

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
APRIL, 2017



Vicinity Map

(NOT TO SCALE)

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.

Narrative

THE PURPOSE OF THIS PLAT IS TO AMEND ROBINS ROOST SUBDIVISION, 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. THE SOUTH AND WEST LINES WERE ESTABLISHED BY THE EXISTING FENCES. 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.

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

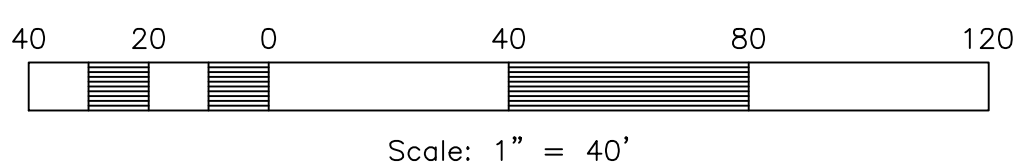
The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii) The Miller Rebar?

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

- = SECTION CORNER
- = FOUND REBAR
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = EXISTING LOT LINE
- = SECTION TIE LINE
- = EXISTING FENCE
- = EASEMENTS
- = RIGHT-OF-WAY CENTERLINE
- = EXISTING DITCH
- = EXISTING STRUCTURE



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(b)

If the survey abuts or references a public ... right of way, ... etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to reestablish the location of said features. WCO 45-3-4(a).

The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i) Why is the amendment needed? (The real purpose of the survey.)

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b) What legal principles allow you to use fences and or retracing or any other method?

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii) The Miller Rebar?

A signature block for Weber-Morgan Health Department conforming to state code and county ordinance. May not be necessary, check with Planning 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 _____, 20__.

Director, Weber-Morgan Health Department WCO 106-1-8(c)(1)h.11

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

A signature block for Ogden Valley Planning Commission conforming to state code and county ordinance.
Ogden Valley Planning Commission approval: This is to certify that this subdivision plat was duly approved by the Ogden Valley Planning Commission on the ___ day of _____, 20__.

Chairman, Ogden Valley Planning Commission WCO 106-1-8(c)(1)h.5; WCO 106-8-1(4)

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

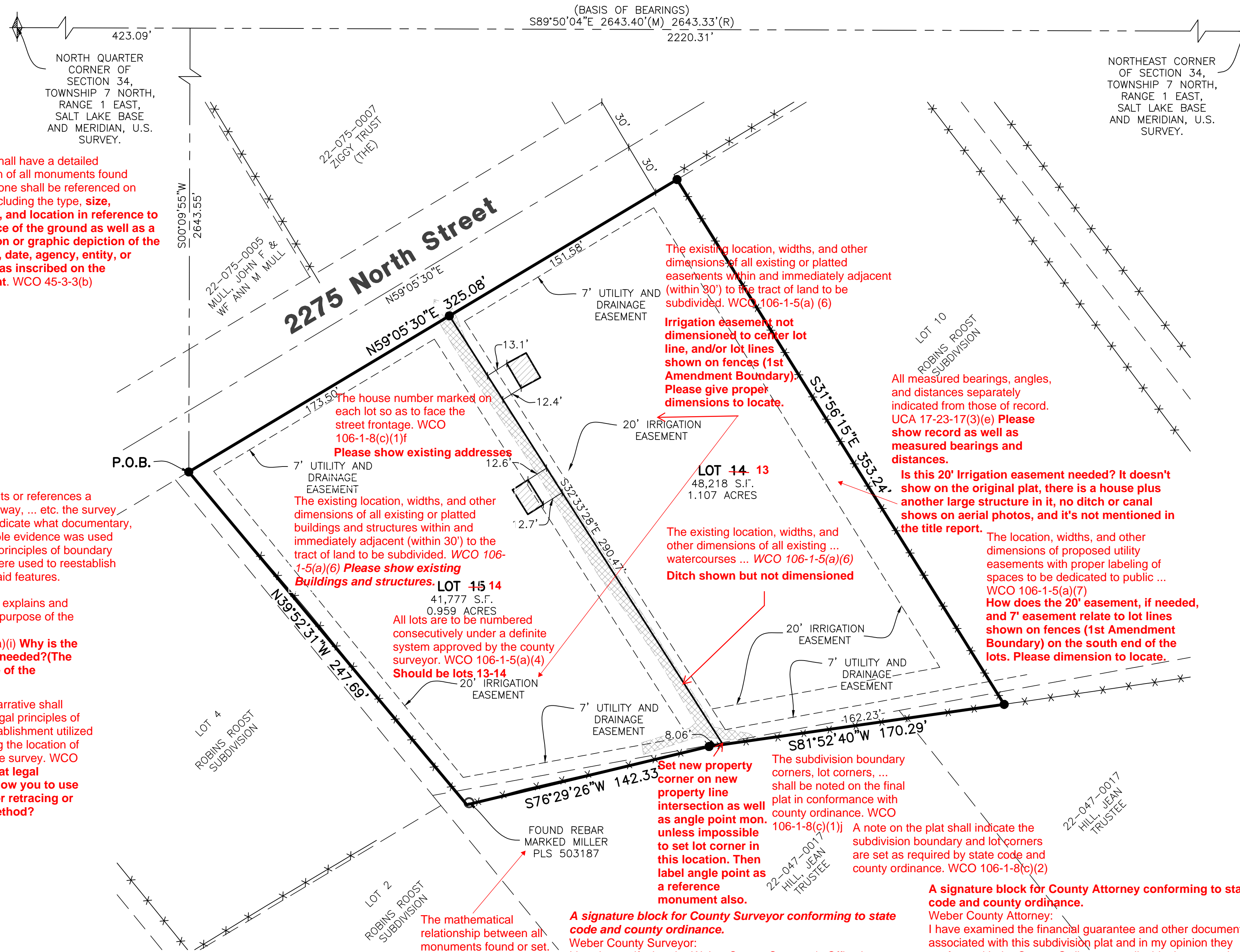
EDEN CITY PLANNING COMMISSION
APPROVED BY WEBER COUNTY PLANNING COMMISSION
THIS ___ DAY OF _____, 20__.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.
THIS ___ DAY OF _____, 20__.

WEBER COUNTY APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF WEBER COUNTY, UTAH.
THIS ___ DAY OF _____, 20__.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE 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__.

WEBER COUNTY RECORDER
Entry No. _____ Fee Paid _____
Recorded, _____ At _____
In Book _____ Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____ Deputy.



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(b)

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Director, Weber-Morgan Health Department WCO 106-1-8(c)(1)h.11

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Chairman, Ogden Valley Planning Commission WCO 106-1-8(c)(1)h.5; WCO 106-8-1(4)

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

EDEN CITY PLANNING COMMISSION
APPROVED BY WEBER COUNTY PLANNING COMMISSION
THIS ___ DAY OF _____, 20__.

WEBER COUNTY ENGINEER
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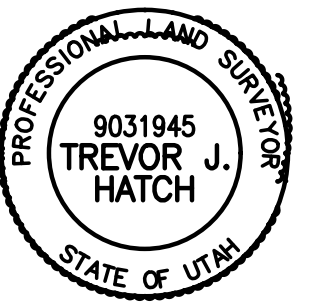
WEBER COUNTY RECORDER
Entry No. _____ Fee Paid _____
Recorded, _____ At _____
In Book _____ Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____ Deputy.

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, AND DEDICATE, 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__.

Owner's Dedication Certificate shall include the following: "... and convey to Weber County, Utah, or its designee, ..."

WCO 106-7-1

Owner's dedication certificate WCO 106-1-8(c)(1)h.3
Set up for a trust dedication for these owners.
Show name and date of trust. Show "Trustee" after names under signature line.

THOMAS J. HALLIDAY
ELAINE HALLIDAY
JAMES G. SWEARINGEN
SANDRA LEE SWEARINGEN

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

Notary public's acknowledgment. WCO 106-1-8(c)(1)h.4
Set up for a trust acknowledgment for the Swearingens.
Show name and date of trust. Show Swearingens as Trustees

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: 4-24-2017
Name: ROBINS ROOST SUB. 1st AMENDMENT
Number: 6844-01
Revision:
Scale: 1"=40'
Checked:



Reeve & Associates, Inc.
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TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS