

# 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 MARCH 2018

**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 Weber County 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 Weber County.  
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 Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the Weber County that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the Weber County.

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 Weber County and as may be authorized by the Weber County, 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

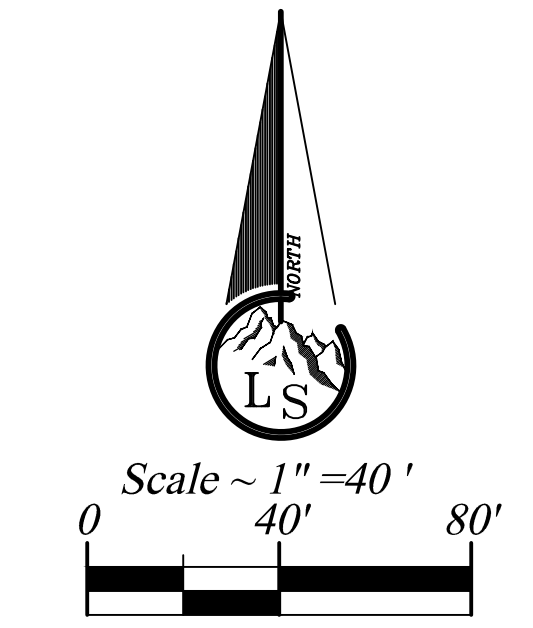
State of Utah )  
County of \_\_\_\_\_ )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is \_\_\_\_\_ (name of document signer) personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did 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 89°02'15" WEST 361.72 FEET; THENCE NORTH 0°57'45" EAST 134.00 FEET; THENCE NORTH 41°37'05" WEST 41.40 FEET; THENCE 43°05'00" WEST 89.40 FEET; THENCE SOUTH 89°38'46" WEST 40.25 FEET; THENCE NORTH 7°21'58" WEST 131.42 FEET; THENCE NORTH 7°38'13" EAST 116.20 FEET; THENCE SOUTH 89°34'30" EAST 22.10 FEET; THENCE NORTH 51°19'43" EAST 60.86 FEET; THENCE NORTH 0°25'30" EAST 140.00 FEET; THENCE NORTH 0°57'45" WEST 150 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 \_\_\_\_\_ CURVE TO THE LEFT A DISTANCE OF 142.06 FEET (DELTA = 65°07'00" LONG CHORD BEARS NORTH 57°01'00" WEST 134.54 FEET); THENCE NORTH 89°34'30" WEST 104.86 FEET TO THE EAST B.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; THENCE ALONG SAID SUBDIVISION 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.



- Legend**
- EXISTING FENCE
  - EASEMENTS
  - STREET CENTERLINE
  - FND SECTION CORNER
  - FND STREET MONUMENT INSIDE RING AND LID MATCHING WEBER COUNTY STANDARDS
  - STREET MONUMENTS TO BE SET ACCORDING TO WEBER COUNTY STANDARDS
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ROAD/STREET DEDICATION

NOTE: NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

NOTE: 1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-B(c)(5)]

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) PER FIRST REVIEW

| Curve # | Length | Radius | Delta      | Chord Direction | Chord Length |
|---------|--------|--------|------------|-----------------|--------------|
| C1      | 63.87  | 80.00  | 45°44'25"  | N66° 42' 18"W   | 62.18        |
| C2      | 62.55  | 80.00  | 44°47'50"  | N21° 26' 10"W   | 60.97        |
| C3      | 43.00  | 55.00  | 44°47'50"  | N21° 26' 10"W   | 41.92        |
| C4      | 43.91  | 55.00  | 45°44'25"  | N66° 42' 18"W   | 42.75        |
| C5      | 73.52  | 105.00 | 40°07'11"  | N69° 30' 54"W   | 72.03        |
| C6      | 10.30  | 105.00 | 5°37'13"   | N46° 38' 42"W   | 10.30        |
| C7      | 62.94  | 90.00  | 40°04'15"  | S66° 12' 02"W   | 61.67        |
| C8      | 81.00  | 90.00  | 51°33'59"  | N67° 58' 51"W   | 78.29        |
| C9      | 85.00  | 90.00  | 54°06'46"  | N15° 08' 28"W   | 81.88        |
| C10     | 53.80  | 90.00  | 34°15'00"  | N29° 02' 25"E   | 53.00        |
| C11     | 282.74 | 90.00  | 180°00'00" | N43° 50' 05"W   | 180.00       |
| C12     | 17.10  | 105.00 | 9°19'43"   | N39° 10' 14"W   | 17.08        |
| C13     | 65.00  | 105.00 | 35°28'07"  | N16° 46' 19"W   | 63.97        |

**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\_\_\_\_.

Signature

**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\_\_\_\_.

Signature

**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 \_\_\_\_\_, 20\_\_\_\_.

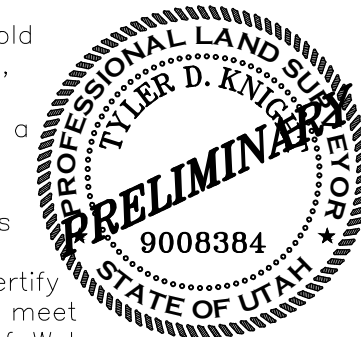
**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Weber County Commission  
Attest:  
Title: Weber County Clerk

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

FOUND. W.C. MONUMENT  
CENTER SEC. 29, T6N, R2W  
1983, 3" BRASS CAP SET  
6" BELOW ROAD SURFACE

**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.



**NARRATIVE**  
The purpose of this survey is to plat Phase 2 of a nineteen (19) lot cluster subdivision that was approved through the preliminary process on July 11, 2014 under the County's prior "Cluster Subdivision Ordinances".

- Documents used to side in this survey:
- Weber County Tax Plat 15-079-3 & 15-599
  - Plats of Record: Jacquelyn Estates Cluster Subdivision Phase 1 (79-013), Kenneth Meyers Subdivision (55-080).
  - Deeds of Record as found in the Weber County Recorders Office for parcels 15-079-0107, 15-079-0107

Boundaries were established by deeds and plats of record.  
Basis of bearing is State Plane Grid from monuments as shown.