

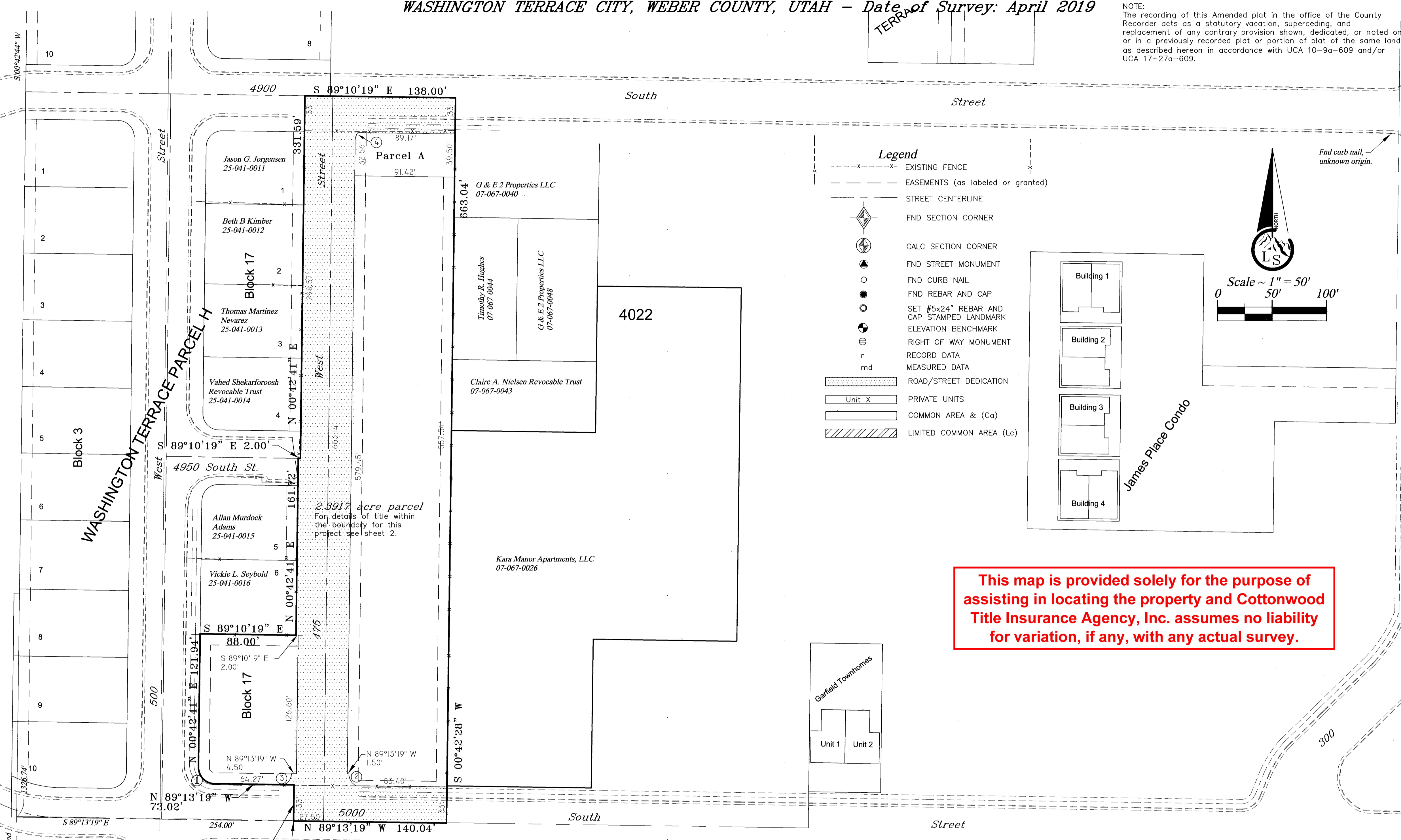
# TERRACE PINES TOWNHOMES

Being the 1st Amendment of Washington Terrace, Parcel H as recorded in Plat book 10 page 42a,  
Also, a part of the NW 1/4 of Section 17, Township 5 North, Range 1 West, Salt Lake Base & Meridian.  
WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH - Date of Survey: April 2019

NOTE:  
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

**OWNER'S DEDICATION**  
We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Unit(s), Parcel(s), Common Area(s), Limited Common Area(s) and street(s) as shown hereon and name said tract TERRACE PINES TOWNHOMES:  
We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the governing entity.  
We hereby dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement (PUE) corridor(s), the same to be used for the installation maintenance and operation of public utility service line(s), and/or storm drainage facilities whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.  
We here by Grant and Convey to the governing entity Parcel A designated hereon as a storm water detention/retention pond to be used for storm water control purposes, recreational uses or other uses as specifically authorized by the governing entity. All other uses by the Unit owner(s) or the public are expressly prohibited which are not specifically authorized in writing by the governing entity.  
We hereby grant and convey to Terrace Pines Townhomes Owners Association, all those parts or portions of said tract of land designated herein as Common Area(s) (Ca) to be used and maintained in accordance with any terms, conditions, or restrictions as contained in the Home Owners Association Covenants Conditions and Restrictions document as recorded, modified or amended. It is intended that said Ca area(s) are to be maintained by the Terrace Pines Townhomes as any and all other common area(s) but are restricted in their use so that they are also a Limited Common Area(s) for the private and exclusive use of the Unit Owner(s) in accordance with any terms, conditions, or restrictions as contained in the Home Owners Association Covenants Conditions and Restrictions document as recorded, modified or amended.

NW cor Sec 17, T 5 N, R 1 W, SLB&M, 1999 WCo Brass cap, NAD83 Coordinates N=3588284.3 E=1506190.6 U.S.Ft.



SW cor Sec 17, T 5 N, R 1 W, SLB&M, 1941 GLO Brass cap, NAD83 Coordinates N=3582982.7 E=1506124.7 U.S.Ft.

**WASHINGTON TERRACE PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 7 day of Nov, 2019.

**WASHINGTON TERRACE 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 effect. Signed this 19 day of December, 2019.

**WASHINGTON TERRACE CITY 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 of Washington Terrace, Utah this 19 day of December, 2019.

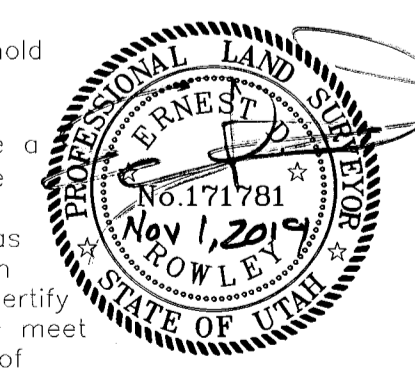
**WASHINGTON TERRACE ENGINEER**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this 19 day of November, 2019.

**NARRATIVE**  
The purpose of the survey is to create a subdivision of two parcels, one being part of an existing subdivision which is being amended by this platting and the other a new parcel.  
The basis of bearing of bearing is as described in the description. Part of this project is a portion of Lot 6, Washington Terrace Parcel H, which is a platted subdivision recorded in Plat book 10 page 42 & 42a. The boundaries of Lot 6 and the east boundary of the Parcel H subdivision were retraced, however, no curb nails were found except for one as noted, nor street monuments pertaining to the block were identified. Existing fences were surveyed as shown to place the plat as best possible.  
The plat contains a closing error which I have placed at the SW corner of the plat. The monument at the NW corner of the Section has been held as the intersection of 4800 South Street and the West boundary of the subdivision. Rotating the plat to coincide with the monument line used as the basis of bearing identifies the original lot lines. These lines appear to match the existing fences fairly well except for a couple of fences which can be seen on the plat. A parcel to the east was surveyed by Hansen & Assoc. and is on file as #4022. This survey identified essentially the south half of the east boundary of this subdivision. Hansen held an existing fence line along this line which we are holding as well.

**NOTE:**  
1. In addition to corners that have been shown by legend symbol as having been set all lot corners have or will be set after road construction.  
2. Lower Valley Coordinate system is NAD1983 U.S.Ft. expanded to ground using a combined factor of 1,0002520877833. 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.

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

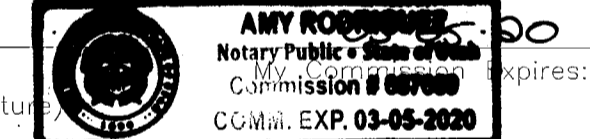
**SURVEYOR'S CERTIFICATE**  
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-25-17, 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 noted hereon. 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.



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	89°56'00"	15.00'	14.98'	23.54'	N 44°15'19" W 21.20'
2	63°28'06"	12.00'	7.42'	13.29'	N 31°01'22" W 12.62'
3	62°50'36"	11.50'	7.03'	12.61'	N 32°07'59" E 11.99'
4	37°05'32"	11.50'	3.86'	7.44'	N 19°15'27" E 7.32'

**Limited Liability Company Acknowledgement**  
IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this 6 day of November, 2019.

By: Kevin Nelson  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that he/she/they is/are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.  
As a Notary Public commissioned in Utah, I, Witness my hand and official stamp the date in this certificate first above written:  
Amy Rodriguez  
Notary Signature: Amy Rodriguez  
(print name below signature)



**BOUNDARY DESCRIPTION**  
A tract of land being the South 136.85 feet of Lot 6, Washington Terrace Parcel "H" of Block 17 in Washington Terrace City, Weber County, Utah and a part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian; having a basis of bearing of South 00°42'44" West between the monumented Northwest corner (having NAD83 coordinates of N=3588284.30 E=1506190.60 U.S.Ft.) and the monumented Southwest corner (having NAD83 coordinates of N=3582982.70 E=1506124.70 U.S.Ft.), more particularly described as follows:

**BEGINNING** at the Southeast corner of Washington Terrace Parcel "H", (recorded in Plat book 10 page 42-A of the county records (said point being located 1326.74 feet South 00°42'44" West along the monumented section line, and 254.00 feet South 89°13'19" East along the south boundary of said Parcel "H" and Parcel "H" extended, being the center line of 5000 South Street, from the monumented Northwest corner of said Section 17);  
**RUNNING** thence North 00°42'41" East 33.00 feet, along the east boundary of said Parcel "H", to the southeast corner of said Lot 6;  
Thence the following Three (3) courses along the boundary of said Lot 6,  
1) North 89°13'19" West 73.02 feet, 2) along the arc of a curve to the Right 23.54 feet, having a radius of 15.00 feet and a chord bearing and distance of North 44°15'19" West 21.20 feet, 3) North 00°42'41" East 121.94 feet, to an existing fence line;  
Thence South 89°10'19" East 88.00 feet, along or near said existing fence line, to the east boundary of said Parcel "H";  
Thence the following Three (3) courses along said east boundary of Parcel "H",  
1) North 00°42'41" East 161.72 feet, 2) South 89°10'19" East 2.00 feet, 3) North 00°42'41" East 331.59 feet, to the center line of 4900 South Street;  
Thence South 89°10'19" East 138.00 feet, continuing along the boundary of said Parcel "H" and the extension thereof, being the center line of 4900 South Street;  
Thence South 00°42'28" West 663.04 feet, along or near an existing fence line, to the center line of 5000 South Street;  
Thence North 89°13'19" West 140.04 feet, along said center line, to the point of beginning.  
Containing 2.3917 acres, more or less.

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com  
4646 South 3500 West - BA-3  
West Haven, UT 84401  
801-731-4075

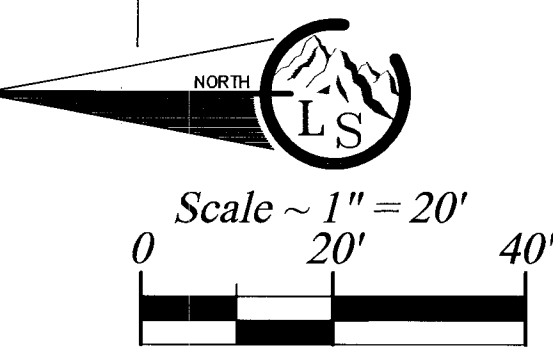
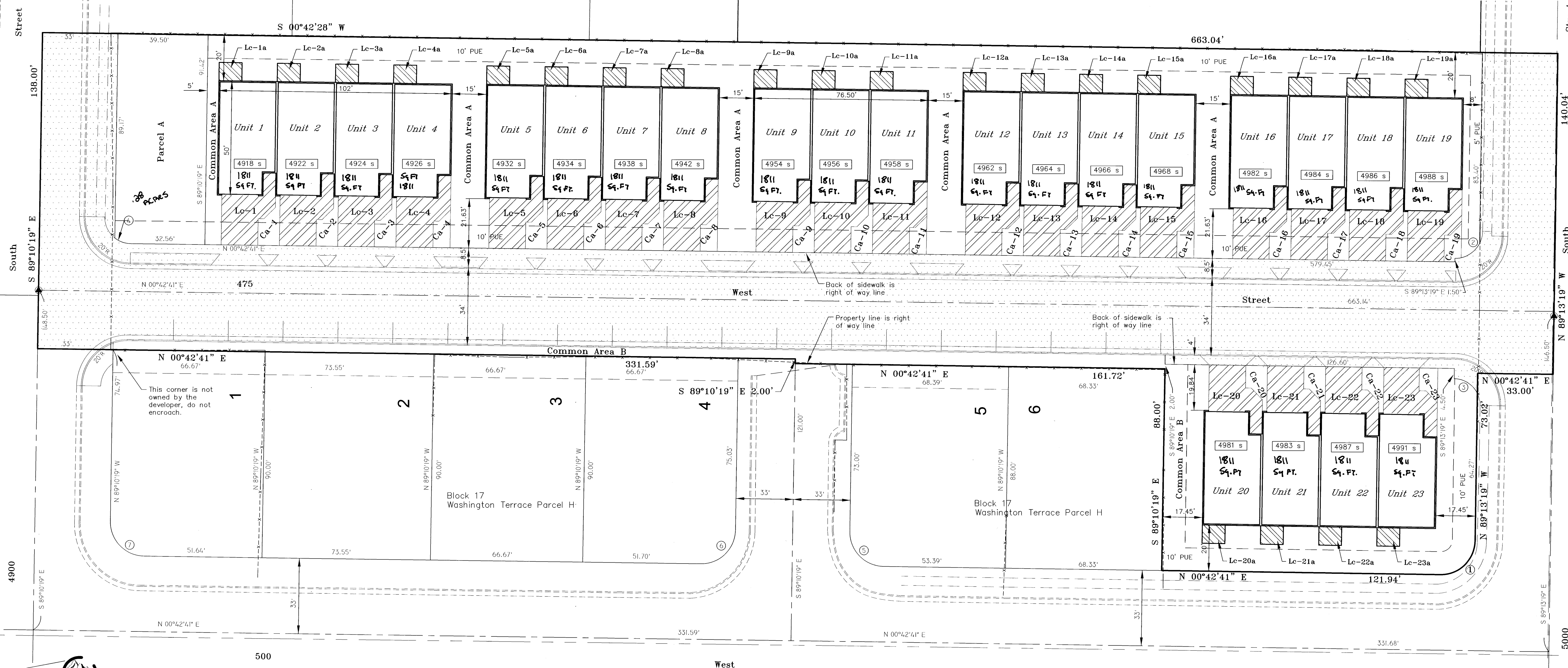
**Weber County Recorder**  
Entry no. 2024312  
Filed for record and recorded  
at 11:03  
on 23 day of DEC 2019  
in book 36 of official records,  
on page 92 of 93  
County Recorder: Leann H Kilts  
By Deputy: [Signature]  
Fee paid: 150

**DEVELOPER: Kevin Nelson**  
Address: NW 1/4 of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian.  
Subdivision: [Blank]  
Revisions: [Blank]  
DRAWN BY: EDR  
CHECKED BY: [Blank]  
DATE: June 3, 2019  
PROJ: 3937

86-93

# TERRACE PINES TOWNHOMES

Being the 1st Amendment of Washington Terrace, Parcel H as recorded in Plat book 10 page 42a,  
Also, a part of the NW 1/4 of Section 17, Township 5 North, Range 1 West, Salt Lake Base & Meridian.  
WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH - Date of Survey: April 2019



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS (as labeled or granted)
  - - - - - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ▲ STREET MONUMENT (to be set)
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ELEVATION BENCHMARK
  - r RECORD DATA
  - md MEASURED DATA
  - ROAD/STREET DEDICATION
  - Unit X PRIVATE UNITS
  - COMMON AREA
  - LIMITED COMMON AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

CURVE DATA					
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4	37°05'32"	11.50'	3.86'	7.44'	N 19°15'27" E 7.32'
5	90°07'00"	14.97'	15.00'	23.54'	N 45°46'11" E 21.19'
6	89°53'00"	15.00'	14.97'	23.52'	N 44°13'49" W 21.19'
7	90°07'00"	15.00'	15.03'	23.59'	N 45°46'11" E 21.23'
8					
9					
10					
11					

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West Haven, UT 84401  
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Weber County Recorder  
Entry no. **3024312**

Filed for record and recorded  
at **11:53** day of **Dec** 20 **19**  
in book **86** of official records,  
on page **928 93**

County Recorder: Leann H Kilts

**DEVELOPER: Kevin Nelson**

Address: \_\_\_\_\_

2 of 2

NW 1/4 of Section 17, Township 5 North,  
Range 1 West, Salt Lake Base and Meridian.

Subdivision \_\_\_\_\_

Revisions \_\_\_\_\_

DRAWN BY: EDR  
CHECKED BY: ...  
DATE: June 3, 2019  
PROJ: 3937

By Deputy: **SPR**  
Fee paid: **160**

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

86-93