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

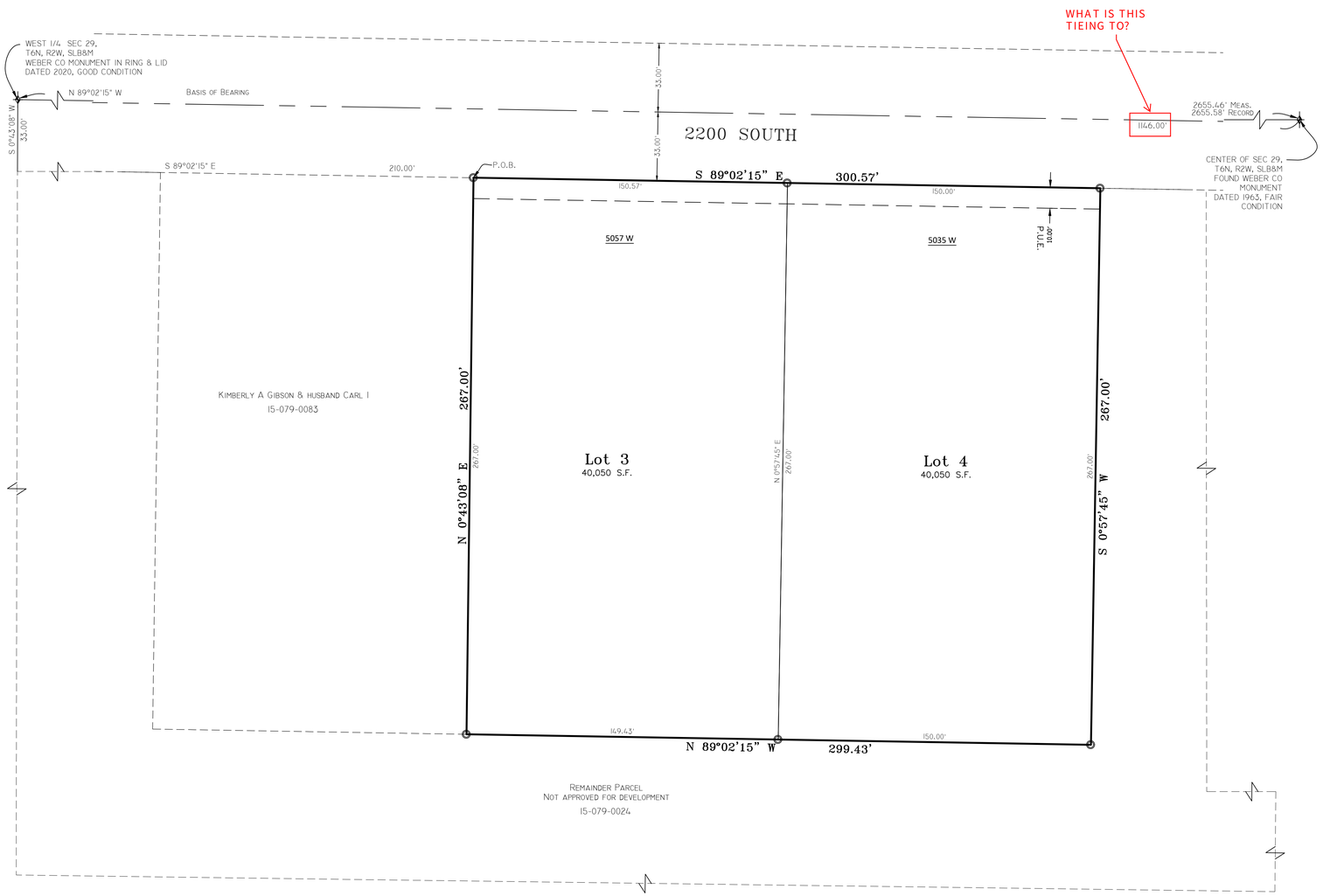
UNINCORPORATED WEBER COUNTY, UTAH – JANUARY 2022

Scale ~ 1" = 30'

0 30 60

Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- ADJACENT PROPERTY
- SECTION LINE (ROW CENTERLINE)
- FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA



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 PHASE 3:

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 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___.

BRICE A. LYTHGOE MELISSA LYTHGOE

STATE OF UTAH)
: SS
COUNTY OF WEBER)

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 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.

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 is State Plane Grid Bearing between found monuments as shown.

Notes:

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

3 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 Attest: 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___.

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
Record of Survey # _____

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.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: John Gibson
Address: 4905 W. 2200 S. Ogden UT, 84401
(801)-731-2905

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SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions	
	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 12/19/2021
	PROJ: 4067-phs3

Weber County Recorder

Entry no. _____

Filed for record and recorded _____day of _____ 20 ____.

at _____

in book _____ of official records, on page_____

County Recorder: Leann H Kilts

By Deputy: _____

Fee paid _____

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 R156-22-601 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(s) 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.

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

File Name