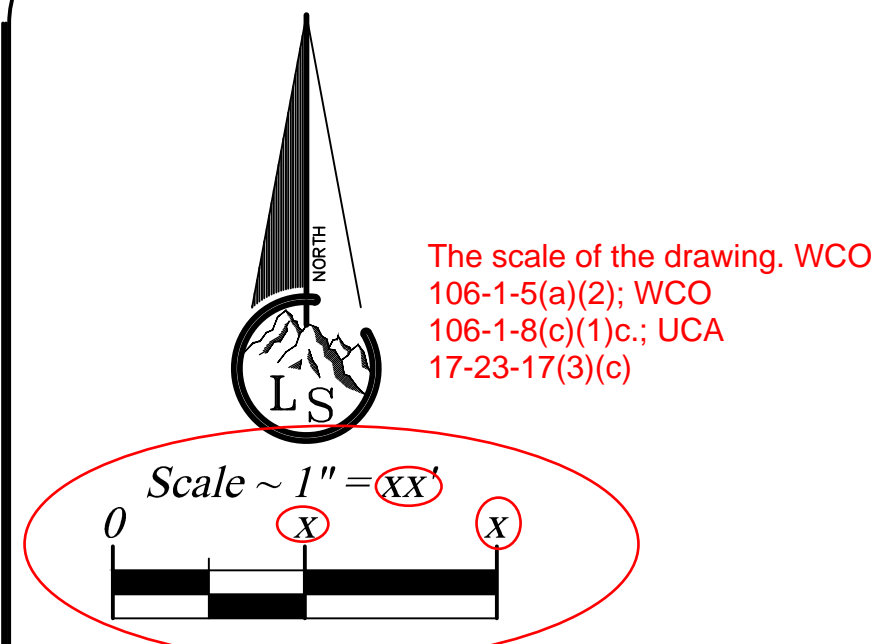


J&A GIBSON SUBDIVISION PHASE 2

PART OF THE SW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - JUNE 2020



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ⊕ CALC SECTION CORNER
 - FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - r RECORD DATA
 - md MEASURED DATA
 - ▨ ROAD/STREET DEDICATION

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

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

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)

Bearings and distance need to be shown.

Lot 1
40,050 S.F.
All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)

Date of trust needs to be shown.

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 as shown hereon and name said tract J&A GIBSON SUBDIVISION:
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 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.

Trust Acknowledgement
IN WITNESS WHEREOF, said JOHN & AMY GIBSON FAMILY TRUST has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

JOHN GIBSON) AMY GIBSON)
STATE OF UTAH)
COUNTY OF WEBER) SS
On the date first above written personally appeared before me the above named signers, residing at _____, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust. WITNESS my hand and official stamp the date in this certificate first above written:
Notary Public _____ Residing in: _____
My Commission Expires: _____

BOUNDARY DESCRIPTION
A part of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the center line of 2200 South Street which is North 89°02'15" West along the Section line 1146.00 feet from the Northeast corner of said Quarter Section, and running thence South 0°57'45" West 300 feet, thence North 89°02'15" West 150.00 feet, thence North 0°57'45" East 300.00 feet to said centerline, thence South 89°02'15" East along said center line 150.00 feet to the point of beginning.
Contains 45,000 s.f.

NARRATIVE
The purpose of the survey is to create a 1 Lot subdivision from a larger parcel created by that Quit Claim Deed Entry #2495663 as found in the Weber County Records office. Said deed description was related 0°57'45" in a clockwise direction to match current Section Line bearings.
The basis of bearing of bearing is State Plane Grid Bearing between found monuments as shown.

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).

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____.

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

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____.

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'S CERTIFICATE

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 Surveyor

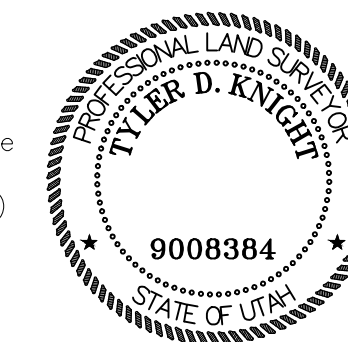
WEBER COUNTY ENGINEER

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

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-2905		Weber County Recorder Entry no. _____	
DEVELOPER: John Gibson Address: 4925 W. 2200 S. Ogden UT, 84401 (801)-731-2905		I		Filed for record and recorded ____ day of _____, 20____	
SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Subdivision		at _____ of official records, in book _____ on page _____	
Revisions		DRAWN BY: TDK CHECKED BY: TDK DATE: 6/19/2020 PROJ: NUMBER		County Recorder: Leann H Kilt By Deputy: _____ Fee paid: _____	
<small>This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with 8156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a Final Product.</small>					