

# 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 POND 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

DALE JORDAN \_\_\_\_\_ NICOLE JORDAN \_\_\_\_\_

North Quarter Corner of Section 22, Township 6 North, Range 3 West, Salt Lake Base & Meridian, Weber County Surveyor's Brass Capped Monument - 1963 Good Condition, Below Surface 0.4'.

### 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 \_\_\_\_\_

### 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20

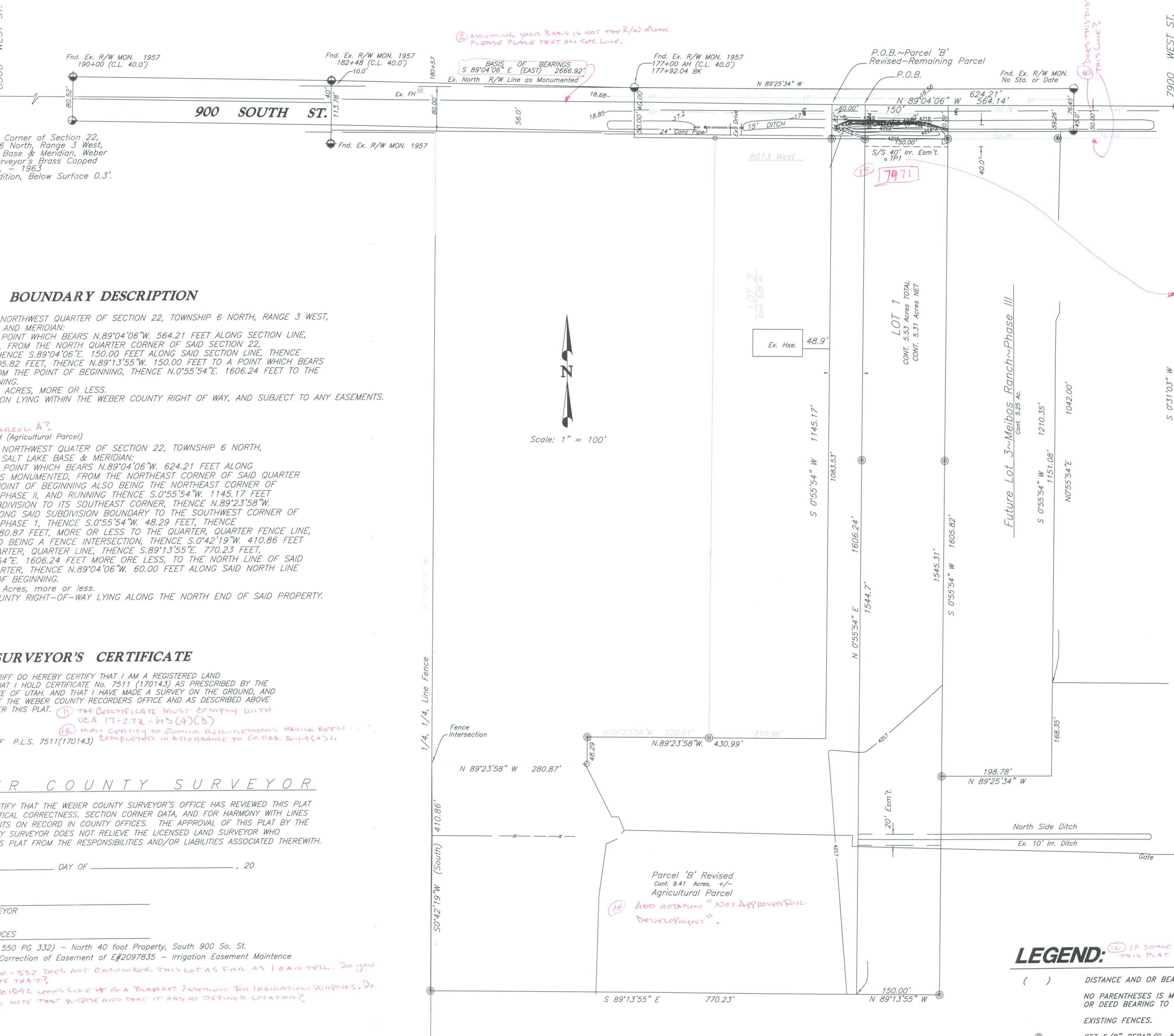
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT \_\_\_\_\_

### COUNTY RECORDER

ENTRY No. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED: \_\_\_\_\_ 19\_\_\_\_, 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. 1605.82 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 QUATER 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 SOUTHWEST 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 FENCE 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. SEGRIF 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. **11) The certificate must comply with UCA 17-2-2a - b(5)(4)(b)**  
**12) Must certify to zoning requirements having been completed in accordance to C.O.R.B. 26-1(A)(1).**  
CYNTHIA L. SEGRIF 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

**6) Document 550-532 DOES NOT ENCUMBER THIS LOT AS FAR AS I CAN TELL. DO YOU WANT TO NOTE THAT?**  
**7) Document 2301842 LOOKS LIKE IT IS A BLANKET EASEMENT FOR IRRIGATION PURPOSES. DO YOU WANT TO NOTE THAT PURPOSE AND THAT IT HAS NO DEFINED LOCATION?**

PREPARED BY:  
**C.L.S., Inc.**  
**CONSTRUCTION & LAND SURVEYORS**  
810 CANYON ROAD  
OGDEN, UTAH 84404  
PH. (801) 399-4935 CLSCLN@aol.com

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

DEVELOPER: DALE JORDAN **3) Owner Information**

### 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 PARENTHESISE 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 LINE
- EXISTING POWER POLE
- EXISTING POWER LINE
- EDGE OF EXISTING PAVEMENT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT