

JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 2

A PART OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH AUGUST 2017

OWNER'S DEDICATION
 We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets and Private Streets as shown hereon and name said tract JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 2:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.
 We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Jacquelyn Estates HOA Inc. Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and convey to Jacquelyn Estates HOA Inc. 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 member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.
 We 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, a perpetual easement over such land drains for the purpose of maintenance and operation.

Signed this _____ day of _____, 20____.

Craig L. Standing - President CJ Homes Development Inc.

Julie Standing - VP CJ Homes Development Inc.

CORPORATE ACKNOWLEDGMENT

State of Utah)
 County of _____)
 On this _____ day of _____, 2____, personally appeared before me _____, whose identity is _____ (name of document signer) personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ (Title or Office) (Name of Corporation) and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ (name of document signer) acknowledged to me that said Corporation executed the same.

Notary Public

BOUNDARY DESCRIPTION

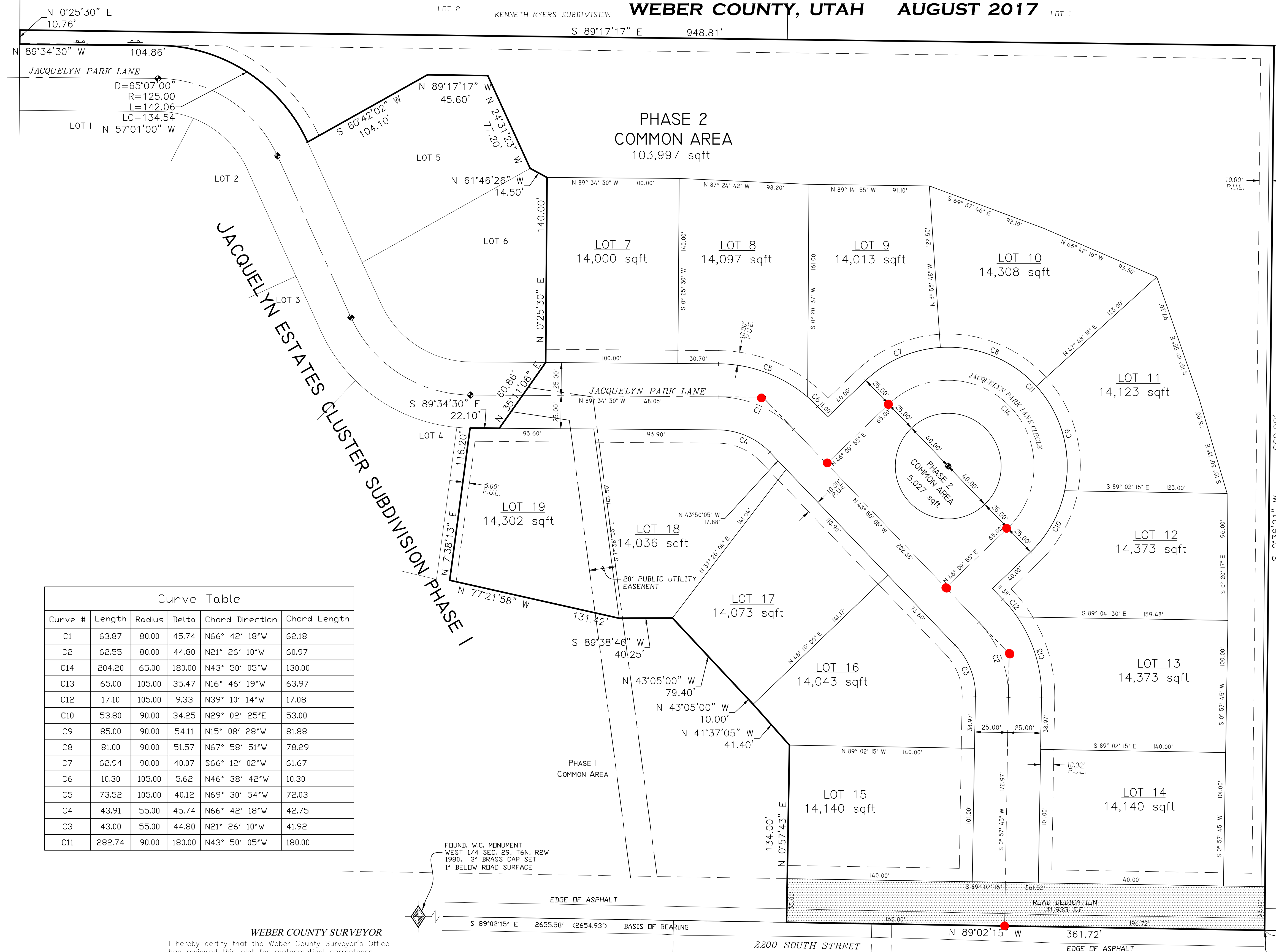
A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 89°02'15" WEST 381.06 FEET ALONG THE QUARTER SECTION LINE FROM THE CENTER OF SAID SECTION 29, RUNNING THENCE NORTH 0°57'45" EAST 134.00 FEET; THENCE NORTH 41°37'05" WEST 41.40 FEET; THENCE 43°05'00" WEST 10 FEET; NORTH 43°05'00" WEST 79.40 FEET; THENCE SOUTH 89°38'46" WEST 40.25 FEET; THENCE NORTH 77°21'58" WEST 131.42 FEET TO THE BOUNDARY OF JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1; THENCE NORTH 7°38'13" EAST 116.20 FEET; THENCE SOUTH 89°34'30" EAST 22.10 FEET; THENCE NORTH 35°11'08" EAST 60.86 FEET; THENCE NORTH 0°25'30" EAST 140.00 FEET; THENCE NORTH 61°46'26" 14.50 FEET; THENCE NORTH 24°31'23" WEST 77.20 FEET; THENCE NORTH 89°17'17" 45.60 FEET; THENCE SOUTH 60°42'02" WEST 104.10 FEET; THENCE ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 65°07'00" 142.06 FEET ALONG THE CURVE; (L.C. - NORTH 57°01'00" WEST 134.54 FEET); THENCE NORTH 89°34'30" WEST 104.86 FEET TO THE EAST R.O.W. LINE OF 4900 WEST STREET; THENCE NORTH 0°25'30" EAST 10.76 FEET TO THE SOUTH BOUNDARY LINE OF KENNETH MEYERS SUBDIVISION LOT 2; THENCE ALONG SAID BOUNDARY SOUTH 89°17'17" EAST 948.81 FEET; THENCE SOUTH 0°36'21" WEST 669.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 350,716 Sqft = 8.05 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE PHASE TWO OF A NINETEEN (19) LOT CLUSTER SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

FOUND. W.C. MONUMENT
 CENTER SEC. 29, T6N, R2W
 1953, 3" BRASS CAP SET
 1" BELOW ROAD SURFACE



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.87	80.00	45.74	N66° 42' 18"W	62.18
C2	62.55	80.00	44.80	N21° 26' 10"W	60.97
C14	204.20	65.00	180.00	N43° 50' 05"W	130.00
C13	65.00	105.00	35.47	N16° 46' 19"W	63.97
C12	17.10	105.00	9.33	N39° 10' 14"W	17.08
C10	53.80	90.00	34.25	N29° 02' 25"E	53.00
C9	85.00	90.00	54.11	N15° 08' 28"W	81.88
C8	81.00	90.00	51.57	N67° 58' 51"W	78.29
C7	62.94	90.00	40.07	S66° 12' 02"W	61.67
C6	10.30	105.00	5.62	N46° 38' 42"W	10.30
C5	73.52	105.00	40.12	N69° 30' 54"W	72.03
C4	43.91	55.00	45.74	N66° 42' 18"W	42.75
C3	43.00	55.00	44.80	N21° 26' 10"W	41.92
C11	282.74	90.00	180.00	N43° 50' 05"W	180.00

FOUND. W.C. MONUMENT
 WEST 1/4 SEC. 29, T6N, R2W
 1980, 3" BRASS CAP SET
 1" BELOW ROAD SURFACE

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- ROAD/STREET DEDICATION

NOTE: NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

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
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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

Centerline Monuments to be set.
 Permanent street monuments shall be accurately set at points necessary to establish all lines of the street.
 Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)

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 _____, 20____.

SURVEYOR'S CERTIFICATE
 I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyingUtah.com
 4646 South 3500 West - #A-3
 West Haven, UT 84401
 801-731-4075

DEVELOPER: Craig Standing
 801-540-7989

Part of the NW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions
 DRAWN BY: ATB
 CHECKED BY: TK
 DATE:
 FILE: 3010phs2-v3.dwg

Weber County Recorder

Entry no. _____
 Fee paid _____ 2016.
 Filed for record and recorded _____ day of _____ at _____
 in book _____ of official records,
 on page _____
 County Recorder: Leann H Kilts
 By Deputy: _____