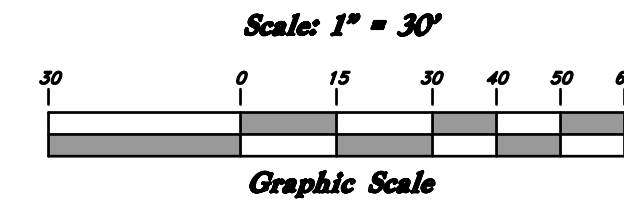
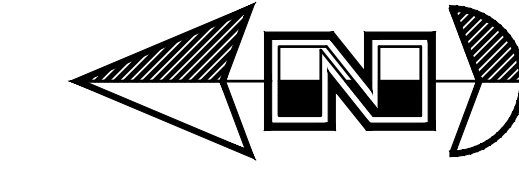


The Legends AT Hawkins Creek 4th Amendment A Cluster Subdivision Lot 33

A part of the Southwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey
Unincorporated Weber County, Utah
August 2022



LEGEND

- Set 5/8" Rebar (24" long) & cap w/ Fencepost
- Set Hub & Tack
- (Rad.) Radial line
- (N/R) Non-Radial line
- W.C.S. Weber County Survey
- Section Corner

"NOTICE OF PURCHASES OF RESTRICTED "R" LOTS"
Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development Ordinance of Weber County. (Amd. Ord. #3-82, Jan. 26, 1982.

You may remove this comment

"NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS"
Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

- 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
- 20' cut and fill easements along frontage of lots as shown.
- Drainage easement is shown 15 feet off the low point channel and runs along the natural contours of the lot.

A 5/8" rebar 24" long with plastic cap (see detail below) was set at all property corners.



SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that The Legends At Hawkins Creek 4th Amendment A Cluster Subdivision, Lot 33 in Weber County, Utah 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, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within Weber Industrial Park Plat B Part of Lots 36 and 37 meet the frontage and area requirements of the Weber County Zoning Ordinance.

166484
License No.

Mark E. Babbitt

Corrections needed

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and private streets as shown on this plat of The Legends at Hawkins Creek 4th Amendment Lot 33 and do hereby: dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water drainage 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

Ryan Spendlove - Owner & Heidi Spendlove

ACKNOWLEDGMENT

State of Utah } ss
County of }

On the day of , 2022, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: A Notary Public commissioned in Utah

Commission Expires: Print Name

BOUNDARY DESCRIPTION

All of Lot 33 of The Legends at Hawkins Creek A Cluster Subdivision. Weber County Utah - According to official Plat Thereof.

Southwest Corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Bureau of Land Management Brass Cap - (1966) 0.66" above ground

2628.75' meas. (2628.95' W.C.S.)

Owner:
Ryan Spendlove
693 N 7800 E Huntsville, UT 84317
Developer:
Ryan Spendlove
693 N 7800 E Huntsville, UT 84317

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

Narrative:

At the request of Ryan Spendlove, owner of Lot 33 of The Legends at Hawkins Creek, we have prepared this 3rd Amendment plat for the purpose of amending the buildable area of Lot 33. The basis of bearing for this plat is S 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey. Property Corners were Monumented as Shown on the Drawing.

North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Weber County Brass Cap - (1991) Good Condition. (at road surface)

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 the lines and monuments on record in the 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 , 2022.

Signature

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.

Signed this day of , 2022.

Signature

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 , 2022.

Title _____
Chair, Weber County Commission

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 , 2022.

Signature

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the day of , 2022.

Chair, Ogden Valley Township Planning Commission

Weber County Planning Commission approval:

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of , 20 .

Chairman, Weber County Planning Commission



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