

FINAL PLAT OF
SLEEPY HOLLOW SUBDIVISION 1ST AMENDMENT
 WEBER COUNTY, UTAH
 A PART OF THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M.
 SEPTEMBER, 2012

EAST QUARTER CORNER OF SEC. 18,
 T6N, R1E, S.L.B. & M. CALC. POSITION
 PER THE WEBER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of SLEEPY HOLLOW SUBDIVISION 1ST AMENDMENT in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, made on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this day of _____, 2012

K. Greg Hansen License No. 167819



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT LOCATED SOUTH 00°10'20" EAST 1412.69 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND SOUTH 84°31'26" WEST 1027.75 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 18, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 84°15' WEST 1125.0 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 25°55'10" WEST 62.69 FEET; THENCE NORTH 47°54'47" EAST (NORTH 48° EAST BY RECORD) 204.12 FEET; THENCE SOUTH 00°05'13" EAST (SOUTH BY RECORD) 140.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OGDEN CANYON ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 49°10'28" WEST 89.84 FEET (2) SOUTH 53°26'55" WEST 230.60 FEET; (3) TO THE RIGHT ALONG THE ARC OF A 298.10 FOOT RADIUS CURVE, A DISTANCE OF 144.03 FEET, CHORD BEARS SOUTH 67°17'25" WEST 142.635 FEET; AND (4) SOUTH 81°07'55" WEST 39.49 FEET TO THE EAST LINE OF LOT 19, BLOCK 11 HERMITAGE OF OGDEN CANYON SUBDIVISION; THENCE NORTH 00°16'59" EAST 186.07 FEET ALONG THE EAST LINE OF LOT 19 AND THEN LOT 14, BLOCK 11 OF SAID HERMITAGE SUBDIVISION TO THE CENTERLINE OF A 14.50 FOOT WIDE ROAD VACATED AS ENTRY NO. 1557321 IN BOOK 1939 AT PAGE 1115; THENCE SOUTH 89°43'01" EAST 104.50 FEET ALONG SAID CENTERLINE TO THE EAST LINE OF SAID HERMITAGE SUBDIVISION; THENCE NORTH 84°31'26" EAST (NORTH 84°15' EAST BY RECORD) 195.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.325 ACRES.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown hereon and name said tract SLEEPY HOLLOW SUBDIVISION 1ST AMENDMENT, and do hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 erected within such easements, and do also 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, an easement over such land drains for the purpose of perpetual maintenance and operation.

Signed this day of _____, 2012.

Name Keith B. Rounkles

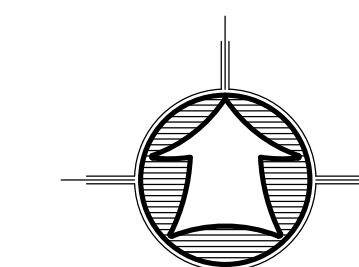
Name Belinda B. Rounkles

ACKNOWLEDGMENT

State of Utah
 County of _____

On the day of _____, 2012, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires _____ Notary Public



Scale: 1"=60'
 (Data in Parenthesis is Record)

(C2)	Δ = 27°41'00"	Δ = 16°07'21"
	R = 298.10'	R = 298.10'
	L = 144.03'	L = 83.88'
	LC = 142.635'	LC = 83.61'
	S 67°17'25" W	S 61°30'36" W

DEVELOPER:
 Keith Rounkles
 546 Ogden Canyon
 Ogden, Utah 84401
 (801)668-8844

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 RECORDED _____ FILED FOR RECORD AND
 _____ AT _____
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____, RECORDED
 FOR _____
 _____ COUNTY RECORDER
 BY: _____ DEPUTY



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 www.haies.net
 Brigham City Ogden Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272

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 _____, 2012.

Signature

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 _____, 2012.

Director, Weber-Morgan Health Department

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 _____, 2012.

Chairman, Weber County Commission

Attest:

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 _____, 2012.

Chairman, Weber County Planning Commission

Attest:

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.

Signed this day of _____, 2012.

Signature

Narrative

The purpose of this survey was to amend the one lot Sleepy Hollow Subdivision recorded as Entry No. 2480637, Book 71 at page 40 of official records in the office of the Weber Co. Recorder's Office and set the property corners of Lot 1 as shown and described hereon. This Amendment added the vacated Lots 17 and 18 Block 11 along with a portion of Vacated Roadway along the north side of said lots of the Hermitage of Ogden Canyon Subdivision. The survey was ordered by Keith Rounkles. Ogden Canyon Road was established by the published U.D.O.T. Right-of-Way Drawings with a revision date of 7-20-1960. The lands currently owned by Rounkles South of the Ogden Canyon Road known as Tax Parcels 2000240004 and 2000240005 were not surveyed however it is the opinion of Hansen and Associates that the original deeds intended to represent adjoining pieces of land. The location of the 1919 Hermitage Plat was established by using a best fit of the existing occupation lines of the original lots and roadways. The section corners as shown on the Hermitage Plat do not match the physical location of the existing Weber County Monuments. Access to Lot one is along a existing gravel road which follows the alignment of the 14.50 foot un-named roadway as shown on the Hermitage Plat. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 18, T6N, R1E, S.L.B. & M. The basis of bearing is a line between the South Quarter Corner of said Section and Weber County Survey Monument "CP4" which bears North 51°41'40" East Weber County NAD 83 State Plane Utah North Grid Bearing.

LEGEND:

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- HIGHWAY RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- SECTION LINE PER 1919 HERMITAGE PLAT
- UN-NAMED VACATED 14.5' ROADWAY BOOK 1939 PAGE 1115 ENTRY 1557321
- ⊕ FOUND HWY R-O-W MARKER
- ⊕ FOUND WEBER COUNTY REF. MONUMENT
- ⊕ SECTION CORNER
- ⊕ FND. HAI REBAR
- ⊕ SET # 24" REBAR W/ CAP ON LOT CORNERS

SOUTH QUARTER CORNER OF SEC. 18,
 T6N, R1E, S.L.B. & M. FOUND BLM
 BRASS CAP MONUMENT GOOD COND.
 SET 1967

Notice of Purchases of Restricted "R" Lots:
 Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of Chapter 368 of the Zoning Ordinance of Weber County. Approval of a Restricted Lot does not guarantee the lot is buildable. A Hillside Review as outlined in the Hillside Ordinance shall be done to determine if a lot is buildable.

10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

Owner shall obtain all permits necessary for the excavation and installation of culverts within the County R.O.W. prior to the commencement of work.

