

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.
MARCH, 2013

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's office has reviewed this plat for mathematical correctness, section corner data, and monumentation with lines and monuments on record in the county office. 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 obligations associated therewith.
Signed this 15th day of March, 2013.

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 15th day of March, 2013.

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 23rd day of April, 2013.

Chairman, Weber County Commission

Attest: *Fatima Ferneliux, Admin Assistant*
CA

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 24th day of April, 2013.

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 24th day of April, 2013.

Signature

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 24th day of April, 2013.

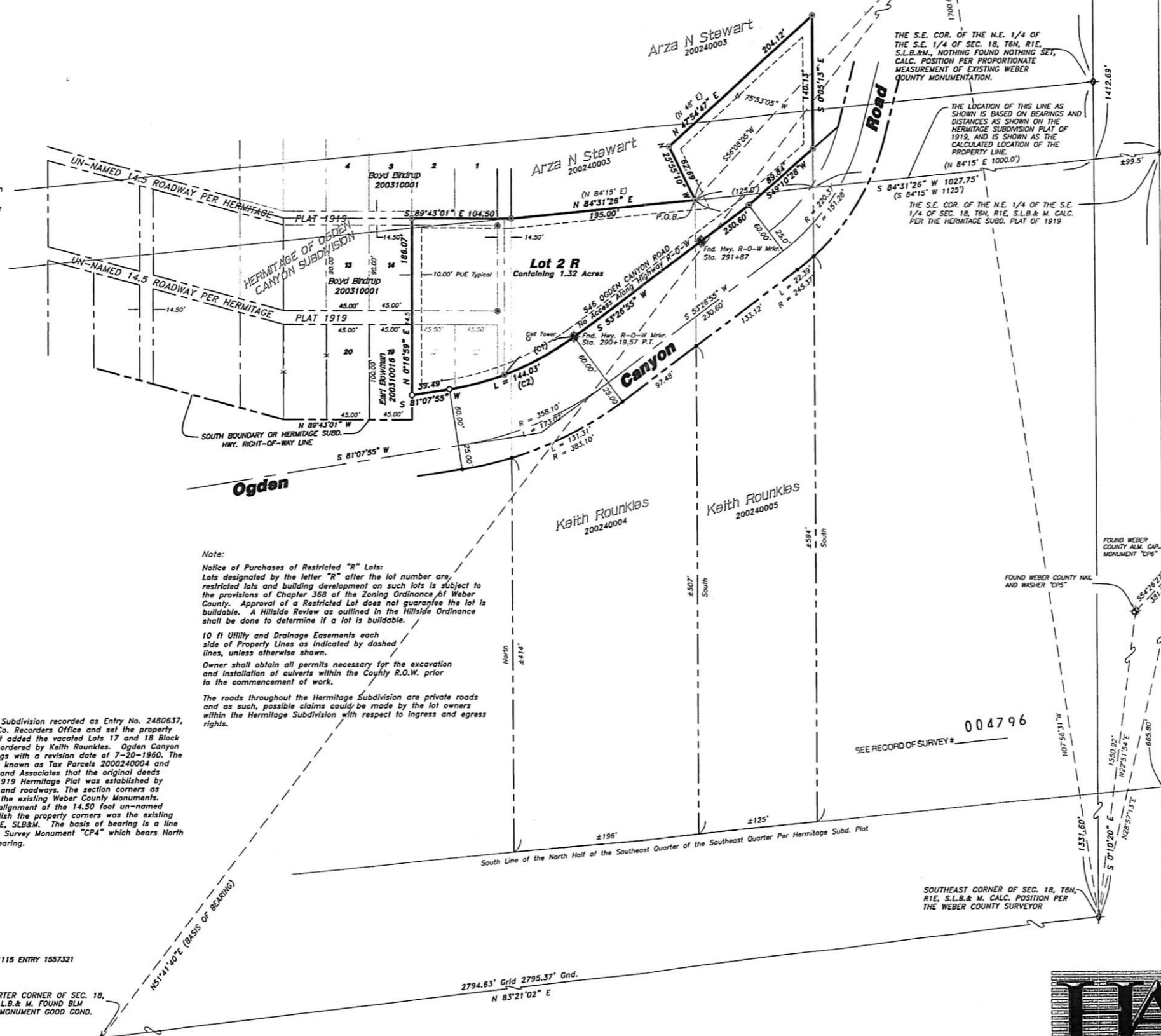
Signature

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 2R as shown and described hereon. This Amendment added the vacated Lots 17 and 18 Block 11 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 2R is along an 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. H4 REBAR
- SET #5 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



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

FOUND WEBER COUNTY ALM. CAP. MONUMENT "CP4"

THE S.E. COR. OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 18, T6N, R1E, S.L.B.&M., NOTHING FOUND NOTHING SET, CALC. POSITION PER PROPORTIONATE MEASUREMENT OF EXISTING WEBER COUNTY MONUMENTATION.

THE LOCATION OF THIS LINE AS SHOWN IS BASED ON BEARINGS AND DISTANCES AS SHOWN ON THE HERMITAGE SUBDIVISION PLAT OF 1919, AND IS SHOWN AS THE CALCULATED LOCATION OF THE PROPERTY LINE.

THE S.E. COR. OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 18, T6N, R1E, S.L.B.& M. CALC. PER THE HERMITAGE SUBD. PLAT OF 1919

Note:
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 35B 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.

The roads throughout the Hermitage Subdivision are private roads and as such, possible claims could be made by the lot owners within the Hermitage Subdivision with respect to ingress and egress rights.

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 15th day of March, 2013
K. Greg Hansen
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 24th day of April, 2013.
Keith B. Rounkles *Belinda B. Rounkles*
Name Keith B. Rounkles
Name Belinda B. Rounkles

ACKNOWLEDGMENT



State of Utah
County of JS
On the 24th day of April, 2013, 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.
11-24-2015
Commission Expires Notary Public



(C2) Δ = 27°41'00" R = 298.10' L = 144.03' LC = 142.635' S 67°17'25" W
(C1) Δ = 16°07'21" R = 298.10' L = 83.88' LC = 83.61' S 61°30'36" W



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Brigham City Ogden Logan
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WEBER COUNTY RECORDER
Entry No. 2632007 FEE PAID \$30.00 FILED FOR RECORD AND RECORDED 26 APR 2013 AT 12:06 PM IN BOOK 73 OF OFFICIAL RECORDS, PAGE 97 RECORDED FOR KEITH B. ROUNKLES
ERNEST D. ENDLEY COUNTY RECORDER
By: *Yann Kuts* DEPUTY