KEITH HILL SUBDIVISION 1ST AMENDMENT

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

AUGUST 2020

SCALE: 1" = 50'

50 0 25 50

SCALE IN FEET

NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B&M. WEBER COUNTY PRECAST FOUND 3" BRASS CAP SET IN 6" CONCRETE, 2" BELOW ROAD SURFACE, DATE STAMPED 1994, FAIR CONDITION,

EAST WITNESS MONUMENT WEBER COUNTY PRECAST FOUND 3" BRASS CAP SET IN CONCRETE, 1" ABOVE GROUND SURFACE, DATE STAMPED 1980, GOOD CONDITION,

NORTHEAST CORNER SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B&M. WEBER COUNTY PRECAST FOUND 3" BRASS CAP SET IN CONCRETE, 2" ABOVE GROUND, DATE STAMPED 1980, GOOD CONDITION,

40.00'

S89°49'59"E 2643.37' REC.

2647.73' MEAS.
2647.77' REC.

BASIS OF BEARINGS STATE PLANE W.C.S.

N00°19'29"E

EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B&M. FOUND WEBER COUNTY 3" BRASS SET IN 2" PIPE, 4" ABOVE GROUND, DATE STAMPED 2003, GOOD CONDITION

WEST 1192.96'

(WEST 1574.01')

534.41'

SOUTH

2642.72' REC.

N00°19'29"E

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING PROPERTY LINE
- 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- CENTER LINE
- EXISTING FENCE
- FOUND UDOT ROW MONUMENT
- FOUND SECTION CORNER
- FOUND REBAR
- #5 x 24" REBAR & CAP HAS BEEN SET AT ALL PROPERTY CORNERS (6541909)

WASATCH CIVIL ⊕ LS 6541909

ROBINS ROOST SUBDIVISION 1ST AMENDMENT

BK.85 PG.29

BK.21 PG.039

LOT 14

LOT 13

LOT 10

N81°52'40"E 390.91'

(N79°40'00"E 541.64')

N76°29'26"E 142.33'

51.08'

EXIST BARN

FRED I. ROBINSON TRUST
ONE-HALF INTEREST
ANITA B. ROBINSON TRUST THE
REMAINING ONE-HALF INTEREST
TAX. 22-047-0020
ENTRY NO. 1068911

S37°01'37"E 556.25'

(S36°57'06"E 554.82')

N39°15'14"W 534.15'

(N39°12'38"W 536.94')

JEAN HILL
REVOCABLE TRUST
TAX. 22-047-0017
ENTRY NO. 1441776

EXIST HOUSE

EXIST SHED

EXIST SEPTIC

LOT 2
208,155 S.F.
4.778 ACRES
5350 N.
HIGHWAY 162

LOT 3
44,848 S.F.
1.030 ACRES
5500 E.
2300 N.

THE CONSTANCE R HUGGINS
LIVING TRUST
TAX. 22-047-0050
ENTRY NO. 2883762
ROS. 5894

LOT 2

ROOST SUBDIVISION

BK.21 PG.039

KEITH R. HILL AND
WENDEE M. HILL
TAX. 22-047-0037
ENTRY NO. 1441778

EXISTING PROPERTYLINE TO BE RELOCATED

KEITH HILL SUBDIVISION

26.0' WIDE POWER EASEMENT

JAMES C. ROBINS
AND LUCY R. ROBINS
TAX. 22-047-0035
ENTRY NO. 1284371

BK.37 PG.069

20.0' WIDE POWER EASEMENT

BRAD B. KELLEY AND
SHARI K. KELLEY
TAX. 22-047-0023
ENTRY NO. 1100285

GREGG F. ALLRED
AND TINA A. ALLRED,
HUSBAND AND WIFE
AS JOINT TENANTS
TAX. 22-047-0015
ENTRY NO. 3011717

BK.43 PG.043

EXIST HOUSE

S89°48'30"W 90.00'

N39°00'35"W 4.37'

S89°55'00"W 86.29'

(S89°36'31"E (24.56')

(N89°36'31"W 79.81')

FOUND UDOT ROW MARKER 0.36"SOUTH 0.06"EAST

POINT OF BEGINNING

NORTH

(OLD STATE HIGHWAY 162)

STREET

FOUND G ENG. REBAR CAP 0.33" SOUTH 0.03" WEST

FOUND LANDMARK REBAR CAP 0.40' NORTH 0.16' EAST

SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B&M. FOUND WEBER COUNTY 3" BRASS SET IN 2" PIPE, 4" ABOVE GROUND, DATE STAMPED 1967, GOOD CONDITION

LOT 3

FOUND UDOT ROW MARKER 0.08'SOUTH 0.09'EAST

FOUND G ENG. REBAR CAP 1.26' SOUTH

FOUND G ENG. REBAR CAP 2.75' SOUTH

2200

FOUND UDOT ROW MARKER 0.08'NORTH 0.09'WEST

FOUND UDOT ROW MARKER 1.92'' NORTH

△=02°50'01" L=145.65' R=2944.93' LC=145.63' S76°52'16"W

△=04°00'08" L=204.31' R=2924.93' LC=204.27' S81°59'03"W

BK.64 PG.061

EDEN CEMETARY TAX. 22-047-0038

SUNNYFIELD LLC A UTAH LIMITED LIABILITY COMPANY TAX. 22-047-0045 ENTRY NO. 2959566

LOT 2

PELICAN BLUFF SUBDIVISION

NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. KEITH HILL FOR THE PURPOSE OF ADJUSTING THE BOUNDARY LINE BETWEEN HIS PROPERTY AND THE RAYMOND D. HILL REVOCABLE TRUST.
THE BASIS OF BEARINGS IS STATE PLANE PER WEBER COUNTY NORTH 00°19'29" EAST 2647.77' REC. OR 2647.73' MEAS. BETWEEN THE BRASS CAPS FOUND MARKING THE EAST QUARTER CORNER OF SECTION 34 AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
REBAR AND CAPS HAVE BEEN PLACED AT EACH CORNER AND MARKED AS SHOWN IN THE LEGEND.
THE LOCATION AND TIE TO THE KEITH HILL SUBDIVISION, AND ROBINS ROOST SUBDIVISION WERE NOT FOUND TO BE TRUE TO THERE PLATED LOCATION. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ON THIS MAP ARE PROVIDED FOR REFERENCE ONLY.
THE LOCATION OF THE EXISTING FENCES ON THE EAST, WEST AND NORTH SIDES WERE HONORED AND BOUNDARY WAS DETERMINED BY ACQUIESCENCE.
THE LOCATION OF THE EAST FENCE LINE IS ALSO CONSISTENT WITH THE LOCATION OF ROBINS SUBDIVISION AS FOUND IN BOOK 37 AT PAGE 069. THE NORTH LINE IS ALSO CONSISTENT WITH THE LOCATION OF THE ROBINS ROOST SUBDIVISION 1ST AMENDMENT AS FOUND IN BOOK 85 AT PAGE 029 AND WAS ALSO ESTABLISHED IN THE SAME WAY.
THE LOCATION OF 2200 NORTH STREET RIGHT-OF-WAY WAS FOUND TO BE CONSISTENT WITH THAT INFORMATION FOUND IN UDOT PROJECT S.P. 1574, PLAN AND PROFILE SHEETS 5 AND 6, AND WITH INFORMATION PROVIDED BY AND RE-ESTABLISHED BY THE WEBER COUNTY SURVEYOR'S OFFICE.
MONUMENTS FOUND ON THE GROUND AND AS SHOWN ON THIS MAP.

NOTE: AGRICULTURE ZONE

1. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

DEVELOPER:
KEITH HILL
5325O N. HIGHWAY 1
EDEN, UT 84310

PREPARED BY:
WASATCH CIVIL Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 6541909, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF KEITH HILL SUBDIVISION 1ST AMENDMENT, IN WEBER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-23-17 AND 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 THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH AND ALL MONUMENTS WILL BE PLACED AS DESCRIBED ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 20____.

PROFESSIONAL LAND SURVEYOR NO. 6541909 MATTHEW ABRAM MURDOCK STATE OF UTAH

MATTHEW ABRAM MURDOCK, P.L.S.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT COMMON TO THE NORTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET (OLD STATE HIGHWAY 162) AND THE SOUTHWEST CORNER OF ROBINS SUBDIVISION AS RECORDED IN BOOK 37 AT PAGE 069 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT IS WEST 1192.96 FEET AND SOUTH 534.41 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34;
RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID NORTH RIGHT-OF-WAY LINE; SAID POINT OF BEGINNING ALSO BEING ON A 2924.93 FOOT RADIUS CURVE TO THE LEFT; (1) 204.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°00'08" (CHORD BEARS SOUTH 81°59'03" WEST 204.27 FEET) TO A FOUND RIGHT-OF-WAY MARKER; (2) SOUTH 89°55'00" WEST 86.29 FEET TO THE SOUTHEAST CORNER OF THAT PORTION DEDICATED TO THE ROAD RIGHT-OF-WAY AS SHOWN ON KEITH HILL SUBDIVISION AS RECORDED IN BOOK 43 AT PAGE 043 IN THE WEBER COUNTY RECORDER'S OFFICE; (3) NORTH 39°00'35" WEST 4.37 FEET TO A POINT OF NON-CURVATURE WITH A 2944.93 FOOT RADIUS CURVE TO THE LEFT; (4) 145.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'01" (CHORD BEARS SOUTH 76°52'16" WEST 145.63 FEET); THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID KEITH HILL SUBDIVISION AND IT'S NORTHERLY EXTENSION ALONG THE EAST LINE OF LOT 2 OF ROBINS ROOST SUBDIVISION AS RECORDED IN BOOK 21 AT PAGE 039 IN THE WEBER COUNTY RECORDER'S OFFICE; (1) SOUTH 89°48'30" WEST 90.00 FEET; (2) NORTH 39°15'14" WEST 534.15 FEET TO THE SOUTHWEST CORNER OF LOT 14 ROBINS ROOST SUBDIVISION, 1ST AMENDMENT AS RECORDED IN BOOK 85 AT PAGE 029 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID SUBDIVISION AND IT'S EASTERLY EXTENSION ALONG THE SOUTH LINE OF LOT 10 OF SAID ROBINS ROOST SUBDIVISION; (1) NORTH 76°29'26" EAST 142.33 FEET; (2) NORTH 81°52'40" EAST 390.91 FEET TO THE WESTERLY LINE OF THAT PROPERTY AS DESCRIBED IN ENTRY NUMBER 1068911 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 37°07'37" EAST 556.25 FEET ALONG SAID WESTERLY LINE AND EXTENDED THROUGH THE WESTERLY LINE OF SAID ROBINS SUBDIVISION TO THE POINT OF BEGINNING.
CONTAINS 253,003 SQUARE FEET OR 5.808 ACRES MORE OR LESS AND 2 LOTS.

OWNER'S DEDICATION

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 KEITH HILL SUBDIVISION 1ST AMENDMENT , AND DEDICATE GRANT AND CONVEY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY.

SIGNED THIS_____DAY OF_____, 20____.
JEAN HILL (THE "AFFIANT") OF THE JEAN HILL REVOCABLE TRUST ESTABLISHED BY DECLARATION OF TRUST DATED JULY 29TH, 1996

_____
JEAN HILL TRUSTEE

OWNERS ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } SS

ON THE _____DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, JEAN HILL, THE SOLE DULY CONSTITUTED TRUSTEE OF THE JEAN HILL REVOCABLE TRUST ESTABLISHED BY DECLARATION OF TRUST DATED JULY 29TH, 1996 OF SAID PROPERTY AND THAT SHE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____, 20___.

_____
NOTARY PUBLIC

SIGNED THIS_____DAY OF_____, 20____.

_____ _____
KEITH R. HILL WENDEE M. HILL

OWNERS ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } SS

ON THE _____DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, _____ AND _____ OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____, 20___.

_____
NOTARY PUBLIC

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 _____, 20____.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 ___ DAY OF _____, 20____.

_____
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 AFFECT.
SIGNED THIS ___ DAY OF _____, 20____.

_____
WEBER COUNTY ATTORNEY

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____.

_____
WEBER-MORGAN HEALTH DEPARTMENT

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 ___ DAY OF _____, 20____.

ATTEST: _____
TITLE: _____

WEBER COUNTY SURVEYOR ACCEPTANCE

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS 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_____, 20____.

_____
WEBER COUNTY SURVEYOR

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____, AT _____
IN BOOK _____
OF OFFICIAL RECORDS, PAGE ___,
RECORDED FOR _____

_____
COUNTY RECORDER

BY: _____
DEPUTY

\\192.168.1.249\C\WC-ENGDRIVE\WASATCH CIVIL\WCE-CAD - DOCUMENTS\06-MISC\700-MISC\KEITH-HILL\DWG\BASE DRAWINGS\BASE.DWG, 8/8/2020 11:10:57 AM