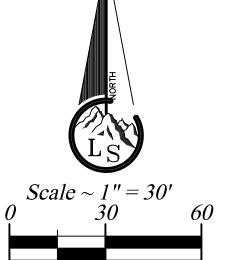
J&A GIBSON SUBDIVISION PHASE 3

PART OF THE SW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2022



Legend

---x---x- 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 RECORD DATA

MEASURED DATA

1 Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

2 Agriculture is the preferred use in the agriculture zones. Agriculture 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 agriculture use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. WCO 106-1-8

These parcels are outside of and are not affected by the 750 foot or 1000 foot radius easements around the FAA tower.

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___.

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___

Director, Weber-Morgan Health Department

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___.

from the responsibilities and/or liabilities associated therewith. Signed this _____day of ______, 20____.

Weber County Surveyor

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 the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of ______, 20 ___.

A signature block for County Surveyor conforming to state code and county ordinance. 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 _____. Weber County Surveyor Record of Survey #

WCO 106 - 1 - 8(c)(1)h.10; WCO 45 - 4 - 2(c)

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.



Landmark Surveying, 9uc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 W West Haven, UT 8 801-731-4075		Weber County Recorder Entry no Filed for record and recorded		
DEVELOPER: John Gibson Address: 4905 W. 2200 S. Ogden UT, 84401 (801)-731-2905		1	day of20 at in book of official records,		
SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Subdiv	vision	on page County Recorder: Leann H Kilts		
Revisions	DRAWN BY:	TDK	Ź		
	CHECKED BY	: TDK			
	DATE: 12/19/2021		By Deputy: Fee paid		
	PROJ: 4067				

A detailed description of monuments found and monuments set, indicated separately. UCA 17 - 23 - 17(3)(h)

7 00 00 00 00 00 00 00 00 00 00 00 00 00						1146.00'	2655.46' MEAS. 2655.58' RECORD
	S 89°02'I5" E 210.00'	P.O.B.	P	S 89°02'15" E			CENTER OF SEC 2 T6N, R2W, SLB FOUND WEBER
			The location, widths, and dimensions of proposed to easements with proper lato be dedicated to public as private. WCO 106 - 1 - PLEASE SHOW ANY PU MAP WITH DIMENSION WIDTHS.	other utility abeling of spaces or designated 5(a)(7) E'S ON THE	A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106 - 1 - 8(c)(1)f The location of percolation test holes on each lot. WCO		MONUMI DATED 1963, F CONDIT
	KIMBERLY A GIBSON & HUSBAND CARL I I5-079-0083	08" E 267.00'	Lot 3 40,050 S.F.	N 0°57'45" E	106 - 1 - 5(a)(10) Lot 4 40,050 S.F.	267.00' 267.00'	
		N 0°43			Acreage is shown and correct for the subdivision boundary, lots, and parcels.	S 0°57'45	
			149.43'				

Trust Acknowledgement

IN WITNESS WHEREOF, said BRICE and MELISSA LYTHGOE FAMILY TRUST, dated the 1st day of May 2015, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____day of _______, 20___.

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

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

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

state whichever is applicable to the governing entity and as may be

authorized by the governing entity, with no buildings or structures being

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

operation of public utility service line(s), storm drainage facilities, irrigation

canal(s) or for the perpetual preservation of water channels in their natural

and name said tract J&A GIBSON SUBDIVISION PHASE 3:

as may be authorized by the governing entity.

MELISSA LYTHGOE BRICE A. LYTHGOE

COUNTY OF WEBER)

erected within such easements.

maintenance and operation.

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:

THIS LINE ART OF AN ASEMENT OR IS PART OF THE EMAINDER ARCEL? THE GEND IS AYING

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Beginning at a point on South right-of-way line of 2200 South Street which is South 0°43'08" West 33.00 feet and South 89°02'15" East 210.00 feet from the Northwest corner of said Quarter Section said point also being the Northeast corner of that parcel described in Warranty Deed Entry No. 1885077 of Weber County Records; and running thence South 89°02'15" East along said right-of-way 300.57 feet, thence South 0°57'45" West 267.00 feet, thence North 89°02'15" West 299.43 feet to the Southeast corner of said parcel, thence North 0°43'08" East 267.00 feet to the point of beginning.

Contains 80,100 s.f. DOESNT MATCH

NARRATIVE

The purpose of the survey is to create a 2 Lot subdivision from a larger parcel created by that Quit Claim Deed Entry #3184185 as found in the Weber County Recorders office.

The basis of bearing of bearing is State Plane Grid Bearing between found monuments as shown.

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

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.