

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

The State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(c)(1)d.

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:
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 South 40°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

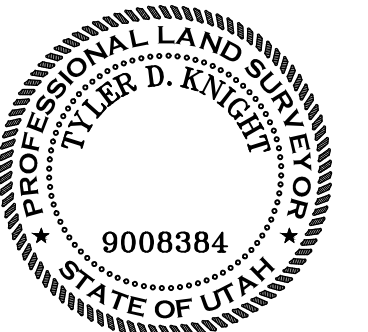
The purpose of this survey is to amend lots 50 & 51 of Eden Hills Subdivision No. 3. The line between these properties is adjusted to be 8 feet minimum off the existing structure.
The basis of bearing of bearing is a line bearing North 46°00'00" East between two found property markers along Foothill Lane as shown.
Other property markers were found and fit plotted bearings and dimension.

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

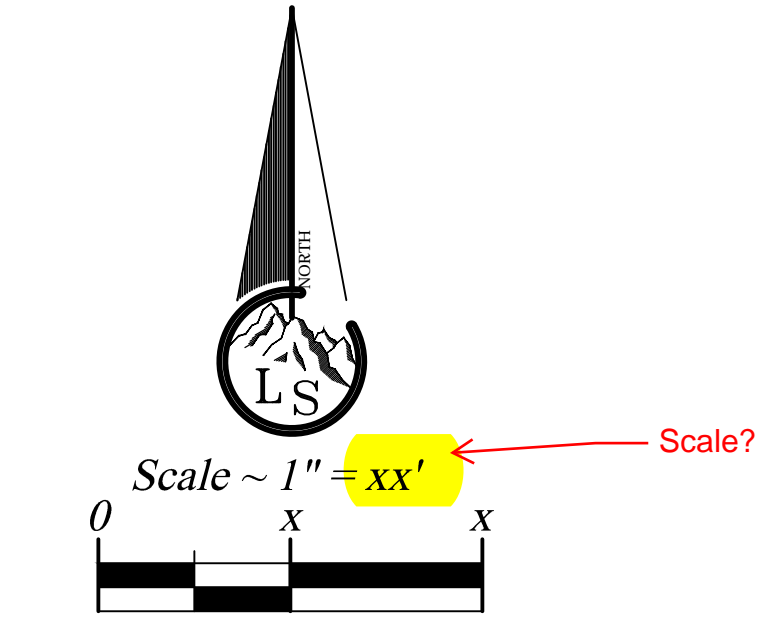
The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. WCO 106-1-8(c)(1)(k)(iii); UCA 17-23-17(4)(a)(iii)

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.

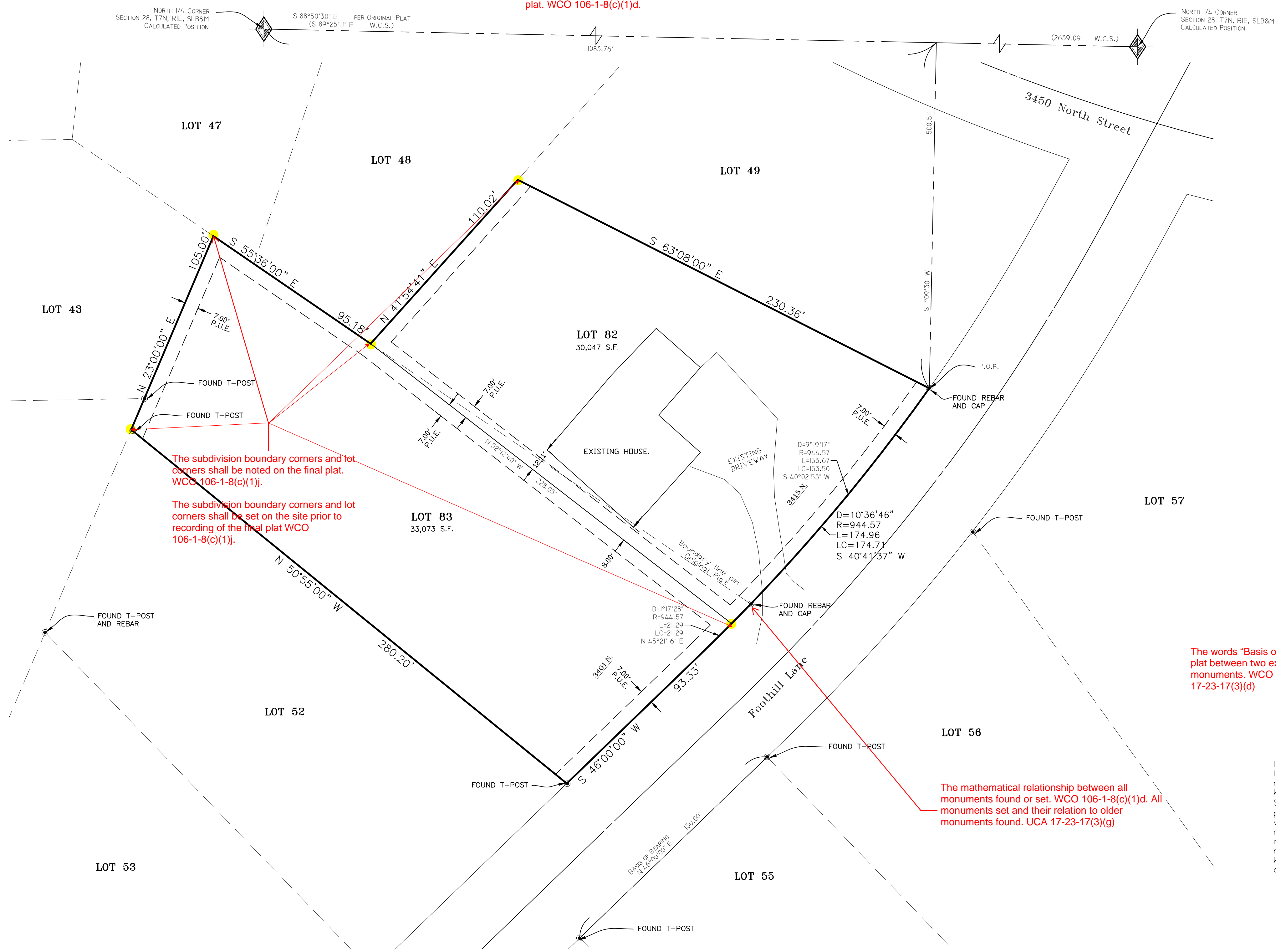


The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g)



- 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)]



The subdivision boundary corners and lot corners shall be noted on the final plat. WCO 106-1-8(c)(1).

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat WCO 106-1-8(c)(1).

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____.

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____.

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 _____

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

Signature _____

 A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		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: _____	
DEVELOPER: Ed Rahrer Address: 3415 N. Foothill Lane Eden, Utah 84310		I	
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		