

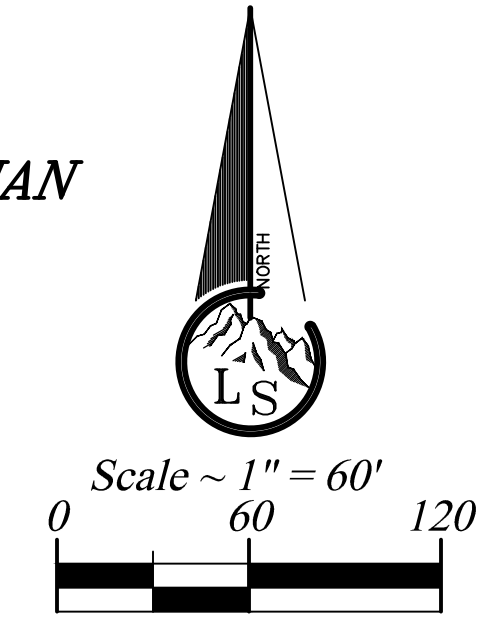
# WESTWOOD HOMESTEAD NO.3 - 1st Amendment

All of Westwood Homestead No.3 and a PART OF Government Lot 2 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: November 2020

NW Cor Sec. 6, T 6 N, R 2 E,  
SLB&M, per WCoS tie sheet with  
NAD83 coordinates of record  
N=3630649.8 E=1564238.3 U.S.ft.

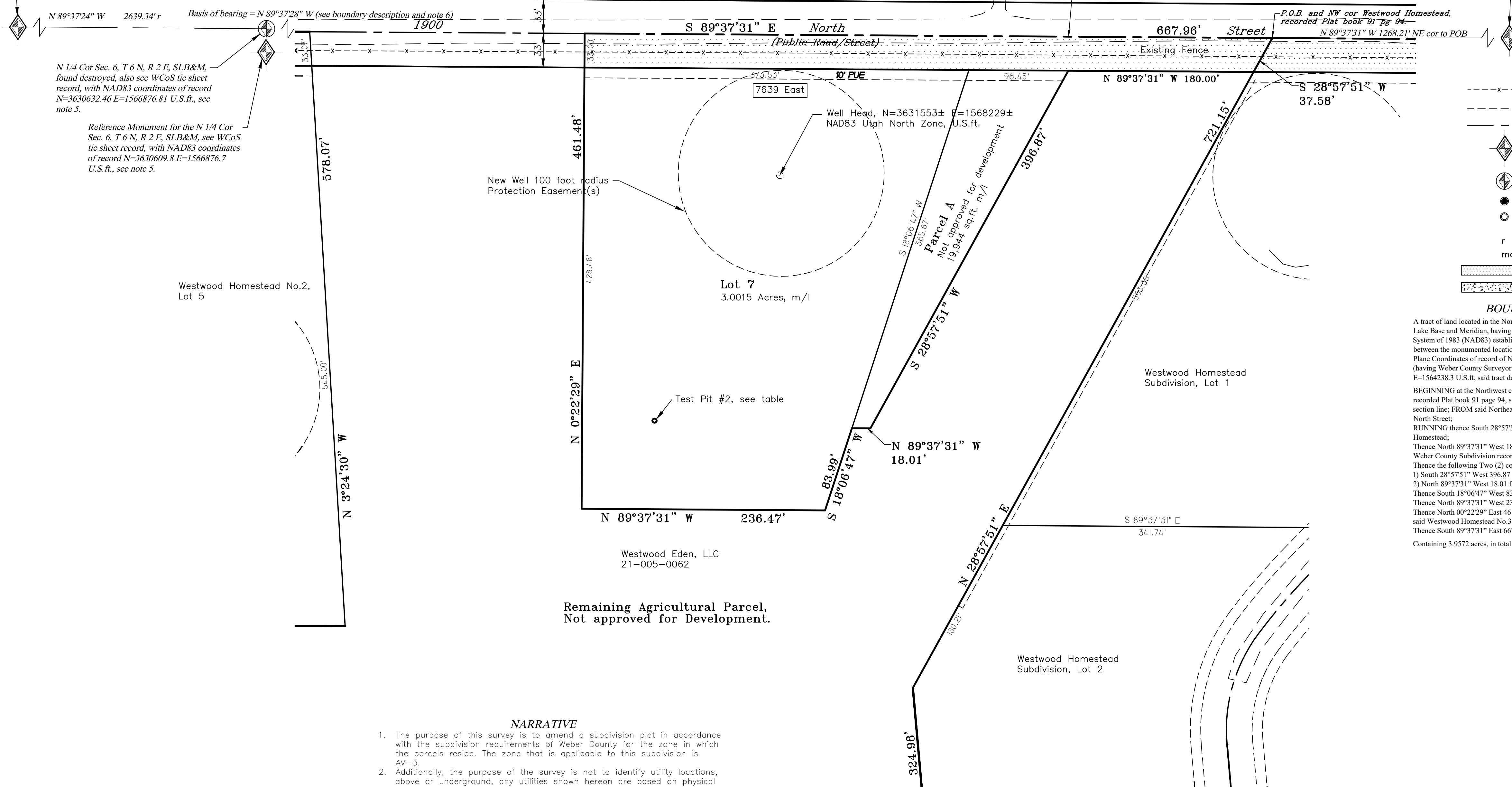
NE Cor Sec. 6, T 6 N, R 2 E,  
SLB&M, per WCoS tie sheet with  
NAD83 coordinates of record  
N=3630615.2 E=1569515.4 U.S.ft.

N 1/4 Cor Sec. 6, T 6 N, R 2 E, SLB&M,  
found destroyed, also see WCoS tie sheet  
record, with NAD83 coordinates of record  
N=3630632.46 E=1566876.81 U.S.ft., see  
note 5.  
  
Reference Monument for the N 1/4 Cor  
Sec. 6, T 6 N, R 2 E, SLB&M, see WCoS  
tie sheet record, with NAD83 coordinates  
of record N=3630609.8 E=1566876.7  
U.S.ft., see note 5.



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS (as labeled or granted)
  - - - - - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - CALO SECTION CORNER
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - r RECORD DATA
  - md MEASURED DATA
  - ▨ PUBLIC ROAD/STREET DEDICATION
  - ▨ PRIVATE DRIVE EASEMENT

**BOUNDARY DESCRIPTION**  
A tract of land located in the Northeast Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor's Office of North 89°37'28" West between the monumented location of the Northeast corner (having Weber County Surveyor State Plane Coordinates of record of N=3630615.2 E=1569515.4 U.S.ft.) and the Northwest corner (having Weber County Surveyor NAD83 State Plane Coordinates of record of N=3630649.8 E=1564238.3 U.S.ft., said tract described by survey as follows:  
  
BEGINNING at the Northwest corner of Westwood Homestead, a Weber County Subdivision recorded Plat book 91 page 94, said point being located 1268.21 feet North 89°37'31" West along section line; FROM said Northeast corner of Section 6, said point being on the centerline of 1900 North Street;  
RUNNING thence South 28°57'51" West 37.58 feet along the west boundary of said Westwood Homestead;  
Thence North 89°37'31" West 180.00 feet, to the east boundary of Westwood Homestead No.3, a Weber County Subdivision recorded Plat book 97 page 10;  
Thence the following Two (2) courses along the boundary of said Westwood Homestead No. 3,  
1) South 28°57'51" West 396.87 feet;  
2) North 89°37'31" West 18.01 feet;  
Thence South 18°06'47" West 83.99 feet;  
Thence North 89°37'31" West 236.47 feet;  
Thence North 00°22'29" East 461.48 feet, along the west boundary and west boundary extended of said Westwood Homestead No.3, to section line;  
Thence South 89°37'31" East 667.96 feet, along section line, to the point of beginning.  
Containing 3.9572 acres, in total with 21,746 sq.ft. in 1900 North Street.



**NARRATIVE**

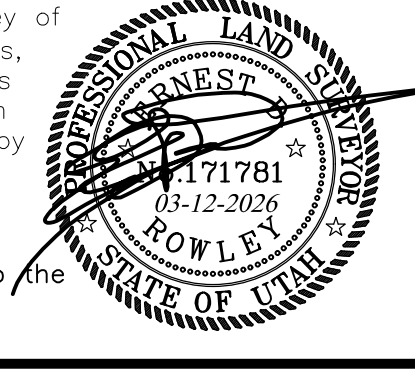
- The purpose of this survey is to amend a subdivision plat in accordance with the subdivision requirements of Weber County for the zone in which the parcels reside. The zone that is applicable to this subdivision is AV-3.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from B11 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities is made herein.
- The basis of bearing is as noted and described in the Boundary Description.
- This amendment is to include all of the Westwood Homestead No.3 plat and a part of an overall parcel which is described in Warranty Deed recorded as Entry Number 3080254 on August 27, 2020.
- The north boundary is the section line, which is also the center line of 1900 North Street. The section line as monumented is being held. It should be noted that the North Quarter corner of the section was found by Weber County Survey to have been destroyed when they located the remnants of the monument May 23, 2018. The location noted hereon is based on records of the location which were preserved by Martin B. Moore, Jr. when he was County Surveyor.
- Because the North Quarter corner has been destroyed it is not being used as the basis of bearing for this survey. The basis is between existing monumentation of the Northeast and Northwest corners of the section.

**NOTE:**

- In addition to corners that have been shown by legend symbol as having been set all Lot corners have been set.
- Upper Valley Coordinate system is NAD1983 Utah North Zone U.S.ft expanded to ground using a combined factor of 1.0002923772456. The initial coordinates are based on independent GPS observations using Leica Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted.
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

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MAR 12 2026  
FILE # 8304

**SURVEYOR'S CERTIFICATE**  
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-73-504, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.



<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Surveyor	
<b>DEVELOPER: Mike Westwood</b> Address: 3130 West 3600 South, West Haven, Utah 84401		1 of 1	
Part of Government Lot 2 of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian.		Record of Survey	
DRAWN BY: EDR		CHECKED BY: ...	
DATE: May 4, 2023		PROJECT NUMBER: 4386	

Depth	Soil Type
0-15"	Gravelly Loam, Granular Structure, 40% Gravel and 10% Cobble
15-19"	Gravelly Loam, Granular to Blocky Structure, 25% Gravel and 25% Cobble
19-45"	Gravelly Loamy Sand, Single Grain Structure, 25% gravel and 25% Cobble
45-95"	Gravelly Loamy Sand to Sand, Single Grain Structure, 80% gravel and 20% Cobble

Project Name: 4386 Westwood Homestead No.3 - 1st Amendment Survey Date: March 12, 2026 2:26 PM Sheet: ###