EDEN HILLS SUBDIVISION NO.3 1ST AMENDMENT.

A CLUSTER TYPE SUBDIVISION

PART OF THE NE 1/4 OF SECTION 28 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN U.S. SURVEY
WEBER COUNTY, UTAH – Date of Survey: AUGUST 2016

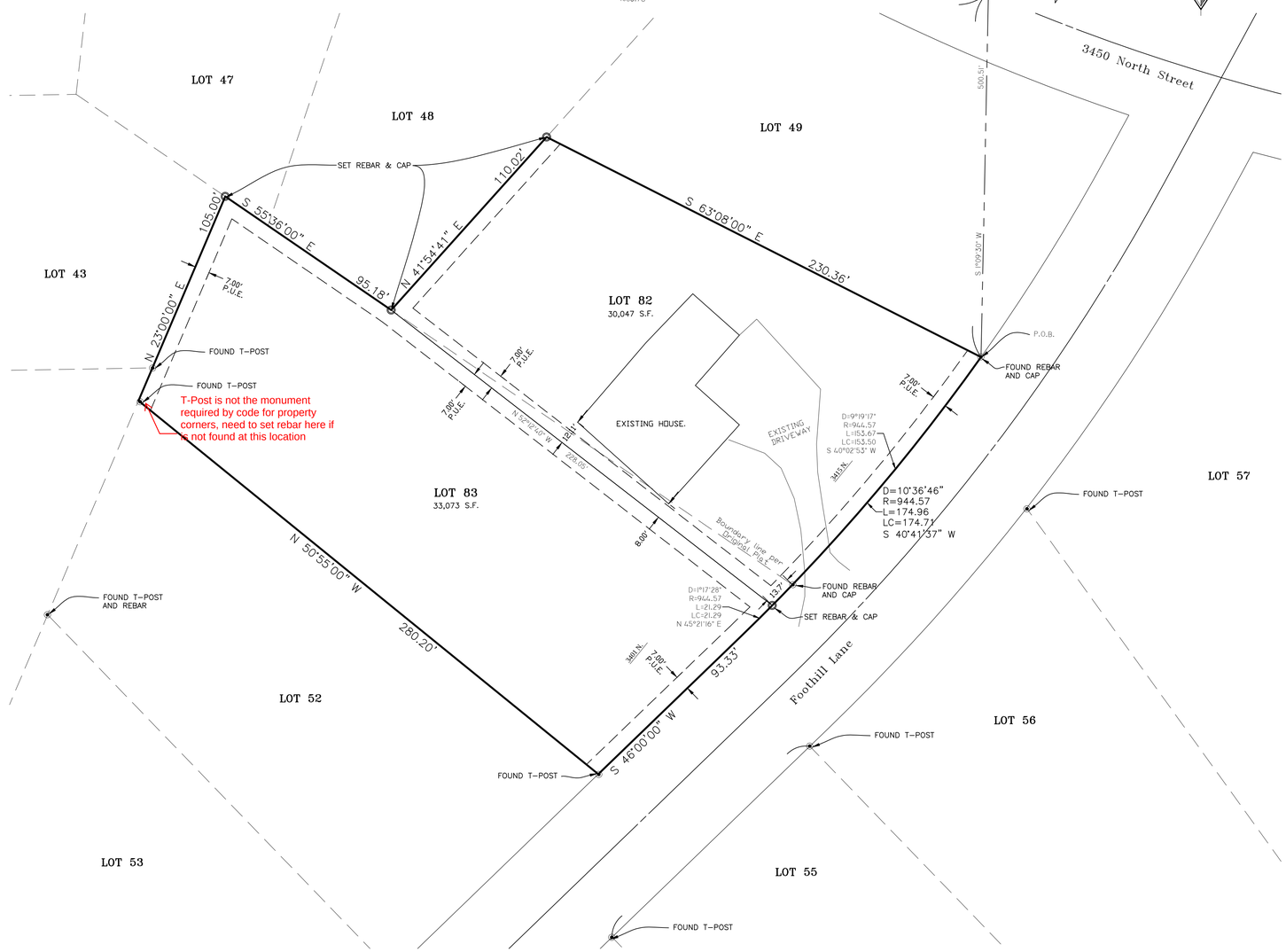
Scale ~ 1" = xx'
0 x x

Scale still missing from previous review

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- SECTION CORNER
- FND REBAR AND CAP OR T-POST
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

NOTE:
1. 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)]



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract EDEN HILLS SUBDIVISION NO.3 1ST AMENDMENT.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state 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 hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____ , 20___.

EDWIN L. RAHRER

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public — Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

All of Lots 50 and 51 of Eden Hills Subdivision No. 3, Weber County, Utah more particularly described as follows:
A part of the Northeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 1083.76 feet South 88°50'30" East along the Section line and 500.51 feet South 1°09'30" West from the North Quarter corner of said Section 28; and running thence Southwesterly along the arc of a 944.57 foot radius curve a distance of 174.96 feet (Delta is 10°36'46" and Long Chord bears South40°41'37" West 174.71 feet), thence South 46°00'00" West 93.33 feet, thence North 50°55'00" West 280.20 feet, thence North 23°00'00" East 105.00 feet, thence South 55°36'00" East 95.18 feet, thence North 41°54'41" East 110.02 feet, thence South 63°08'00" East 230.36 feet to the point of beginning.

NARRATIVE

The purpose of this survey is to amend lots 50 & 51 of Eden Hills Subdivision No. 3. The line between these properties is adjusted to be 8 feet minimum off the existing structure.
The basis of bearing is a line bearing North 89°50'30" East between two found brass cap monuments as shown. This bearing is per the original plat of Eden Hills Subdivision, Book 21, Page 032 of Weber County Records and is used to remain consistent with other surveys performed in this subdivision and to follow in the footstep of the original survey. Utah State Plane Grid bearing as published by the Weber County Surveyors office is also shown on the plat.
Other property markers were found and fit platted bearings and dimension.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 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 17-23-17, 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.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 9008384 STATE OF UTAH

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_____.

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the_____day of _____, 20___.

Chairman, Weber County Planning Commission

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 effect. Signed this_____ day of_____, 20___.

Signature

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__.

Signature

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 this_____day of _____, 20___.

Chairman, Weber County Commission — Attest: Title: Weber County Clerk

WEBER COUNTY 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 ___ day of _____, 20 __.

Signature

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved

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

DEVELOPER: Ed Rahrer
Address: 3415 N. Foothill Lane
Eden, Utah 84310

1

NE 1/4 of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision

Revisions	
	DRAWN BY: CTK
	CHECKED BY: TDK
	DATE: 7/27/16
	FILE: 3647

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded
_____day of _____ 2016.
at _____
in book _____ of official records,
on page_____
County Recorder: Leann H Kilts

By Deputy: _____

Y:\3647 Ed Rahrer\dwg\3647-3.dwg 10/12/2016 11:45:07 AM, 1:1