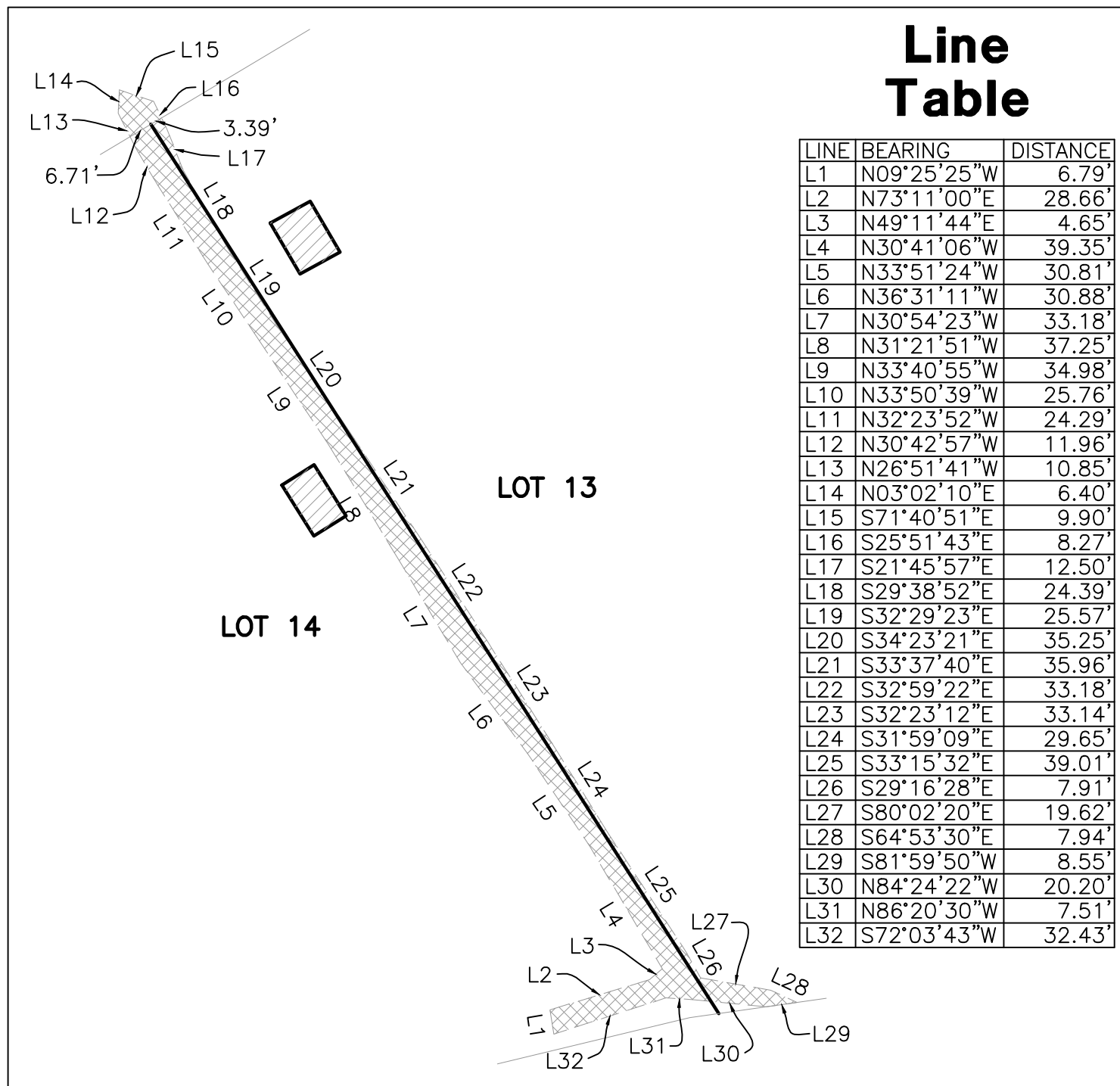


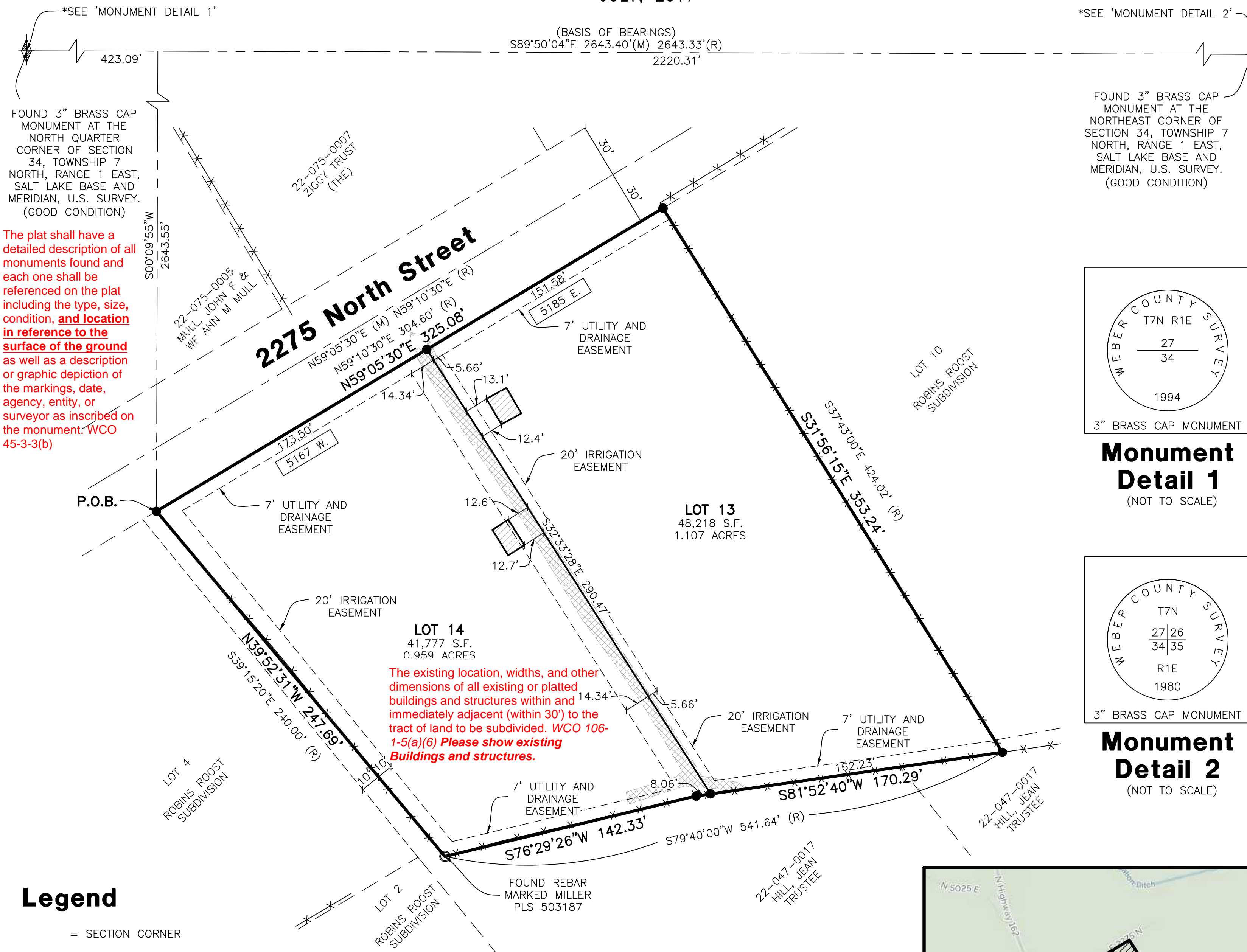
Robins Roost Subdivision, 1st Amendment

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF EDEN, WEBER COUNTY, UTAH
JULY, 2017

Professional



LINE	BEARING	DISTANCE
L1	N09°25'25"W	6.79'
L2	N73°11'00"E	28.66'
L3	N49°11'44"E	4.65'
L4	N30°41'06"W	39.35'
L5	N33°51'24"W	30.81'
L6	N36°31'11"W	30.88'
L7	N30°54'23"W	33.18'
L8	N31°21'51"W	37.25'
L9	N33°40'55"W	34.98'
L10	N33°50'39"W	25.76'
L11	N32°23'52"W	24.29'
L12	N30°42'57"W	11.96'
L13	N26°51'41"W	10.85'
L14	N03°02'10"E	6.40'
L15	S71°40'51"E	9.90'
L16	S25°51'43"E	8.27'
L17	S21°45'57"E	12.50'
L18	S29°38'52"E	24.39'
L19	S32°29'23"E	25.57'
L20	S34°23'21"E	35.25'
L21	S33°37'40"E	35.96'
L22	S32°59'22"E	33.18'
L23	S32°23'12"E	33.14'
L24	S31°59'09"E	29.65'
L25	S33°15'32"E	39.01'
L26	S29°16'28"E	7.91'
L27	S80°02'20"E	19.62'
L28	S64°53'30"E	7.94'
L29	S81°59'50"W	8.55'
L30	N84°24'22"W	20.20'
L31	N86°20'30"W	7.51'
L32	S72°03'43"W	32.43'



The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument: WCO 45-3-3(b)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) Please show existing buildings and structures.

Easement Detail

(SCALE: 1" = 40')

Boundary Description

ALL OF LOT 6, AND LOT 8, ROBINS ROOST SUBDIVISION, RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, ENTRY #733411, BOOK 21 OF PLATS, PAGE 39, DATED MARCH 30, 1978. DESCRIBED AS:

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

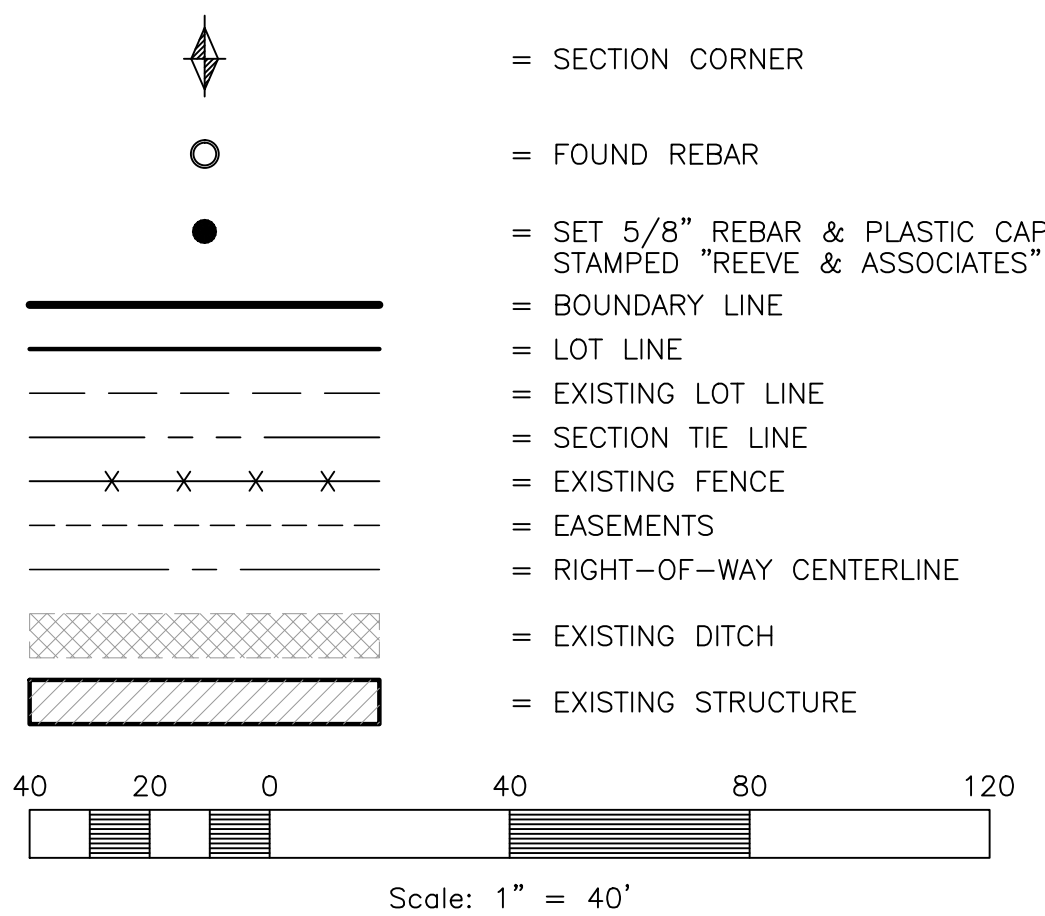
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 2275 NORTH STREET, SAID POINT BEING S89°50'04"E ALONG THE NORTH LINE OF SAID SECTION 34, BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 34, 423.09 FEET AND S00°09'55"W 2643.55 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 34; AND RUNNING THENCE N59°05'30"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 2275 NORTH STREET 325.08 FEET TO A POINT ON AN EXISTING FENCE SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 10, ROBINS ROOST SUBDIVISION; THENCE S31°56'15"E ALONG SAID FENCE, 353.24 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING THREE (3) COURSES (1) S81°52'40"W 170.29 FEET; (2) S76°29'26"W 142.33 FEET TO AN EXISTING FENCE; THENCE N39°52'31"W ALONG SAID FENCE, 247.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 2275 NORTH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 89,994 SQUARE FEET OR 2.066 ACRES MORE OR LESS.

Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE NORTH SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS "S89°50'04"E" UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Legend



Narrative

THE PURPOSE OF THIS PLAT IS TO AMEND ROBINS ROOST SUBDIVISION TO MOVE THE LOT LINE BETWEEN LOTS 13 AND 14 (ORIGINALLY LOTS 6 AND 8). THE NORTH AND EAST LINES WERE ESTABLISHED BY RETRACING THE ORIGINAL ROBINS ROOST SUBDIVISION PLAT, ENTRY #733411, BOOK 21 OF PLATS, PAGE 39, RECORDED ON MARCH 30, 1978, IN THE OFFICE OF THE WEBER COUNTY RECORDER. NO MONUMENTS FROM THE ORIGINAL PLAT WERE RECOVERED. THE BOUNDARY WAS DETERMINED BY USING A BEST FIT SCENARIO BASED ON A FOUND MILLER REBAR, THE ROAD, AND THE FENCES. ALL OF THE FENCING IN THIS SUBDIVISION WAS TIED IN FOR THIS SURVEY AND THERE IS NO WAY TO SHIFT OR ROTATE THE SUBDIVISION TO FIT THE RECORDED PLAT BASED ON OCCUPATION. THE LINES FOR THE EAST OF LOT 13 AND THE WEST OF LOT 14 WERE PLACED ON LONG STANDING FENCE LINES USING BOUNDARY BY ACQUESCENCE. ORIGINAL LOT LINES BASED ON THIS RETRACEMENT WERE LEFT ON THE PLAT AND DEMONSTRATE HOW THEY DO NOT MATCH PLATTED LINES. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.



Vicinity Map
(NOT TO SCALE)

DEVELOPER INFO.

M. DARIN HAMMOND
2225 WASHINGTON BLVD, SUITE 200
OGDEN, UTAH 84401

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 WASTE WATER DISPOSAL SYSTEMS

THIS _____ DAY OF _____, 20____.

CHAIRMAN

OGDEN VALLEY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON

THIS _____ DAY OF _____, 20____.

CHAIRMAN

WEBER COUNTY SURVEYOR

I HEREBY 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

THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISSION

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 ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE ROBINS ROOST SUBDIVISION, 1st AMENDMENT AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY DATE

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Recorded, _____ Filed For Record And _____ At _____
In Book _____ Of The _____
Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy.

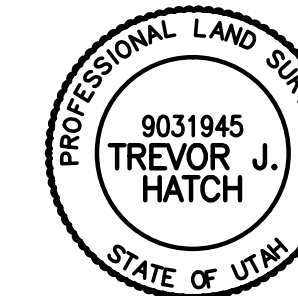
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **ROBINS ROOST SUBDIVISION, 1st AMENDMENT** IN **EDEN CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **EDEN CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **ROBINS ROOST SUBDIVISION, 1st AMENDMENT**. AND DO HEREBY GRANT, DEDICATE, AN CONVEY TO WEBER COUNTY, UTAH OR ITS DEGREE, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 _____, 20____.

THOMAS J. HALLIDAY

ELAINE HALLIDAY

TRUSTEE OF THE JAMES' G SWearingen & SANDRA LEE SWearingen REVOCABLE TRUST

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, TRUSTEE OF THE JAMES G SWearingen & SANDRA LEE SWearingen REVOCABLE TRUST, SIGNER OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

PROJECT INFO.

Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **7-25-2017**
Name: **ROBINS ROOST SUB. 1st AMENDMENT**
Number: **6844-01**
Revision: _____
Scale: **1"=40'**
Checked: _____



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TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS