

# Old Town Eden Condominiums

An Expandable Utah Condominium Project  
A Part of Section 35, Township 7 North, Range 1 East, SLB&M  
Eden, Weber County, Utah

## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 33, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have conducted a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Old Town Eden Condominiums, in Eden, Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

6242920  
License No.

Andy Hubbard

## OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Old Town Eden Condominiums and do hereby dedicate, grant and convey to Weber County, Utah; (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operations of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails, or easements, or of similar designation, in witness whereof, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Old Town Eden Condominiums LC7777777777

Authorized Agent

## ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by \_\_\_\_\_  
Residing at \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name

## BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden, Weber County, Utah.  
Beginning at the intersection of the North right of way line of 2200 North Street (established from Record of Survey #0764) and the East line of State Highway 166 (3500 East Street) said point is 2074.21 feet North 0°18'31" East along the Section line and 144.08 feet South 88°19'12" East from the Southwest corner of said Quarter Section; and running thence North 0°18'31" East 301.59 feet along said East right of way line to the North line extended of E.P. Subdivision, in Weber County, Utah; thence South 88°19'12" East 154.77 feet along said North line extended to the Northwest corner of said E.P. Subdivision; thence South 0°18'31" West 303.88 feet along the West line of said E.P. Subdivision to said North right of way line of 2200 North Street; thence North 88°07'47" West 200.41 feet along said North right of way line to the Point of Beginning.  
Containing 59,823 square feet  
or 1.3733 acres, more or less.

## WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman, Weber County Planning Commission

## WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, thereon are hereby approved and accepted by the commissioners of Weber County, Utah.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman, Weber County Commission

## 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 monument 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 \_\_\_\_\_, 2016.

Weber County Surveyor

## 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 \_\_\_\_\_, 2016.

Director - Weber Morgan Health Department

## 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.

Weber County Engineer

## 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 \_\_\_\_\_, 2016.

Weber County Attorney

ENGINEER:  
David Bales Engineering, Inc.  
670 Ben Jones  
1048 South 1475 East Suite 200  
Ogden, Utah 84403  
(801) 394-4315

DEVELOPER:  
Ben Jones LLC  
670 Ben Jones  
1048 South 1475 East Suite 200  
Ogden, UT 84410  
(801) 447-9425

Sheet 1 of 5

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND  
BY BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_

WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

Northwest corner of the Southwest Quarter of Section 35, T7N, R1E, SLB&M (Found Brass Cap Monument in Good Condition)

(2647.72' W.C.S.) 2647.72' Meas.

**NARRATIVE**  
This survey was requested by Mr. Ben Jones for the purpose of preparing a Condominium Plan on the subject property.  
A line bearing S 89°15'29" E between the Southwest corner and the Southeast corner of the Southwest Quarter of Section 35, T7N, R1E, SLB&M was used as the Basis of bearings.  
Right of way plans for SR-166 (3500 East) were acquired from UDOT Region 1 for Project 1-2421(1). Sheet 3 shows the pertinent information to locate the right of way.  
A right of way marker was found on the West side of 3500 East Street, and was used to aid in the positioning of the right of way in a correct location.  
Using the information above on the plans as to existing structures were checked and found to be in tolerance. Angular information was also checked on the plan and was found to generally conform to the plan information, since the location for 3500 East Street was established.  
A strong metallic signal under asphalt paving was found on the East side of the right of way perpendicular to the found monument on the West side. The property owner mentioned he remembered a monument at that location but that it had been paved over a few years ago.  
A right of way monument was also found at the Northwest corner of the intersection of 2200 North and 3500 East Streets, but it did not fit our check with the established location of the right of way or occupation of 3500 East Street.  
The North line of the property was established from occupational evidence and by extending the North line of E.P. Subdivision.  
The East line of the property was established adjacent to the West line of line of E.P. Subdivision.  
The South line of the property was established along the North line of 2200 North Street as shown on a record of survey drawing for Gale Armstrong, performed by Mountain West Professional Land Surveyors dated 5/26/1992, that September 22, 1992 as Survey #0764.

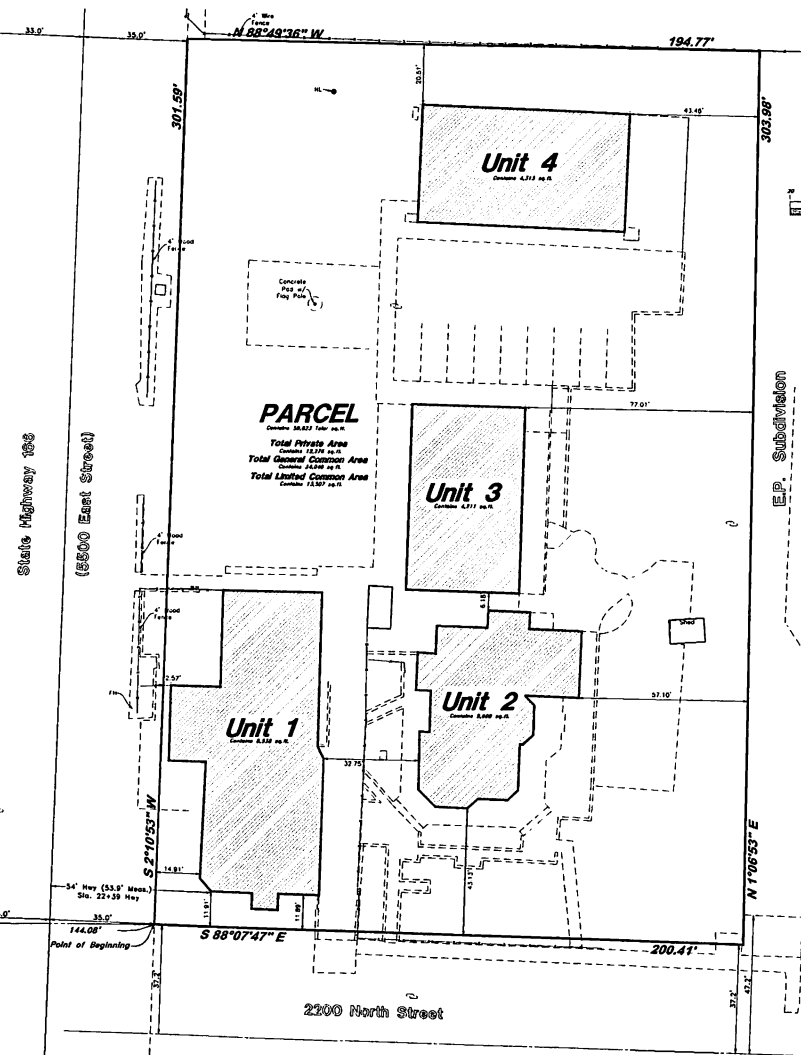
Found Right of Way Monument (Found over Located E of Base)

Found Right of Way Monument (Found over Located E of Base)

Found Right of Way Monument (Found over Located E of Base)

Found Right of Way Monument (Found over Located E of Base)

Witness Corner Found Nail and Washer in Asphalt



- Legend**
- ▲ Found Nail & Washer
  - Rebar & Cap
  - Set Hub & Tack
  - ◆ Found Right of Way Monument
  - (Red.) Radial Line
  - (N/R) Non-Radial Line
  - Fence
  - W.C.S. Weber County Surveyor
  - Meas. Measured Bearing or Distance
  - Hy State Highway Plan Information
  - RT Rooftop
  - FF Finished Floor
  - BYC Building Eye

**GREAT BASIN ENGINEERING**  
200 SOUTH 1475 EAST OGDEN, UTAH 84403  
PHONE 1206-4810 FAX 1207-1088 FAX 1207-1088-7544  
WWW.GREATBASINENGINEERING.UTAH

Southwest corner of the Southwest Quarter of Section 35, T7N, R1E, SLB&M (Found Brass Cap Monument in Good Condition)

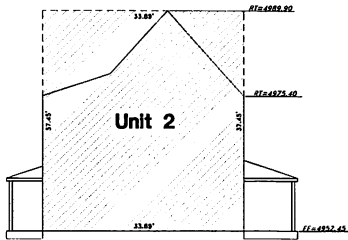
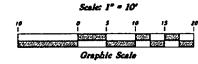
(2644.83' W.C.S.) 2644.80' Meas.

TENTATIVE FINAL

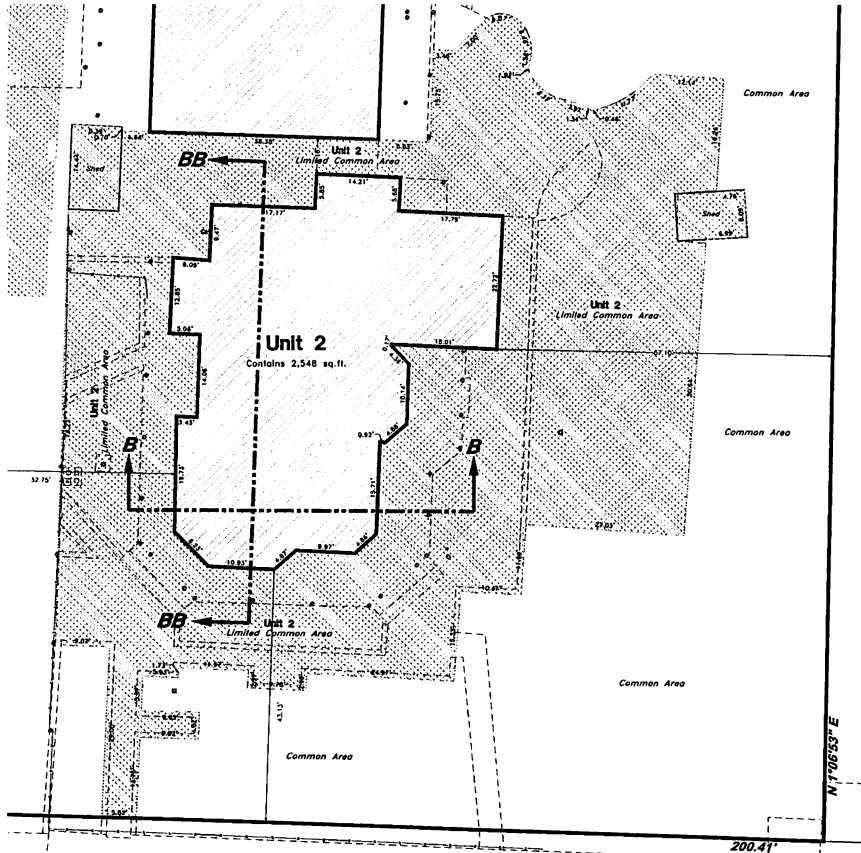


# Old Town Eden Condominiums

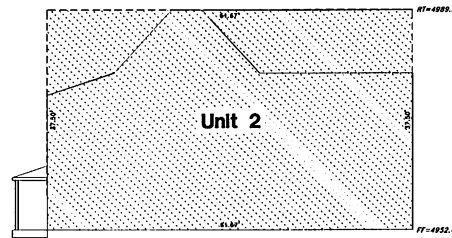
An Expandable Utah Condominium Project  
A Part of Section 35, Township 7 North, Range 1 East, SLB&M  
Eden, Weber County, Utah



Section B-B



Unit 2



Section BB-BB

### Legend

- Found Nail & Washer
- Rebar & Cap
- ⊙ Set Hub & Tack
- ⊕ Found Right of Way Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- w- Fence
- W.C.S. Weber County Surveyor
- Meas. Measured Bearing or Distance
- Hwy State Highway Plan Information
- RT Rooftop
- FF Finished Floor
- EYE Building Eye

### NOTES:

1. Each condominium unit contained within the project is as shown and is designated by one of the following:  
Unit, consisting of 4 Units followed by a unit number (See Sheets 2 thru 4).
  - General Common areas and facilities - [diagonal hatching]
  - Private ownership - [cross-hatching]
  - Limited common areas and facilities - [stippled]
2. All patios, decks, or balconies, contained within the project are considered Limited Common Areas. They are full width and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
  3. All other areas contained within the project, but not shown with diagonal slope or cross hatched lines are considered Common Area, including sanitary sewer drain field area.
  4. Dimensions on Sheet 1 are to exterior foundation and.
  5. All Common Area is considered to be an assessment for public utility and drainage purposes.

**GREAT BASIN ENGINEERING**

5748 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 B.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

Sheet 3 of 5

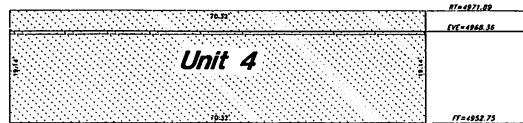
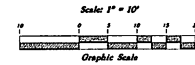
WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____ AT _____	FILED FOR RECORD AND
IN BOOK _____	RECORDS, PAGE _____ OF OFFICIAL
FOR _____	RECORDED
WEBER COUNTY RECORDER	
BY _____	DEPUTY

TENTATIVE FINAL



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 Eden, Weber County, Utah

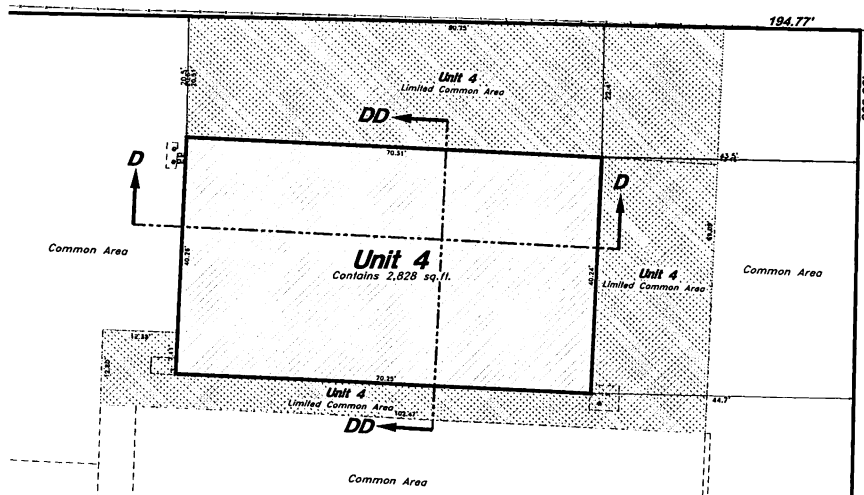


Unit 4

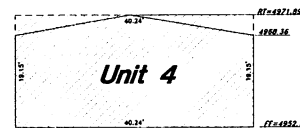
Section C-C

### Legend

- Found Nail & Washer
- Rebar & Cap
- Set Hub & Tack
- ⊕ Found Right of Way Monument
- (Red.) Radial Line
- (N/R) Non-Radial Line
- x-x- Fence
- W.C.S. Weber County Surveyor
- Mess. Measured Bearing or Distance
- Hwy State Highway Plan Information
- RT Roadtrip
- FF Finished Floor
- EYE Building Eye



Unit 4



Section DD-DD

### NOTES:

1. Each condominium unit contained within the project is as shown and is designated by one of the following:  
 Unit, consisting of 4 Digits, followed by  
 a unit number (See Sheet 2 line 15).  
 General Common areas and facilities - [ ]  
 Private ownership - [ ]  
 Limited common areas and facilities - [ ]
2. All patios, decks, or balconies, contained within the project are considered Limited Common areas. They are set aside and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
3. All other areas contained within the project, but not shown with diagonal slope or cross hatched lines are considered Common Area, including sanitary sewer drain field area.
4. Dimensions on Sheet 1 are to exterior foundation only.
5. All Common Area is considered to be an easement for public, utility and drainage purposes.

**GREAT BASIN ENGINEERING**

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 WWW.GREATBASINENGINEERING.COM

TEMPORARY FINAL

Sheet 5 of 5

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED BY BOOK \_\_\_\_\_ AT \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ OF ORIGINAL RECORDS, PAGE \_\_\_\_\_

WEBER COUNTY RECORDER

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