

# FINAL PLAT OF SLEEPY HOLLOW SUBDIVISION

WEBER COUNTY, UTAH  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 18,  
 TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M.  
 NOVEMBER 2009

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of SLEEPY HOLLOW SUBDIVISION 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 completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements made on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this 15th day of May, 2010  
 K. Greg Hansen License No. 167819



## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED SOUTH 00°10'20" EAST 1412.69 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND SOUTH 84°31'26" WEST 1027.75 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 18, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 84°15' WEST 1125.0 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 25°55'10" WEST 62.69 FEET; THENCE NORTH 47°54'47" EAST (NORTH 48° EAST BY RECORD) 204.12 FEET; THENCE SOUTH 00°05'13" EAST (SOUTH BY RECORD) 140.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OGDEN CANYON ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 49°10'28" WEST 89.84 FEET (2) SOUTH 53°26'55" WEST 230.60 FEET; (3) TO THE RIGHT ALONG THE ARC OF A 298.10 FOOT RADIUS CURVE, A DISTANCE OF 83.88 FEET, CHORD BEARS SOUTH 61°30'36" WEST 83.61 FEET TO THE CENTERLINE OF THE VACATED 14.50 FOOT WIDE ROAD OF HERMITAGE OF OGDEN CANYON SUBDIVISION; THENCE NORTH 00°16'59" EAST 66.88 FEET ALONG SAID CENTER LINE TO THE PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF A 14.50 FOOT WIDE ROAD; THENCE ALONG SAID PROJECTION AND THEN RIGHT-OF-WAY NORTH 89°43'01" WEST (EAST BY RECORD) 97.25 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 11 OF SAID HERMITAGE SUBDIVISION; THENCE NORTH 00°16'59" EAST 97.25 FEET TO THE CENTERLINE OF A 14.50 FOOT WIDE ROAD VACATED AS ENTRY NO. 1557321 IN BOOK 1939 AT PAGE 1115; THENCE SOUTH 89°43'01" EAST 104.50 FEET ALONG SAID CENTERLINE TO THE EAST LINE OF SAID HERMITAGE SUBDIVISION; THENCE NORTH 84°31'26" EAST (NORTH 84°15' EAST BY RECORD) 195.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES.

## OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown hereon and name said tract SLEEPY HOLLOW SUBDIVISION, and do 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 erected within such easements. and do also hereby: Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Name Keith B. Rounkles

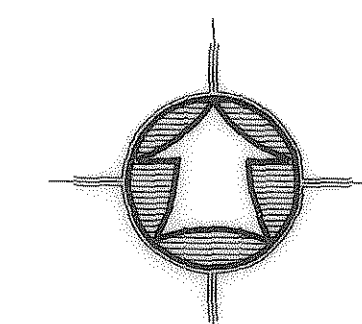
Name Belinda B. Rounkles

## ACKNOWLEDGMENT

State of Utah } SS  
 County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2010, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires \_\_\_\_\_ Notary Public



Scale: 1"=60'  
 (Data in Parenthesis is Record)

09-3-132 09-3-132ps.dwg 12/31/09

## WEBER COUNTY RECORDER

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

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Brigham City, Utah 84302  
 67 East 100 North Logan, Utah 84321  
 Brigham City Logan  
 (435) 723-3491 (435) 752-9197  
 (435) 723-7663 (801) 399-4905 (435) 752-8272

**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 lines and monuments on record in 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 \_\_\_\_\_, 2010.

Signature \_\_\_\_\_

**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 \_\_\_\_\_, 2010.

Director, Weber-Morgan Health Department

**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 \_\_\_\_\_, 2010.

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 \_\_\_\_\_, 2010.

Chairman, Weber County Commission

Attest: \_\_\_\_\_

**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 \_\_\_\_\_, 2010.

Chairman, Weber County Planning Commission

Attest: \_\_\_\_\_

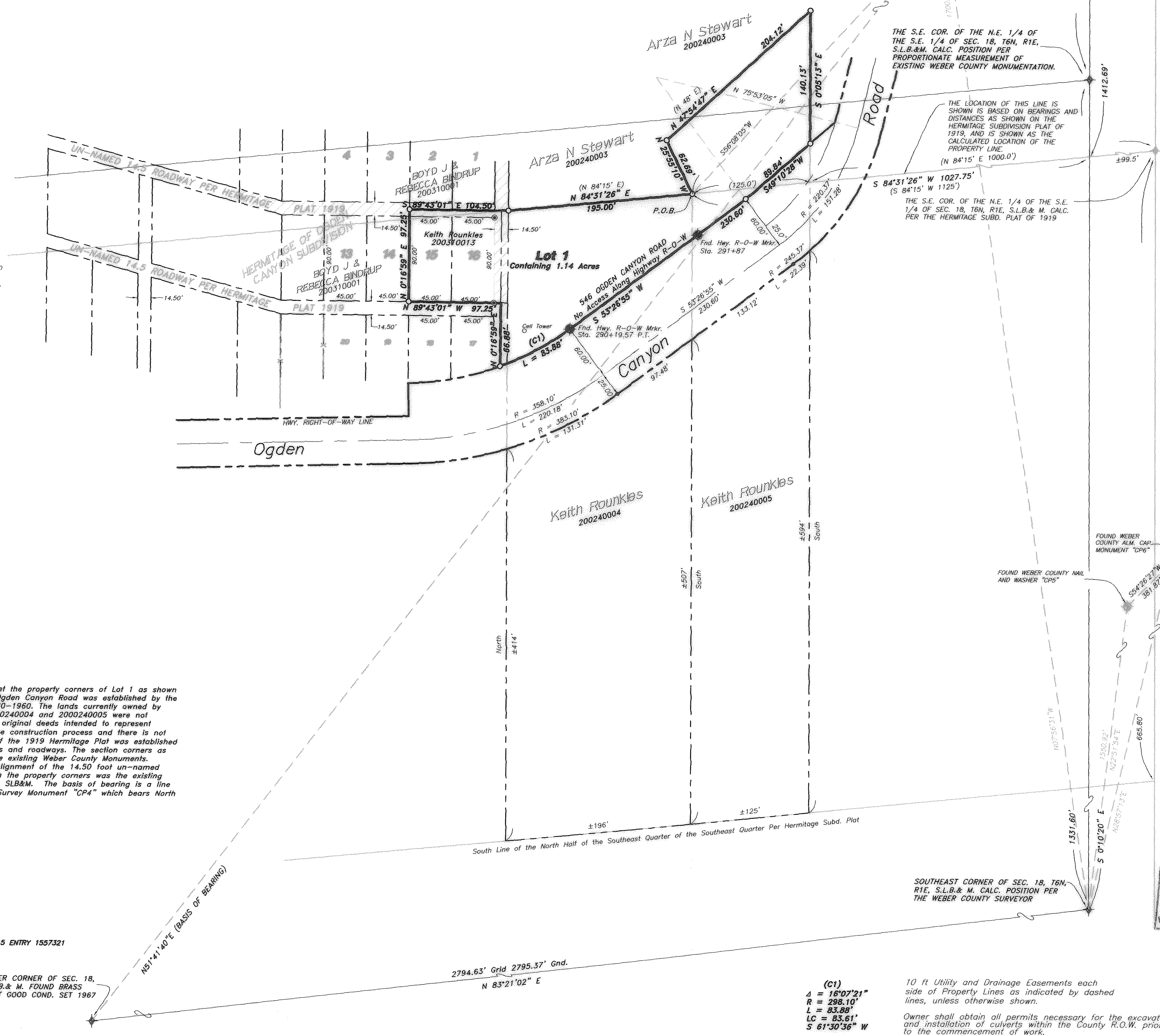
**WEBER COUNTY ENGINEER**  
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Signature \_\_\_\_\_

## Narrative

The purpose of this survey was to create a one lot subdivision and set the property corners of Lot 1 as shown and described hereon. The survey was ordered by Keith Rounkles. Ogden Canyon Road was established by the published U.D.O.T. Right-of-Way Drawings with a revision date of 7-20-1960. The lands currently owned by Rounkles South of the Ogden Canyon Road known as Tax Parcels 200240004 and 200240005 were not surveyed however it is the opinion of Hansen and Associates that the original deeds intended to represent adjoining pieces of land. The "Cell Tower" shown on this plat is in the construction process and there is not currently a recorded agreement for access to this site. The location of the 1919 Hermitage Plat was established by using a best fit of the existing occupation lines of the original lots and roadways. The section corners as shown on the Hermitage Plat do not match the physical location of the existing Weber County Monuments. Access to Lot one is along an existing gravel road which follows the alignment of the 14.50 foot un-named roadway as shown on the Hermitage Plat. The control used to establish the property corners was the existing Weber County Survey Monument surrounding Section 18, T6N, R1E, SLB&M. The basis of bearing is a line between the South Quarter Corner of said Section and Weber County Survey Monument "CP4" which bears North 51°41'40" East Weber County Grid Bearing.

- LEGEND:**
- PROPERTY LINE
  - ADJOINER PROPERTY LINE
  - HIGHWAY RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION LINE
  - SECTION LINE PER 1919 HERMITAGE PLAT
  - UN-NAMED VACATED 14.5' ROADWAY BOOK 1939 PAGE 1115 ENTRY 1557321
  - FOUND HWY R-O-W MARKER
  - FOUND WEBER COUNTY REF. MONUMENT
  - SOUTH QUARTER CORNER OF SEC. 18, T6N, R1E, S.L.B. & M. FOUND BRASS CAP MONUMENT GOOD COND. SET 1967
  - SECTION CORNER
  - Fnd. HAI Rebar Set 11/19/90
  - SET #5 24" REBAR W/ CAP
  - ON LOT CORNERS



(C1)  
 Δ = 16°07'21"  
 R = 298.10'  
 L = 83.88'  
 LC = 83.61'  
 S 61°30'36" W

10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

Owner shall obtain all permits necessary for the excavation and installation of culverts within the County R.O.W. prior to the commencement of work.