

# HILL VIEW ACRES SUBDIVISION 3RD AMENDMENT

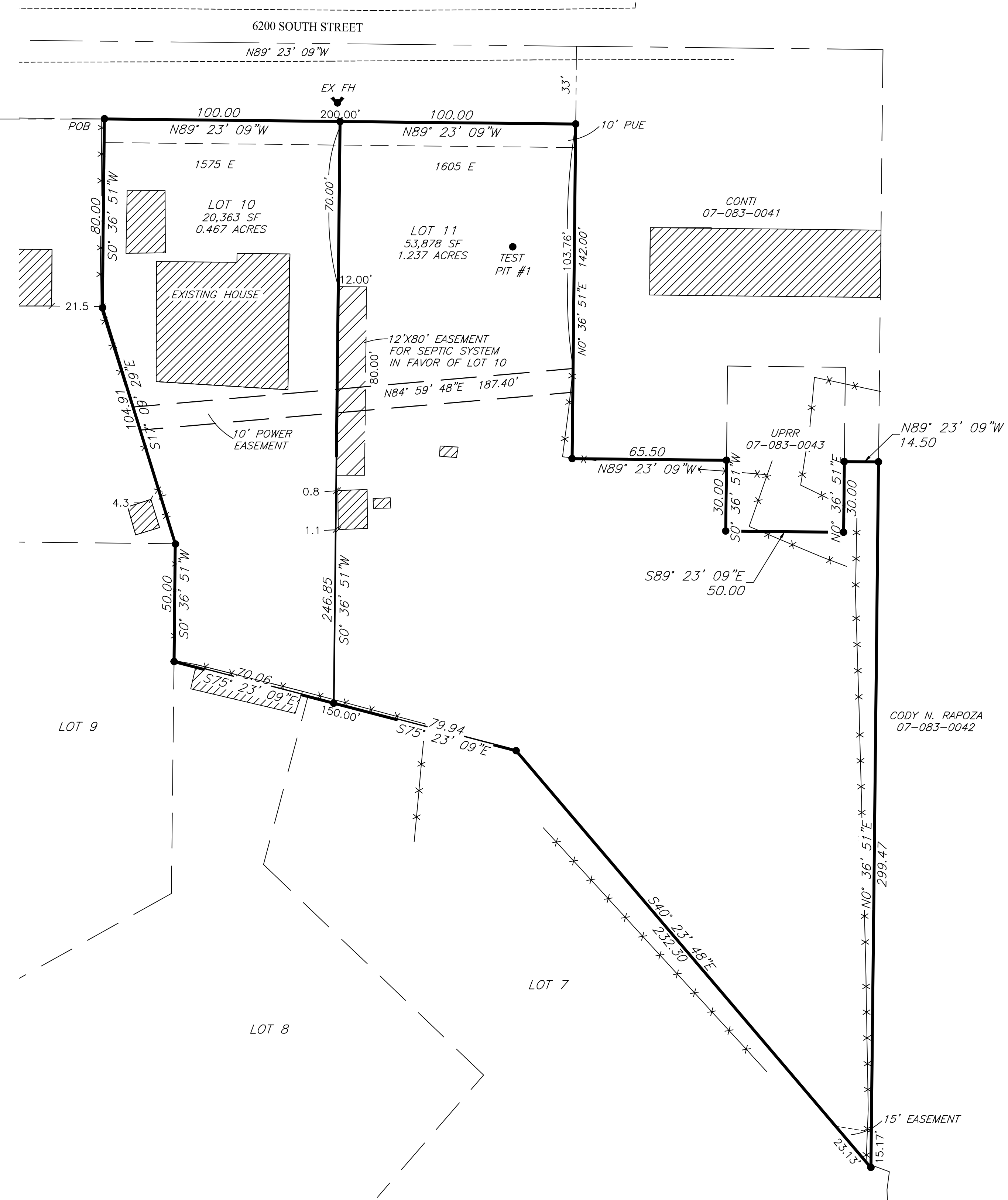
ALL OF LOT 6, HILL VIEW ACRES SUBDIVISION  
PART OF THE SOUTHEAST QUARTER OF SECTION 22, T.5N., R.1W., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2015

FOUND 2001 WEBER COUNTY BRASS CAP MONUMENT AT CENTER 1/4 OF SECTION 22

BASIS OF BEARINGS S020°49'E 2672.98' (2673.12' RECORD)

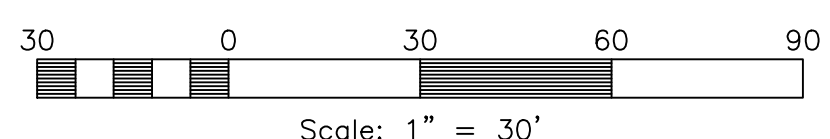
LOT A, 2 LOT SUBDIVISION OF LOT 1 07-309-0001

FOUND 1966 WEBER COUNTY BRASS CAP MONUMENT AT SOUTH 1/4 OF SECTION 22



### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND RIGHT OF WAY MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = EXISTING PAVEMENT
- = BUILDING SETBACK
- = EXISTING BUILDING



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER OF SECTION 22, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S00°20'49"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 6 OF HILL VIEW ACRES SUBDIVISION AND CREATE TWO LOTS THEREFROM. THE ORIGINAL PLAT DOESN'T MATCH EXISTING OCCUPATION OR MONUMENTATION. THERE HAVE BEEN SEVERAL SURVEYS AND AMENDED PLATS IN THE SUBDIVISION ALREADY, THE BOUNDARY FOLLOWS THE BOUNDARY DETERMINED BY HILL VIEW ACRES SUBDIVISION 2ND AMENDMENT. NO EVIDENCE OF SAID SUBDIVISION WAS FOUND INSIDE THE SUBDIVISION, BUT USING THEIR TIES FROM EXISTING MONUMENTS, THIS BOUNDARY FITS OCCUPATION AND OTHER FOUND BOUNDARY EVIDENCE REASONABLE WELL. THERE IS A RAILROAD PARCEL (PARCEL ID # 07-083-0043) WHICH WAS NOT SHOWN ON THE ORIGINAL HILL VIEW ACRES SUBDIVISION PLAT. THE RECORD CALLS FOR THE RAILROAD PARCEL DID NOT MATCH OCCUPATION, BASED ON CONVERSATIONS WITH MR. AND MRS. CHASE, WHO ARE LONG TIME RESIDENTS, IT IS BELIEVED THAT THE INTENDED LOCATION IS WHAT IS SHOWN HEREON, WHICH MATCHES OWNERSHIP PLATS AND THE LOCATION GIVEN FOR SAID PARCEL IN THE DEED FOR PARCEL #07-083-0041 (RECORDED AS ENTRY #2574590). ALL CORNERS WERE SET WITH 24" X 3/8" REBAR WITH PLASTIC CAP STAMPED "REEVE AND ASSOCIATES."

### BOUNDARY DESCRIPTION

ALL OF LOT 6, HILL VIEW ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, LESS AND EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED IN BOOK 82 OF DEEDS, PAGE 232.

DEVELOPER:  
KAREN & DALE CHASE  
1575 EAST 6200 SOUTH  
OGDEN UT, 84405

### NOTES:

- 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.
- FRONT AND REAR SETBACKS IN THIS ZONE ARE 30', SIDE YARD SETBACKS ARE 10' AS SHOWN.
- EXPLORATION PIT #1  
0" - 10" SANDY LOAM, GRANULAR STRUCTURE  
10" - 120" LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL, FINE TO COARSE

### SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF HILL VIEW ESTATES 3RD AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER TREVOR J. HATCH

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT HILL VIEW ESTATES 3RD AMENDMENT, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY GRANT AN EASEMENT ON LOT 11 IN FAVOR OF LOT 10 FOR A SEPTIC DRAIN FIELD, WITH RIGHTS TO INGRESS AND EGRESS FOR MAINTENANCE THEREON, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SAID EASEMENT AS SHOWN HEREON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DALE CHASE  
KAREN CHASE

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: T. HATCH  
Designer:  
Begin Date: 4-3-15  
Name: HILL VIEW ACRES 3RD AMENDMENT  
Number: 6536  
Scale: 1"=30'  
Checked:

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-ossoc.com

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION 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 COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

### 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### WEBER COUNTY 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 AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy.