

VICINITY MAP:
SANTA CLARA, UTAH

- LEGEND:**
- 5/8" REBAR AND PLASTIC CAP STAMPED "ROSENBERG ASSOC." TO BE SET
 - NOTHING FOUND OR SET
 - ⚡ FOUND MONUMENT AS SHOWN AND DESCRIBED
 - ⊕ FOUND CLASS I MONUMENT

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

WENDELL GUBLER SUBDIVISION - AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. ALL LOTS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 2016.

THE WENDELL & LINDA GUBLER FAMILY LIVING TRUST, DATED APRIL 16, 2010

WENDELL R. GUBLER - TRUSTEE LIND E. GUBLER - TRUSTEE

TRUST ACKNOWLEDGMENT:

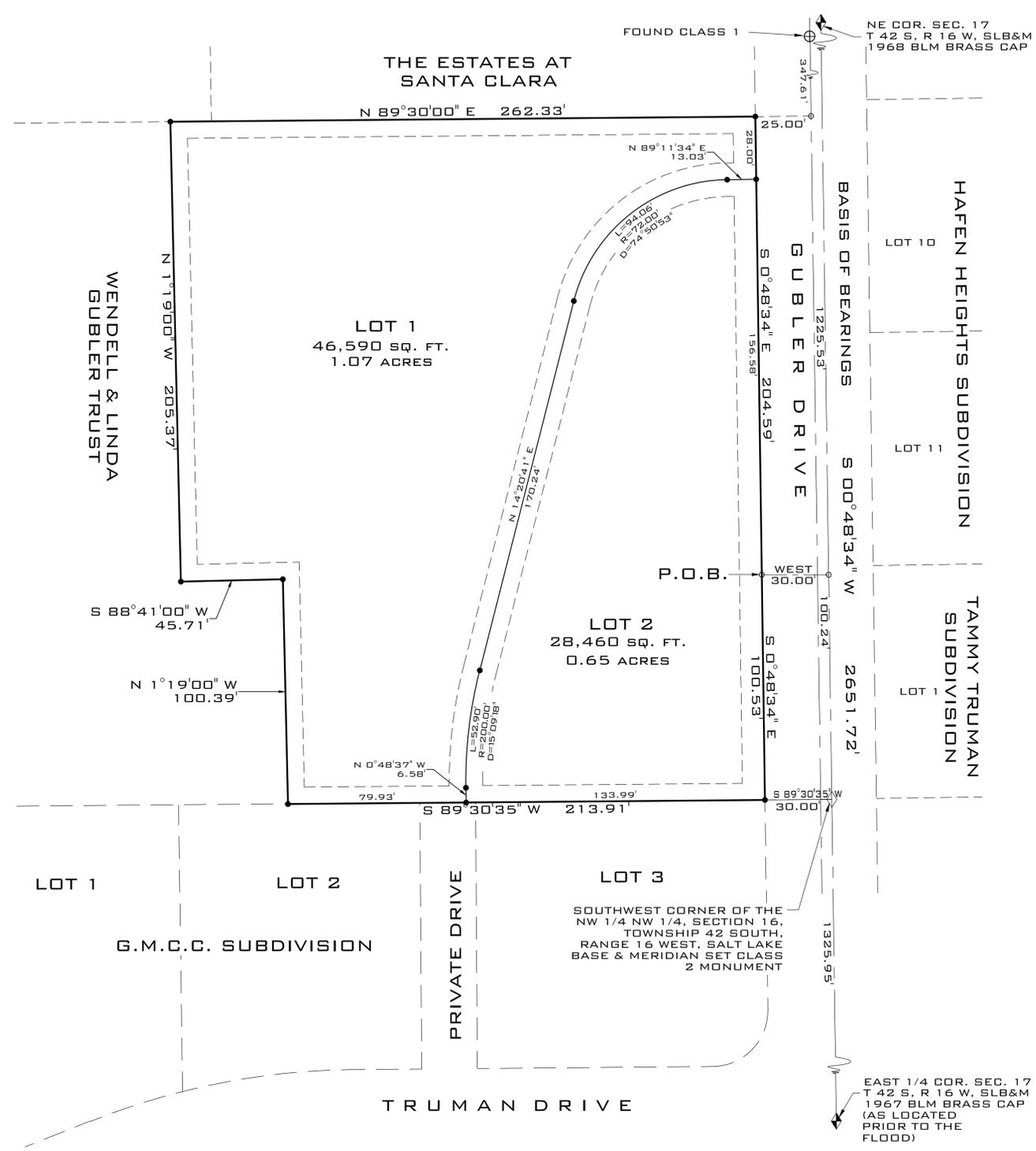
STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME WENDELL R. & LINDA E. GUBLER, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE A _____ TRUSTEE OF THE WENDELL & LINDA GUBLER FAMILY LIVING TRUST, DATED APRIL 16, 2010, AND THAT THE FORGING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO. _____
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____:

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)) IF ABOVE INFORMATION IS FILLED IN.



SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS, LOTS, AND PUBLIC EASEMENTS TO BE HERINAFTER KNOWN AS:

WENDELL GUBLER SUBDIVISION - AMENDED

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDON LEGAL DESCRIPTION.



DATE: _____
BRANDON E. ANDERSON CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WEST LINE OF GUBLER DRIVE, SAID POINT BEING NORTH 00°48'36" WEST 120.24 FEET ALONG THE SECTION LINE AND WEST 30.00 FEET FROM THE SOUTHWEST CORNER OF THE NW 1/4, OF THE NW 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING SOUTH 00°48'36" EAST 120.53 FEET ALONG THE SECTION LINE AND WEST 30.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:
THENCE SOUTH 00°48'34" EAST 100.53 FEET ALONG THE WEST LINE OF GUBLER DRIVE TO THE 1/16TH LINE;
THENCE SOUTH 89°30'35" WEST 213.91 FEET ALONG THE 1/16TH LINE;
THENCE NORTH 01°19'00" WEST 100.39 FEET;
THENCE SOUTH 88°41'00" WEST 45.71 FEET;
THENCE NORTH 01°19'00" WEST 205.37 FEET;
THENCE NORTH 89°30'00" EAST 262.33 FEET TO AND ALONG THE SOUTHERLY LINE OF THE ESTATES AT SANTA CLARA TO THE WEST LINE OF GUBLER DRIVE;
THENCE SOUTH 00°48'34" EAST 204.59 FEET ALONG SAID WEST LINE OF GUBLER DRIVE TO THE POINT OF BEGINNING.

CONTAINING 75,050 SQUARE FEET OR 1.72 ACRES.

GENERAL NOTES AND RESTRICTIONS:

1. A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT LOT LINES, UNLESS NOTED OTHERWISE.
2. NOTWITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
3. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
4. THE BASIS OF BEARING FOR THIS PLAT IS THE EAST LINE OF SECTION 17 FROM THE EAST QUARTER CORNER, A 1967 BLM BRASS CAP TO THE NORTHEAST CORNER, A 1968 BLM BRASS CAP, OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN. THE BEARING IS NORTH 00°48'34" EAST AND MEASURES 2651.72 FEET ON THE GROUND.
5. PROPERTY IS SUBJECT TO FINDINGS, SUMMARIES, AND CONCLUSIONS OF THE "GEO TECHNICAL INVESTIGATION, PROPOSED GUBLER LOT SPLIT NEAR GUBLER DRIVE AND TRUMAN DRIVE, SANTA CLARA, UTAH" PREPARED BY ROSENBERG ASSOCIATES DATED JULY 7, 2004, PROJECT NO. 2474-04-003. A COPY OF WHICH IS AVAILABLE FOR INSPECTION OR COPIES MADE BY CONTACTING THE CITY OF SANTA CLARA, 2721 SANTA CLARA DRIVE, SANTA CLARA, UTAH 84765.

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS MINIMIZE THE OVERALL SUBDIVISION AND ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2. LOT 1 WAS MINIMIZED TO NO LONGER INCORPORATE THE HILLSIDE. THE PROPERTY NOW NOT LYING WITHIN THE SUBDIVISION WILL BE ADDED TO PARCEL NO. SC-6-2-17-1104. THIS CONVEYANCE WILL BE DONE BY A SEPARATE DOCUMENT.

**THE FINAL PLAT OF
WENDELL GUBLER
SUBDIVISION
- AMENDED -**

LOCATED IN SECTION 17
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

<p>ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS</p> <p>352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM</p>	<p>ENGINEER'S APPROVAL:</p> <p>THE HEREDON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.</p> <p>ENGINEER SANTA CLARA CITY, UTAH</p>	<p>APPROVAL OF THE PLANNING COMMISSION:</p> <p>ON THIS _____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.</p> <p>CHAIRMAN OF THE PLANNING COMMISSION SANTA CLARA CITY, UTAH</p>	<p>CITY SURVEYOR'S CERTIFICATE:</p> <p>I THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>CITY SURVEYOR SANTA CLARA CITY, UTAH</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:</p> <p>WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.</p> <p>CITY RECORDER MAYOR SANTA CLARA CITY, UTAH SANTA CLARA CITY, UTAH</p>	<p>APPROVAL AS TO FORM:</p> <p>APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.</p> <p>CITY ATTORNEY SANTA CLARA CITY, UTAH</p>	<p>TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p>RECORDED No.</p> <p>FEE: _____ COUNTY RECORDER WASHINGTON COUNTY, UTAH</p>
	<p>Survey\FPLAT-AMD.DWG 08/24/2016 B.E.A. FILE NUMBER: DATE: DRAWN:</p> <p>2474-16-110 1" = 30' B.E.A. JOB NUMBER: SCALE: CHECKED:</p>						