

# RECORD OF SURVEY FOR EASTWOOD SUBDIVISION NO. 2 1ST AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
NOVEMBER, 2025

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THH NORTHERLY RIGHT-OF-WAY LINE OF PRINGLE CIRCLE, SAID POINT BEING LOATED SOUTH 89°42'41" EAST 824.96 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 894.93 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 25°52'09" WEST 47.49 FEET; (2) ALONG THE ARC OF A 186.07 FOOT RADIUS CURVE TO THE LEFT 148.31 FEET WITH AN INTERNAL ANGLE OF 45°40'03" AND A CHORD BEARING NORTH 48°42'10" WEST 144.41 FEET; THENCE NORTH 28°02'23" EAST 216.99 FEET; THENCE SOUTH 46°02'07" EAST 243.97 FEET; THENCE SOUTH 42°48'33" WEST 218.36 FEET TO THE POINT OF BEGINNING. CONTAINING 43,299 SQUARE FEET OR 0.994 ACRES.

Scale in Feet  
1" = 20'

**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP  
MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- X EXISTING FENCE LINE

## 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 EASTWOOD SUBDIVISION NO. 2 1ST 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 15TH DAY OF DECEMBER, 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:

ASTWOOD SUBDIVISION NO. 2 1ST AMENDMENT

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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.  
HIGGS FAMILY TRUST  
BY MICHELLE LEE HIGGS, TRUSTEE

RECEIVED  
DEC 15 2025  
FILE # 8226

## ACKNOWLEDGEMENT

STATE OF UTAH )  
                    )  
                    §  
COUNTY OF WEBER )

## NOTES

1. WEBER COUNTY ZONE (RE-15) CURRENT YARD SETBACKS:  
FRONT - 30 FEET  
SIDE - 10 FEET WITH TOTAL OF BOTH SIDE YARDS NO LESS THAN 24 FEET  
REAR - 30 FEET
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0443F WITH AN EFFECTIVE DATE OF JUNE 2, 2015

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RICK HIGGS. 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 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN WHICH BEARS SOUTH 89°42'41" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 2025

WEBER COUNTY ATTORNEY

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.

S89°42'41"E 2592.67'  
(BASIS OF BEARING)

# WEBER COUNTY COMMISSION ACCEPTANCE

WEBER COUNTY PLANNING  
COMMISSION APPROVAL

THE PURPOSE OF THIS SURVEY WAS TO A  
AND DESCRIBED HEREON. THE SURVEY W  
ESTABLISH THE BOUNDARY WAS THE EXI  
SHOWN AND NOTED HEREON. THE BASIS  
QUARTER OF SECTION 23, TOWNSHIP 5  
MERIDIAN WHICH BEARS SOUTH  $89^{\circ}42'41''$   
PLANE GRID BEARING.

1	<p style="text-align: center;"><b>COUNTY RECORDER</b></p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____,</p> <p>AT _____. IN BOOK _____ OF OFFICIAL</p> <p>RECORDS, PAGE _____. RECORDED</p> <p>FOR _____</p> <hr/> <p style="text-align: center;">COUNTY RECORDER</p> <p>BY: _____</p>
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