

THOMPSON ESTATES SUBDIVISION

WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2021

NORTH QUARTER CORNER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SLB&M, FOUND WEBER COUNTY 3" BRASS
MONUMENT SET 1963, GOOD CONDITION

NORTHEAST CORNER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SLB&M, FOUND WEBER COUNTY 3" BRASS
MONUMENT SET 1963, GOOD CONDITION

(2592.70')
2592.72'

AGRICULTURAL NOTE

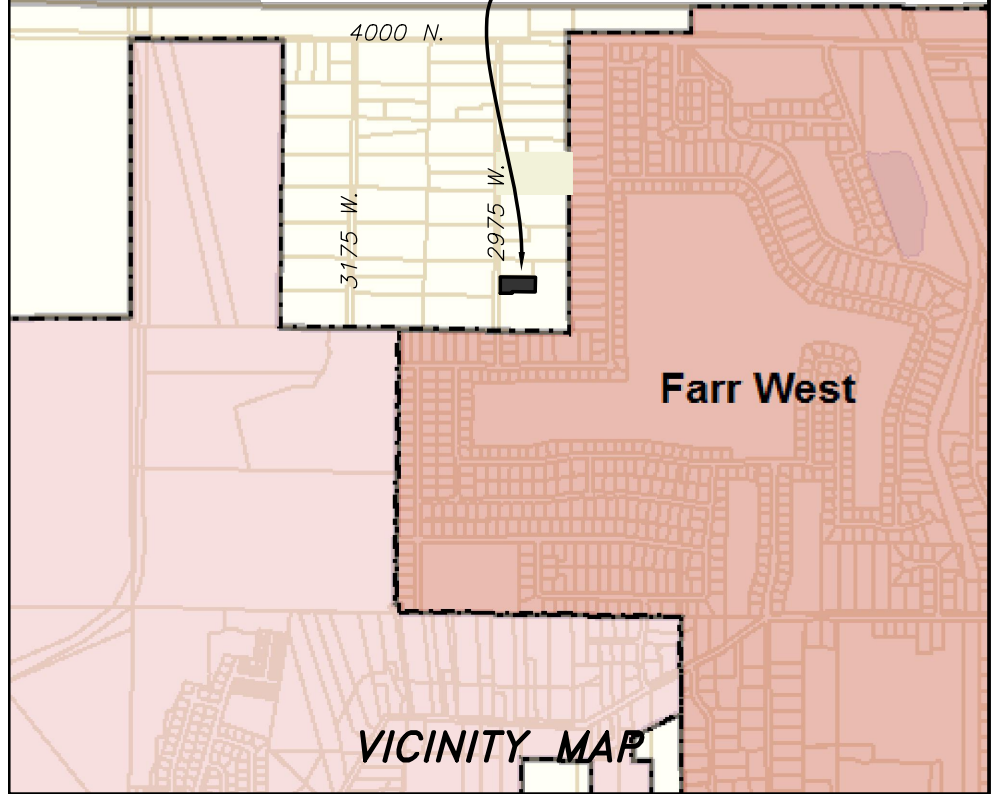
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES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

NOTES:

- 1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - ALL US BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE SAME TIME WHEN THE US BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY, AND/OR OTHER GOVERNING AUTHORITIES.
- 3 - A DEFERRAL AGREEMENT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IS REQUIRED FOR CURB & GUTTER AND SIDEWALK THAT ARE TO BE CONSTRUCTED AT A LATER DATE.
- 4 - 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 & GUTTER IS INSTALLED.
- 5 - BASED ON ORAL TESTIMONY OF THE DEVELOPER THERE IS AN EXISTING ROAD AT THE SOUTH END OF 2975 WEST THAT CONNECTS TO 3175 WEST. THIS EXISTING ROAD HAS BEEN USED BY THE PUBLIC AND MAINTAINED BY LOCAL LANDOWNERS AS AN ALTERNATIVE ACCESS FOR A LONG PERIOD OF TIME (OVER 10 YEARS). UTAH STATE CODE, STATES THAT A ROAD IS "DEDICATED AND ABANDONED TO THE USE OF THE PUBLIC WHEN IT HAS BEEN CONTINUOUSLY USED AS A PUBLIC THOROUGHFARE FOR A PERIOD OF 10 YEARS". (72-5-104-2a)

DEVELOPER:
SUZANNE THOMPSON
3896 NORTH 2975 WEST
OGDEN, UTAH 84404
(801) 540-7882

PROJECT LOCATION



VICINITY MAP



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

22-3-185 22-3-185v19.dwg 09/25/2023 RS

JERRY & LINDA NELSON
19-297-0001

J & L SUBDIVISION 1ST AMENDMENT
(ENTRY NO. 2554406)

HIDEAWAY ESTATES SUBDIVISION
(ENTRY NO. 2609233)

JESSE & TARA THOMPSON
19-306-0001

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