

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

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 17-23-17 AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 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 5TH DAY OF OCTOBER, 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 LIBERTY VILLAGE LLC PROPERTY, TAX ID. NO. 22-010-0071; THENCE SOUTH 00°09'09" EAST 761.50 FEET ALONG SAID WEST LINE TO THE SOUTHWEST 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 HEREON 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2022.

BRETT REID HANSEN _____ DATE _____

CORENA LEE HANSEN _____ DATE _____

GWEN S. RHODES _____ DATE 10/11/22
 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 11 DAY OF October, 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 NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

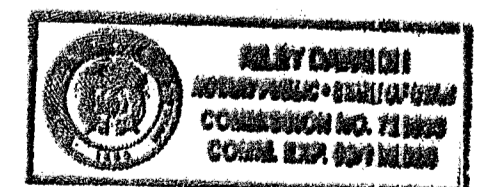
NOTARY PUBLIC _____

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

ON THIS 11 DAY OF October, 2022, GWEN S. RHODES, TRUSTEE 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, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

NOTARY PUBLIC _____



RECEIVED
 OCT 11 2022
 BY: 1369

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 RECORDER'S 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 SAID SECTION WHICH BEARS NORTH 00°09'25" 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 Herby 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 _____, 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:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all lot corners.
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Fence Line
- Street Monument to be set
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner
- Calculated Section Corner

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'

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

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 Herby Approved and Accepted by the Commissioners of Weber County Utah

Signed this _____ Day of _____, 2022.

 Chairman, Weber County Commission

Affest

WEBER COUNTY SURVEYOR

I Herby 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

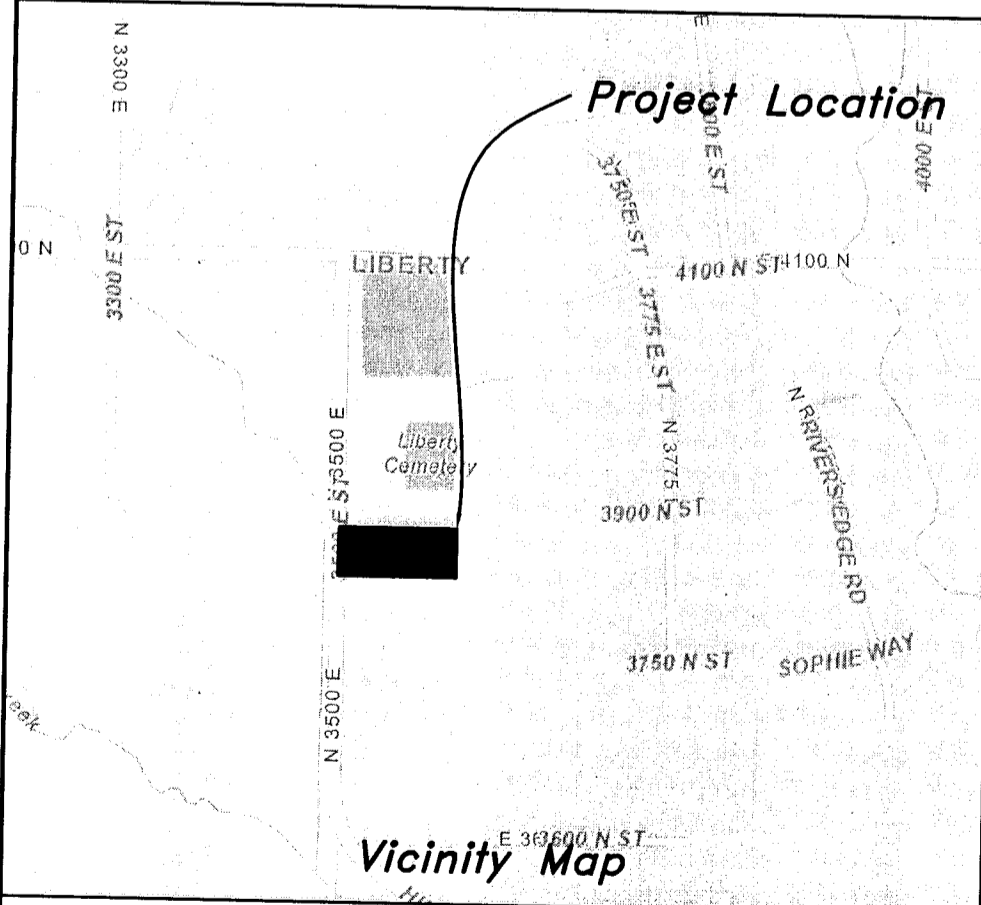
Record of Survey # _____

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



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

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