29'00" EAST 107.01 FEET; THENCE NORTH 69°11'48" EAST 142.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JUNIPER LANE; THENCE SOUTH 47°49'11" WEST 178.46 FEET; THENCE SOUTH 04°59'15" WEST 37.72 FEET TO THE POINT OF BEGINNING, CONTAINING 4,742 SQUARE FEET.

R:\2205 - VALEO MANAGEMENT\TAYLOR SATTERTHWAITE\SURVEY\DWG\WOLF CREEK 2ND AMENDMENT.DWG