

TYPICAL STREET SECTION  
Not to scale

LEGEND

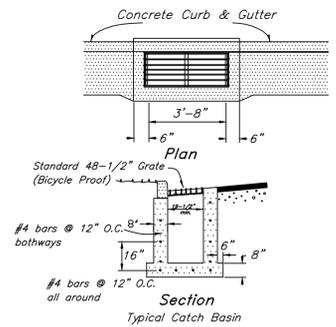
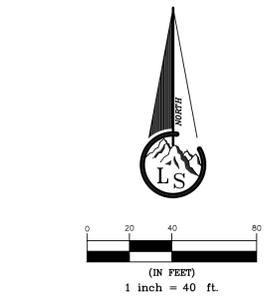
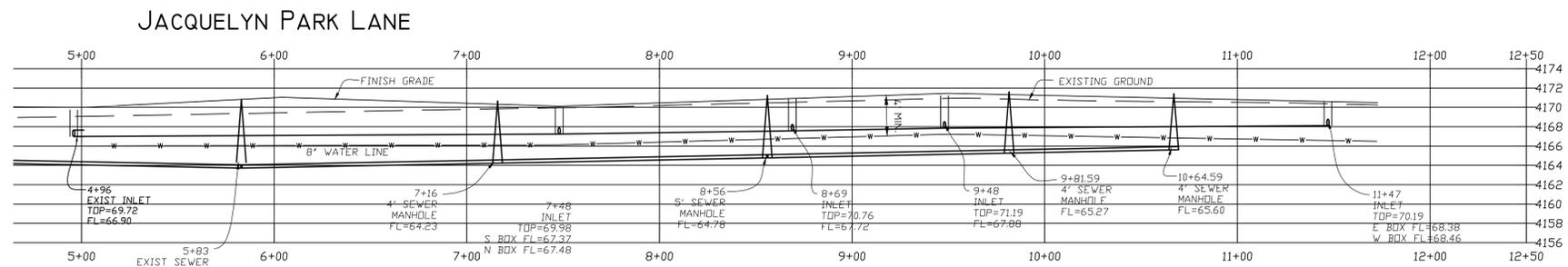
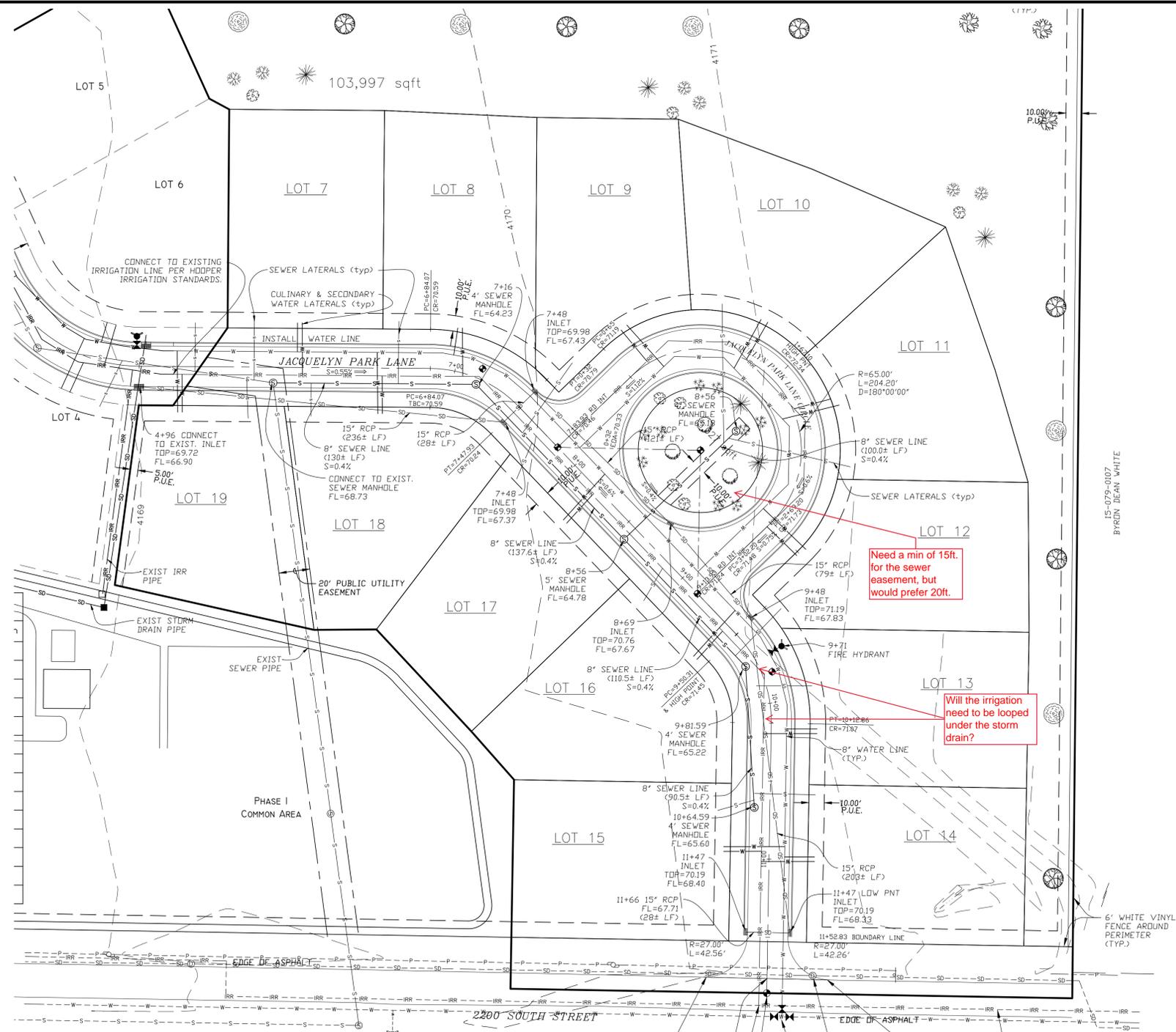
- CENTERLINE
  - - - EXISTING DRAINAGE DITCH
  - - - PROPOSED DRAINAGE DITCH/SWALE
  - - - EXISTING FENCE LINE
  - - - PROPOSED FENCE LINE
  - - - EXISTING WATER LINE
  - - - PROPOSED WATER LINE
  - - - EXISTING SANITARY SEWER
  - - - PROPOSED SANITARY SEWER
  - - - EXISTING STORM DRAIN
  - - - PROPOSED STORM DRAIN
  - - - EXISTING IRRIGATION LINE
  - - - PROPOSED IRRIGATION LINE
  - - - EXISTING POWER LINE
  - - - EXISTING 1' CONTOUR
  - - - EXISTING 5' CONTOUR
  - - - EXISTING STORM DRAIN MANHOLE
  - - - PROPOSED STORM DRAIN MANHOLE
  - - - EXISTING DRAINAGE FLOW
  - - - PROPOSED DRAINAGE FLOW
  - - - EXISTING SIGN
  - - - PROPOSED SIGN
  - - - EXISTING SEWER MANHOLE
  - - - PROPOSED SEWER MANHOLE
  - - - EXISTING FIRE HYDRANT
  - - - EXISTING VALVE
  - - - PROPOSED FIRE HYDRANT
  - - - PROPOSED VALVE
  - - - PROPOSED STREET MONUMENT
  - - - EXISTING TELEPHONE PEDESTAL
  - - - PROPOSED LIGHT POLE (NOT TO EXCEED 15 FT IN HEIGHT)
  - - - EXISTING UTILITY POLE
- XXX.X EXISTING GROUND ELEVATION
  - XXX.X PROPOSED GROUND ELEVATION
  - EDA EDGE OF ASPHALT
  - TA TOP OF ASPHALT
  - TC TOP OF CURB
  - FL FLOW LINE
  - TD TOP OF DETENTION
  - LF LINEAR FEET
- WESTERN RIVER BIRCH CLUMPS
  - DECORATIVE GRASS
  - BARBERRY SHRUB (5 GALLON)
  - RED-LEAF PLUM SHRUB (5 GALLON)
  - SUNRISE FORSYTHIA SHRUB (5 GALLON)
  - SCOTCH PINE (2" CALIPER)
  - FLOWERING PEAR (2" CALIPER)
  - SPRING SNOW CRABAPPLE (2" CALIPER)
  - AUTUMN BLAZE MAPLE (2" CALIPER)
  - GRASS KENTUCKY BLUE BLEND
- ALL CONSTRUCTION SHALL CONFORM TO WEBER COUNTY STANDARDS.

GENERAL NOTES

- EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THOSE STANDARDS SHALL BE APPROVED IN ADVANCE OF CONSTRUCTION BY A REPRESENTATIVE OF WEBER COUNTY.
- ALL IRRIGATION PIPES SHALL BE PVC 900, AND ALL CONSTRUCTION SHALL CONFORM TO HODDER IRRIGATION COMPANY STANDARDS.

STORM WATER POLLUTION PREVENTION

- STORM WATER POLLUTION NOTES: IN MAINTAINING THE QUALITY OF WATER WITHIN THE STATE, THE FOLLOWING PROVISIONS WILL BE REQUIRED, AS A MINIMUM, FOR ANY CONSTRUCTION, CLEARING, GRUBBING OR OTHER DISTURBANCE OF THE NATIVE GROUND. OTHER REQUIREMENTS MEETING THE POLLUTION PREVENTION PLAN MAY BE IMPOSED BY THE GOVERNING AGENCY, AS NEEDED PER SITE CONDITIONS.
- SILT FENCING WILL BE REQUIRED AT ANY DOWNGRADE LOCATION ON THE SITE WHERE IT IS DETERMINED THAT FLOWS FROM THE SITE WOULD IMPACT AN EXISTING DRAINAGE, IRRIGATION OR NEIGHBORING PROPERTY. SUCH FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH WEBER COUNTY REQUIREMENTS, AND SHALL INCLUDE A COLLECTION SWALE ON THE UPGRADE SIDE OF THE FENCING FOR COLLECTION OF SEDIMENTS.
- A STAGING AREA FOR CONSTRUCTION EQUIPMENT AND MATERIALS WILL BE REQUIRED AT EVERY SITE. THE STAGING AREA SHALL BE SUFFICIENTLY REMOVED FROM ANY IRRIGATION, DRAINAGE OR ROADWAY AND GRADED TO PREVENT RUNOFF INTO ANY WATERWAY OR EXISTING ROAD.
- A 'CLEANUP' AREA WILL BE REQUIRED AT THE SITE. FOR REMOVAL OF MUD OR OTHER DEBRIS THAT ACCUMULATES ON CONSTRUCTION EQUIPMENT PRIOR TO LEAVING THE SITE, THE CLEANUP AREA SHALL BE GRADED TO PREVENT ANY CONTAMINATION TO ADJACENT PROPERTIES, STREETS OR WATERWAYS BY SILT, MUD OR OTHER POLLUTANTS.
- A FILTERING METHOD (STRAW BALES, FILTERING FABRIC OR AN APPROVED EQUAL) WILL BE REQUIRED IN ANY DRAINAGES THAT MAY BE IMPACTED BY THE CONSTRUCTION. THE FILTERING WILL BE INSTALLED TO INTERCEPT THE FLOWS AWAY FROM THE SITE, AND IN THE VICINITY OF THE SITE WHERE IT IS DETERMINED THAT THE CONSTRUCTION ON THE SITE WOULD DAMAGE OR DEGRADE THE QUALITY OF WATER FLOWS.



Need a min of 15ft. for the sewer easement, but would prefer 20ft.

Will the irrigation need to be looped under the storm drain?

Improvements along 2200 South will need to be installed or a deferral agreement done.

PRELIMINARY

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyingUtah.com

4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

**CLIENT: Craig Standing**  
Address: XX  
Phone: 801-540-7989

JACQUELYN ESTATES CLUSTER SUBDIVISION PH 2  
N.W. 1/4 OF SECTION 29, T.6N., R.2W., S.L.B.&M.  
WEBER COUNTY, UTAH

Revisions: \_\_\_\_\_

DRAWN BY: TDK  
CHECKED BY: TDK  
DATE: 7/11/18  
FILE: 3010 pbs.2 SHEET

1 of 2

# 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

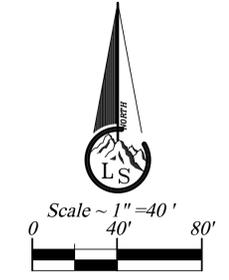
State of Utah )  
 County of \_\_\_\_\_ )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is \_\_\_\_\_ (name of document signer) personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did 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, or (Resolution) 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 77°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 35°17'09" EAST 60.86 FEET; THENCE NORTH 0°25'30" EAST 140.00 FEET; THENCE NORTH 61°46'26" WEST 14.50 FEET; THENCE NORTH 24°31'23" WEST 7.20 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 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.

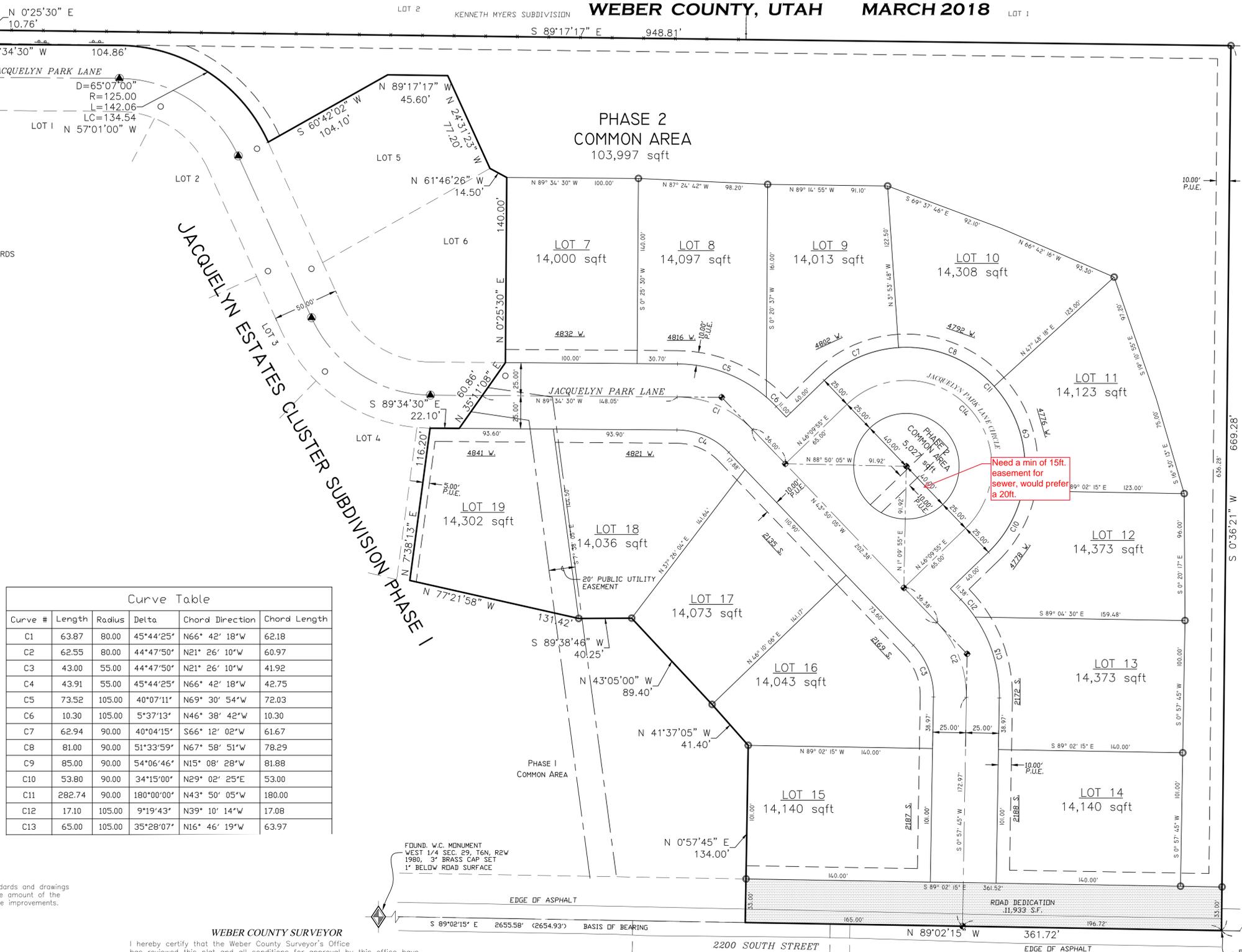
CONTAINS 350,716 SqFt = 8.05 ACRES.



- 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)]



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 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\_\_\_\_.

Signature \_\_\_\_\_  
 Chairman, Weber County Commission

Attest:  
 Title: Weber County Clerk

**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\_\_\_\_.

**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 \_\_\_\_\_  
 Chairman, Weber County Planning Commission

**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.

T. D. KNIGHT  
 9008384  
 STATE OF UTAH

**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:  
 1. Weber County Tax Plat 15-079-3 & 15-599  
 2. Plats of Record: Jacquelyn Estates Cluster Subdivision Phase 1 (79-013), Kenneth Meyers Subdivision (55-080).  
 3. 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.

 <b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	<b>DEVELOPER: CJ Homes Development Inc.</b> Craig Standing PH: 801-540-4989 5337 Ridgedale Dr., Ogden UT, 84403 Part of the NW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Weber County Recorder Entry no. _____ Fee paid _____ 2016.
	Revisions DRAWN BY: ATB CHECKED BY: TK DATE: _____ FILE: 3010phs2-v5.dwg		Filed for record and recorded _____ day of _____ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____