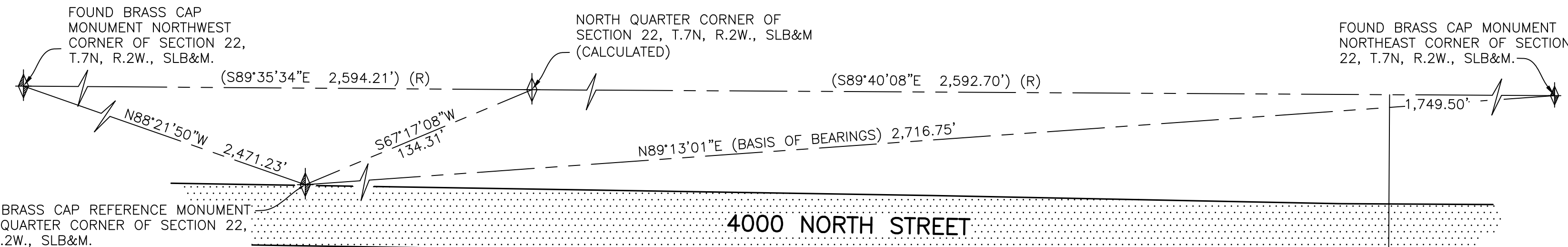


# JACOB AND SHAYLEE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY 2019

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)



Vicinity Map  
(NOT TO SCALE)

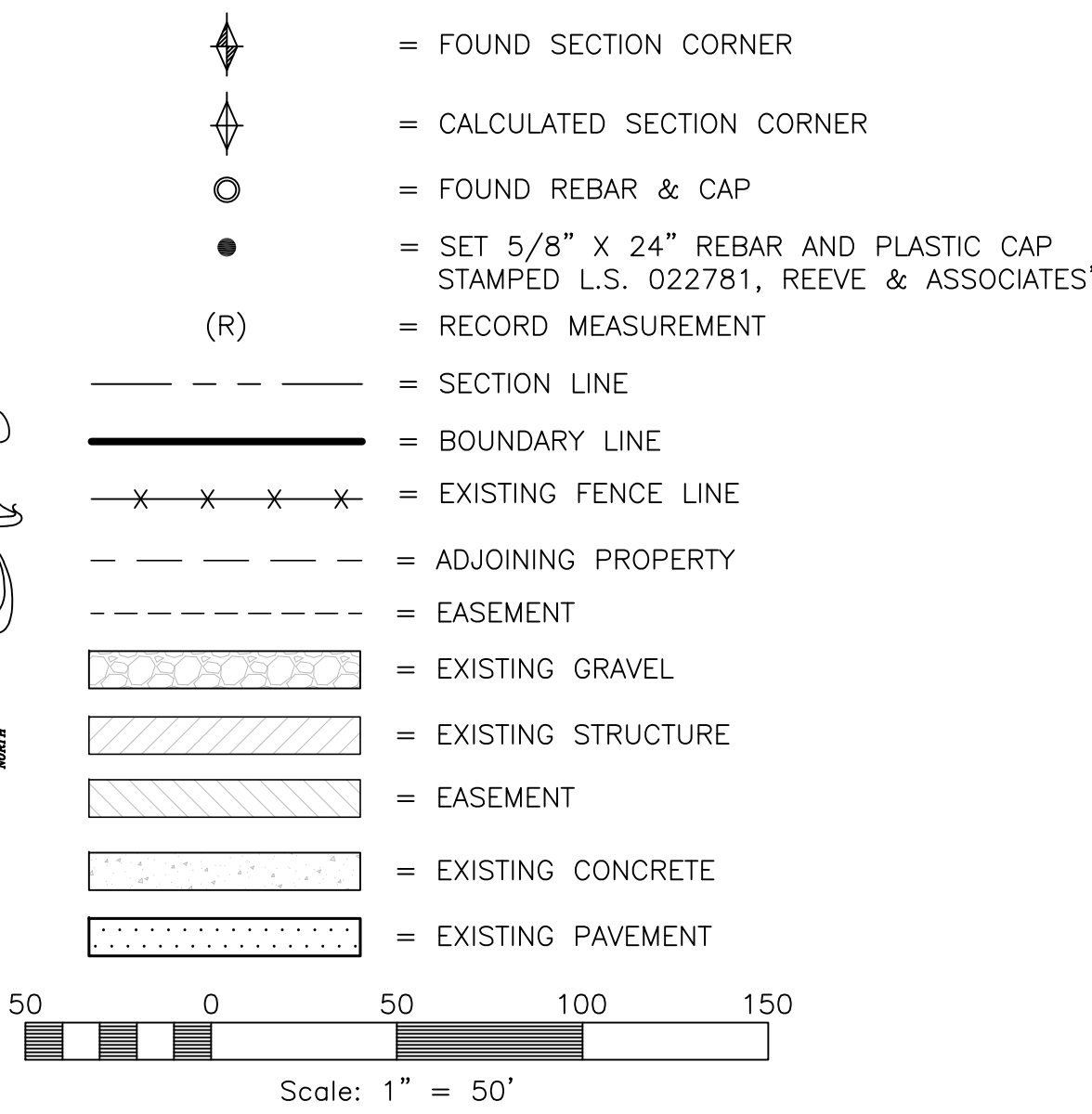
### LOT 1 DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,749.50 FEET N89°40'08"W ALONG THE SECTION LINE AND 301.11 FEET S00°19'52"W FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22 (NOTE: BASIS OF BEARINGS IS N89°13'01"E BETWEEN A FOUND BRASS CAP REFERENCE MONUMENT TO THE NORTH QUARTER OF SAID SECTION 22 AND A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 22), AND RUNNING THENCE S00°57'32"W 211.33 FEET TO THE NORTHEAST CORNER OF THE DIAMOND H SUBDIVISION 1ST AMENDMENT, RECORDED AS ENTRY 2823322, BOOK 80, PAGE 04 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE N89°02'28"W 648.44 FEET, MORE OR LESS, ALONG A FENCE AND SAID NORTHERLY SUBDIVISION LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION AT THE CENTERLINE OF AN EXISTING DITCH; THENCE N01°46'35"E 204.79 FEET ALONG THE CENTERLINE OF SAID DITCH; THENCE S89°37'24"E 645.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 134,599 SQUARE FEET OR 3.090 ACRES, MORE OR LESS

### LEGEND



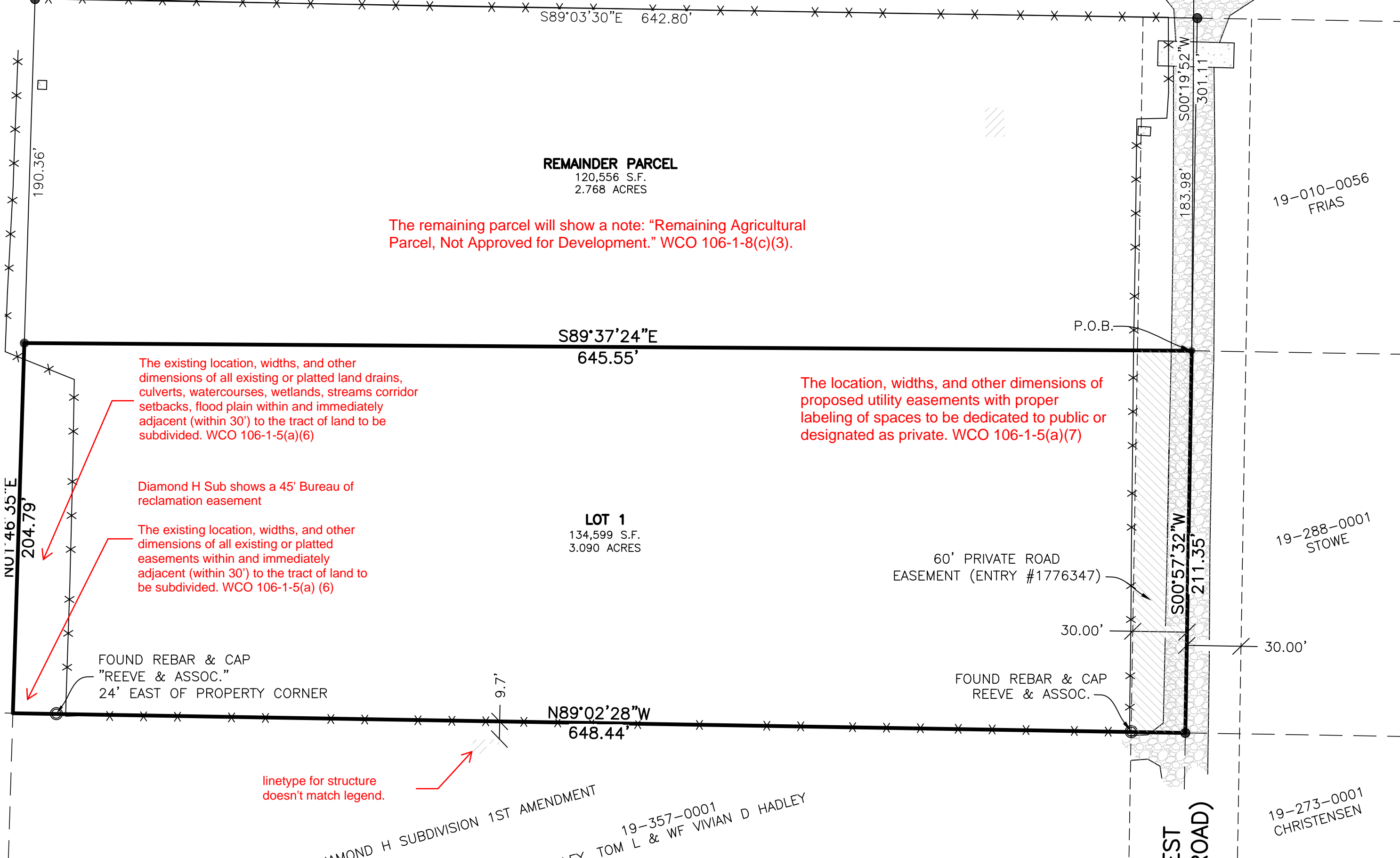
The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:

"Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

Map shall include a narrative that:  
 \*identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)  
 \*identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)  
 \*identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)  
 \*contains the documentary, parcel, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a)  
 \*contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).  
 \*If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).



The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

FOUND REBAR & CAP "REEVE & ASSOC." 24' EAST OF PROPERTY CORNER

A signature block for Weber-Morgan Health Department conforming to state code and county ordinance.  
 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 \_\_\_\_\_, 20\_\_.

Director, Weber-Morgan Health Department  
 WCO 106-1-8(c)(1)h.11

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

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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

\_\_\_\_\_  
 WEBER COUNTY ENGINEER

**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.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

**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\_\_.

\_\_\_\_\_  
 WEBER COUNTY SURVEYOR

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

\_\_\_\_\_  
 WEBER COUNTY ATTORNEY

**Webber County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 And Recorded \_\_\_\_\_ Filed For Record \_\_\_\_\_  
 At \_\_\_\_\_ In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.

**SURVEYOR'S CERTIFICATE**

I, **TREVOR J. HATCH**, 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 LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **JACOB AND SHAYLEE SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

9031945  
 UTAH LICENSE NUMBER

TREVOR J. HATCH

**OWNERS 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 ON THE PLAT AND NAME SAID TRACT **JACOB AND SHAYLEE SUBDIVISION**, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEE AND ASSIGNS, A RIGHT OF WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON THIS PLAT AS PRIVATE STREETS (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY THE LOT OWNERS AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Insert owners name(s)

\_\_\_\_\_  
 Insert owners name(s)

**ACKNOWLEDGMENT**

STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Project Info.**

Surveyor: T. HATCH  
 Designer: A. INABNIT  
 Begin Date: 2-1-2020  
 Name: 3997 N. 2975 W. OGDEN, UT  
 Number: 7124-01  
 Revision: \_\_\_\_\_  
 Scale: 1"=40'  
 Checked: \_\_\_\_\_

