ROCKY RHODES SUBDIVISION FIRST AMENDMENT

AMENDING LOTS 1 AND 2, ROCKY RHODES SUBDIVISION

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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE THREE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY PAUL BEUS. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE ROCKY RHODES SUBDIVISION, ENTRY NO. 1709177, RECORDED IN THE WEBER COUNTY RECORDED OFFICE AND HAI ROS #7047, AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 00°09'09" WEST, ASSUMED BEARING ROTATED TO MATCH 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 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 theses Improvements.
Signed this_____, Day of_____, 2022.

_____
Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

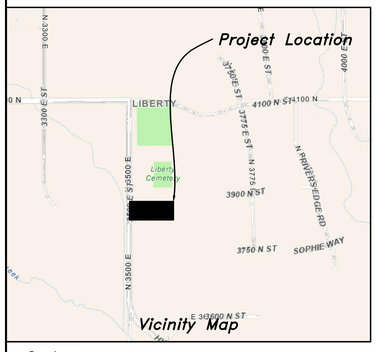
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this_____, Day of_____, 2022.

_____
Chairman, Weber County Planning Commission

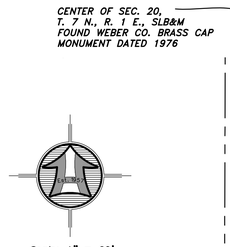
NOTE:

1 – All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 – Rebar and cap set on all lot corners.



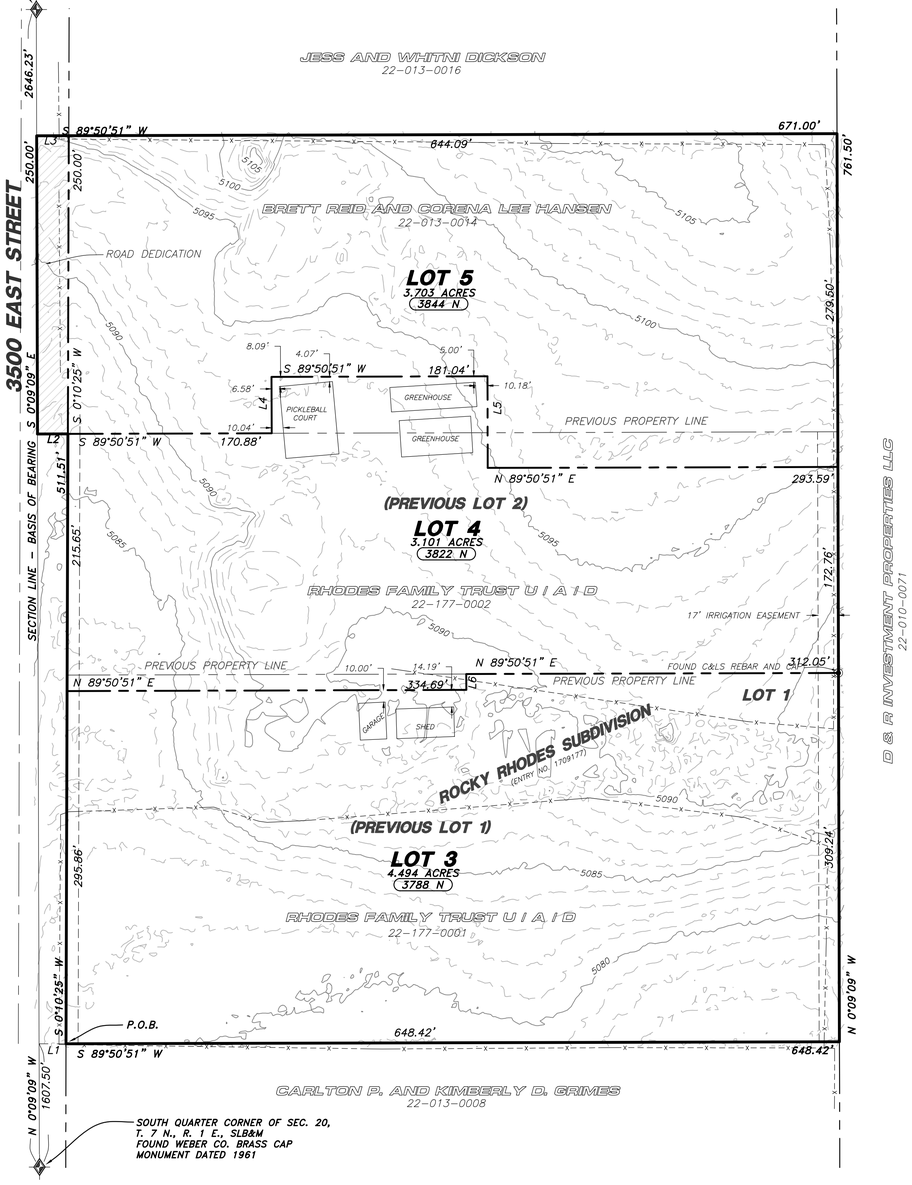
Developer:
PAUL BEUS
3822 N 3500 E
LIBERTY, UTAH 84310
(435) 279-3294



CENTER OF SEC. 20,
T. 7 N., R. 1 E., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT DATED 1976

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



SOUTH QUARTER CORNER OF SEC. 20,
T. 7 N., R. 1 E., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT DATED 1961

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'

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 HERON 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 ERECTED 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 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
Signed this_____, Day of_____, 2022.

_____
Chairman, Weber County Commission

_____
Attest

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.
Signed this____, Day of_____, 2022.

_____
Weber 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.

_____
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_____, 2022.

_____
Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____
_____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

_____
COUNTY RECORDER

BY:_____
DEPUTY

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
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22-3-118 22-3-118v19.dwg 6/09/2022

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