

1. Please label all existing structures. Lot 5 has an existing structure not shown on the plat

2. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval 106-4-205 and 106-4-2.6.

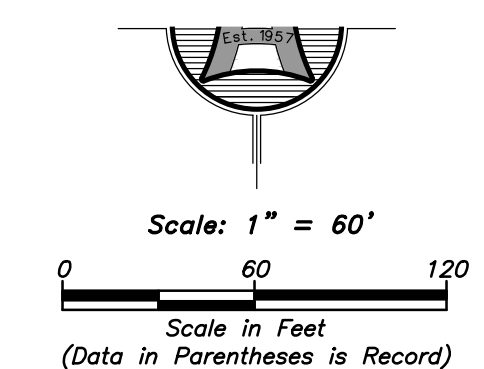
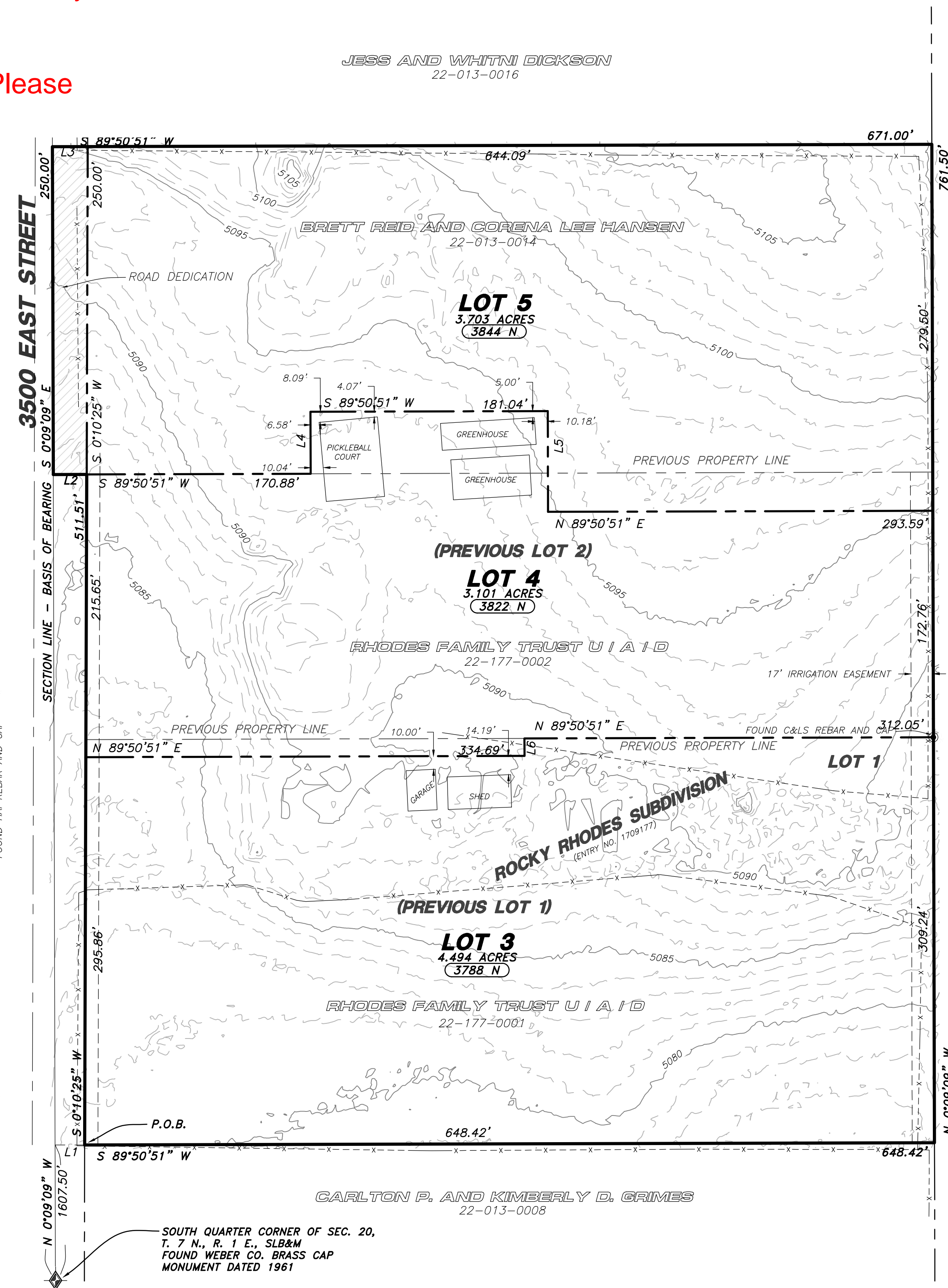
3. The road is projected to be need an 80' ROW on 3500 E. Please dedicate the applicable ROW.

# ROCKY RHODES SUBDIVISION FIRST AMENDMENT

## WENDING LOTS 1 AND 2, ROCKY RHODES SUBDIVISION

Weber County, Utah  
Part of the Southeast Quarter of Section 20,  
7 North, Range 1 East, Salt Lake Base & Meridian  
June 2022

JESS AND WHITNI DICKSON  
22-013-0016



**LEGEND**

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Fence Line
- Existing 5.0' Contour
- Existing 1.0' Contour
- Street Monument to be set
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap Section Corner

**PARCEL LINE DATA**

SEGMENT	DIRECTION	LENGTH
L1	S89°50'51"W	22.58'
L2	S89°50'51"W	25.49'
L3	N89°50'51"E	26.91'
L4	S00°09'09"E	47.33'
L5	S00°09'09"E	76.83'
L6	N00°09'09"W	13.39'

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MAY BE SAID ROCKY RHODES SUBDIVISION.

### AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

### WEBER COUNTY ENGINEER

I Herby 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.

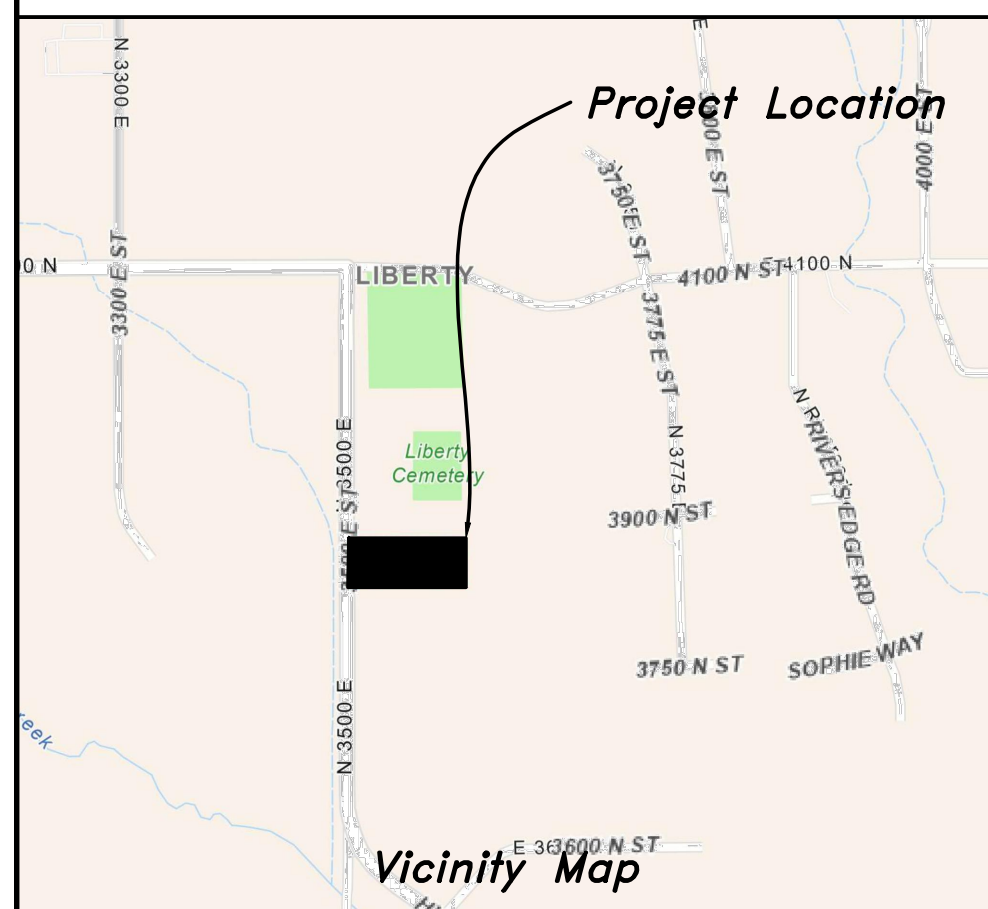
Webber County Engineer

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.

Chairman, Weber County Planning Commission

- NOTE:**
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
  - Rebar and cap set on all lot corners.



Developer:  
PAUL BEUS  
3822 N 3500 E  
LIBERTY, UTAH 84310  
(435) 279-3294

HANSEN & ASSOCIATES, INC.  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at www.haies.net  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
Celebrating over 60 Years of Business

### 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 Herby Approved and Accepted by the Commissioners of Weber County Utah

Chairman, Weber County Commission

Affest

### WEBER COUNTY SURVEYOR

I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat and all conditions for approval by this office have been satisfied. 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 \_\_\_\_\_, 2022.

Webber 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 \_\_\_\_\_, 2022.

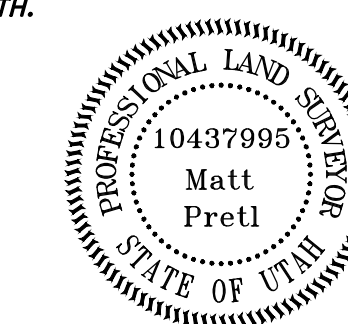
Webber County Attorney

### SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 PROFESSIONAL LAND SURVEYORS ACT; AND 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOWN HEREAFTER AS ROCKY RHODES SUBDIVISION FIRST AMENDMENT IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY 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 \_\_\_\_\_, 2022.

MATT PRETL, P.L.S.  
UTAH LAND SURVEYOR LICENSE NO. 10437995



### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, ROCKY RHODES SUBDIVISION, ENTRY NO. 1709177, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 3500 EAST STREET LOCATED 1607.50 FEET NORTH 00°09'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND 22.58 FEET NORTH 89°50'51" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20;

RUNNING THENCE NORTH 00°10'25" EAST 511.51 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°50'51" WEST 25.49 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°09'09" WEST 250.00 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF THE BRETT REID AND CORENA LEE HANSEN PROPERTY, TAX ID. NO. 22-013-0014; THENCE NORTH 89°50'51" EAST 671.00 FEET TO THE NORTHEAST CORNER OF SAID BRETT REID AND CORENA LEE HANSEN PROPERTY, ALSO BEING A POINT ON THE WEST LINE OF THE D & R INVESTMENTS PROPERTIES LLC PROPERTY, TAX ID. NO. 22-010-0071; THENCE SOUTH 00°09'09" EAST 761.50 FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°50'51" WEST 648.42 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, CONTAINING 11.447 ACRES.

### OWNER'S 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 AS SHOWN HEREON AND NAME SAID TRACT ROCKY RHODES SUBDIVISION FIRST 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 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BRETT REID HANSEN \_\_\_\_\_ DATE \_\_\_\_\_

CORENA LEE HANSEN \_\_\_\_\_ DATE \_\_\_\_\_

POWELL G. RHODES \_\_\_\_\_ DATE \_\_\_\_\_  
TRUSTEE OF THE POWELL G. RHODES AND GWEN S. RHODES, TRUSTEES (AND TO THEIR SUCCESSORS IN TRUST) OF THE RHODES FAMILY TRUST U/A/D DECEMBER 5TH, 1996

GWEN S. RHODES \_\_\_\_\_ DATE \_\_\_\_\_  
TRUSTEE OF THE POWELL G. RHODES AND GWEN S. RHODES, TRUSTEES (AND TO THEIR SUCCESSORS IN TRUST) OF THE RHODES FAMILY TRUST U/A/D DECEMBER 5TH, 1996

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BRETT REID HANSEN AND CORENA LEE HANSEN, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

### TRUST ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, POWELL G. RHODES AND GWEN S. RHODES, TRUSTEES FOR THE POWELL G. RHODES AND GWEN S. RHODES, TRUSTEES (AND TO THEIR SUCCESSORS IN TRUST) OF THE RHODES FAMILY TRUST U/A/D DECEMBER 5TH, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND

RECORDED \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_ RECORDED

FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

### WEBER-MORGAN HEALTH DEPARTMENT

I Herby 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 \_\_\_\_\_, 2022.

Webber-Morgan Health Department