

Jordan Hollow

A PART OF THE N.W. 1/4 OF SECTION 22, T. 6 N., R. 3 W., S.L.B.&M. WEBER COUNTY, UTAH 27 Aug, 2013

OWNERS 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 ON THE PLAT AND NAME SAID TRACT Jordan Hollow AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 20
PERSONALLY APPEARED _____, AND
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

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 ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF 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 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 _____, 200

TITLE
CHAIRMAN, WEBER COUNTY COMMISSION

REVIEWED
By Michael Tuttle at 4:59 pm, Sep 16, 2013

COUNTY RECORDER

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED: _____ AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR: _____
COUNTY RECORDER: _____
BY: _____

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS N.89°04'06"W. 564.21 FEET ALONG SECTION LINE, AS MONUMENTED, FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE S.89°04'06"E. 150.00 FEET ALONG SAID SECTION LINE, THENCE S.0°55'54"W. 1606.24 FEET, THENCE N.89°13'55"W. 150.00 FEET TO A POINT WHICH BEARS S.0°55'54"W. FROM THE POINT OF BEGINNING, THENCE N.0°55'54"E. 1606.24 FEET TO THE POINT OF BEGINNING. CONTAINING 5.53 ACRES, MORE OR LESS. LESS THAT PORTION LYING WITHIN THE WEBER COUNTY RIGHT OF WAY, AND SUBJECT TO ANY EASEMENTS.

PARCEL 'B' Revised (Agricultural Parcel)

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT WHICH BEARS N.89°04'06"W. 624.21 FEET ALONG SECTION LINE, AS MONUMENTED, FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF MEIBOS RANCH-PHASE II, AND RUNNING THENCE S.0°55'54"W. 1145.17 FEET ALONG SAID SUBDIVISION TO ITS SOUTHEAST CORNER, THENCE N.89°23'58"W. 430.99 FEET ALONG SAID SUBDIVISION BOUNDARY TO THE SOUTHWEST CORNER OF MEIBOS RANCH-PHASE I, THENCE S.0°55'54"W. 48.29 FEET, THENCE N.89°23'58"W. 280.87 FEET, MORE OR LESS TO THE QUARTER, QUARTER FENCE LINE, SAID POINT ALSO BEING A FENCE INTERSECTION, THENCE S.0°42'19"W. 410.86 FEET ALONG SAID QUARTER, QUARTER LINE, THENCE S.89°13'55"E. 770.23 FEET, THENCE N.0°55'54"E. 1606.24 FEET MORE OR LESS, TO THE NORTH LINE OF SAID NORTHWEST QUARTER, THENCE N.89°04'06"W. 60.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 9.41 ACRES, MORE OR LESS. SUBJECT TO COUNTY RIGHT-OF-WAY LYING ALONG THE NORTH END OF SAID PROPERTY.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511 (170143) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AND AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

CYNTHIA L. SEGRUFF P.L.S. 7511(170143)

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

COUNTY SURVEYOR

TITLE REFERENCES

E276844 (BK 550 PG 332) - North 40 foot Property, South 900 So. St.
E2301842 - Correction of Easement of E#2097835 - Irrigation Easement Maintenance

PREPARED BY:

C.L.S., Inc.
CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD
PH. (801) 399-4935 OGDEN, UTAH 84404 CLSCLN@AOL.COM

Exploration Test Hole No. TP1 - UTM12 ZONE
Nad83, 4567150N, 127401720E

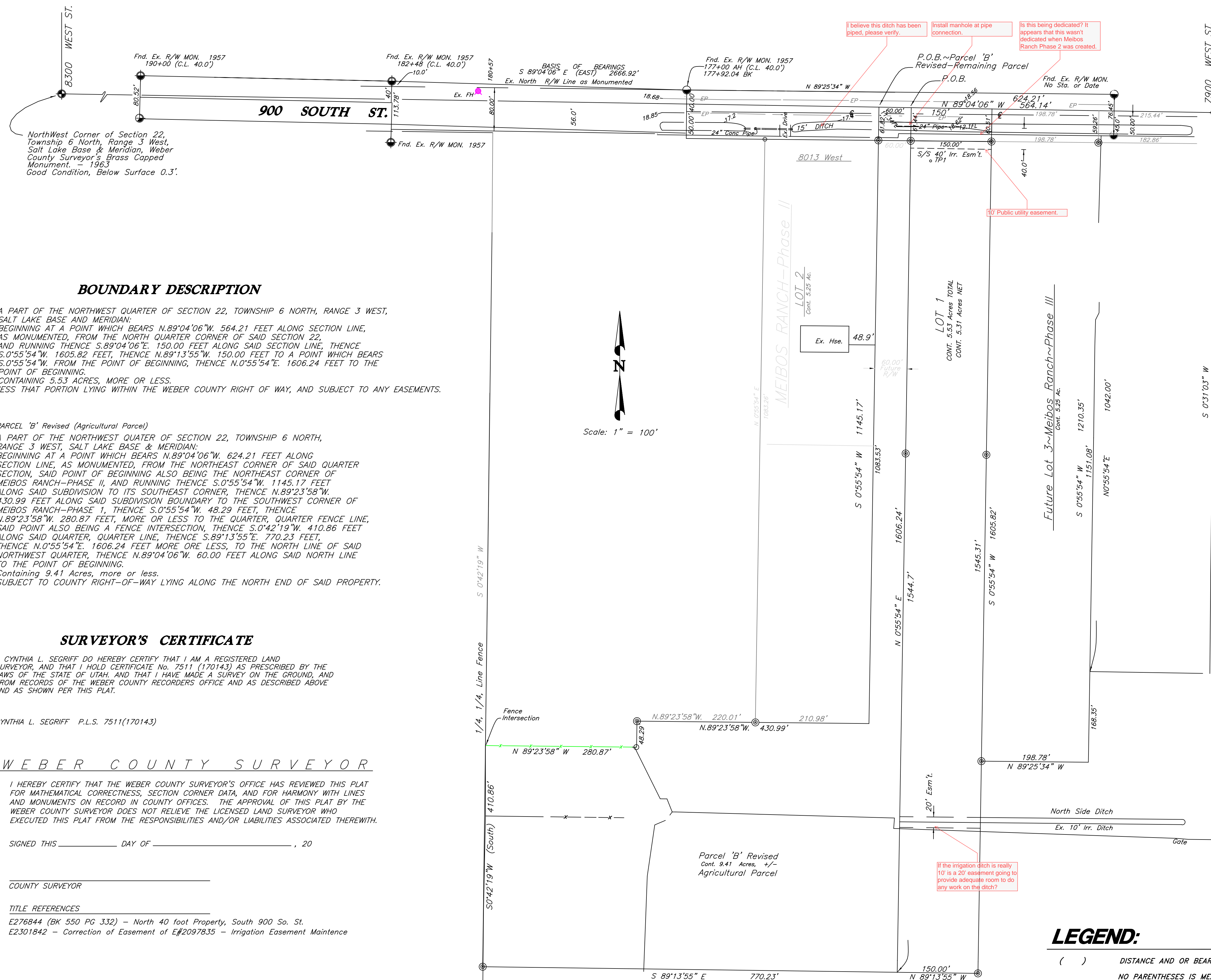
DEVELOPER: DALE JORDAN

NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- ⊙ SET 5/8" REBAR/C. & L.S. CAP.
- ⊙ EXISTING POWER POLE
- EXISTING POWER LINE
- EP --- EDGE OF EXISTING PAVEMENT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SEWER LINE
- ⊙ EXISTING FIRE HYDRANT



Scale: 1" = 100'



If the irrigation ditch is really 10' is a 20' easement going to provide adequate room to do any work on the ditch?

I believe this ditch has been piped, please verify.

Install manhole at pipe connection.

Is this being dedicated? It appears that this wasn't dedicated when Meibos Ranch Phase 2 was created.

Public utility easement.