

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'

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS
AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY
STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS
SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____, DAY OF _____, 20____.

WEBER COUNTY ENGINEER

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 AFFECT
SIGNED THIS _____, DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

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____.

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.
SIGNED THIS _____, DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

BONA VISTA WATER APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY BONA VISTA WATER.
SIGNED THIS _____, DAY OF _____, 20____.

BONA VISTA WATER

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 _____, 20____.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY NO.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE ONE LOT SUBDIVISION
AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY SUZANNE THOMPSON. THE CONTROL USED TO
ESTABLISH THE PROPERTY CORNERS WAS THE HIDEAWAY ESTATES SUBDIVISION, ENTRY NO. 2609233, REMUDA
SUBDIVISION AND GOLF COURSE PHASE 1, ENTRY NO. 1668834 AND OTHER SUBDIVISIONS ALONG 2975 WEST STREET
ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 22, TOWNSHIP 7
NORTH, RANGE 2 WEST, S.L.B.&M.

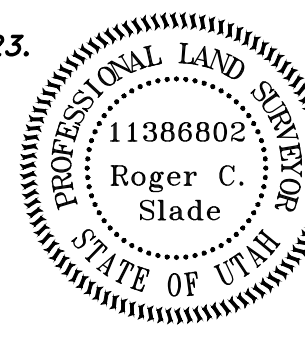
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH
89°40'08" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL
LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER
22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I
HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN
ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS,
AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE
HEREBY SUBDIVIDED SAID TRACT INTO ONE (1) LOT, KNOWN HEREFTER AS
THOMPSON ESTATES SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN
CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT
REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION,
BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S
OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE
GROUND. I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE
STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING
REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2023.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH,
RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE CENTERLINE OF 2975 WEST STREET, A PRIVATE
STREET LOCATED 846.57 FEET SOUTH 89°40'08" EAST ALONG THE NORTH LINE
OF SAID NORTHEAST QUARTER AND 2311.44 FEET SOUTH 00°57'32" WEST FROM
THE NORTH QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE SOUTH 89°02'28" EAST 320.40 FEET TO THE SOUTHEAST
CORNER OF HIDEAWAY ESTATES SUBDIVISION, RECORDED AS ENTRY NO.
2609233 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH
00°57'32" WEST 132.69 FEET TO AN EXISTING FENCE LINE; THENCE NORTH
89°21'15" WEST 210.87 FEET ALONG SAID EXISTING FENCE LINE; THENCE
SOUTH 00°57'32" WEST 15.56 FEET; THENCE NORTH 89°21'15" WEST 109.53
FEET TO SAID CENTERLINE; THENCE NORTH 00°57'32" EAST 150.00 FEET ALONG
SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 1.022 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO
HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE ROAD AS
SHOWN ON THE PLAT AND NAME SAID TRACT THOMPSON ESTATES SUBDIVISION,
AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR
GRANTEES AND ASSIGNS, A PRIVATE ROAD TO BE USED IN COMMON WITH ALL
OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISION THAT MAY
BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS)
ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND
DESIGNATED ON SAID PLAT AS PRIVATE ROADS AS ACCESS TO THE INDIVIDUAL
LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNER ASSOCIATION WHOSE
MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSOR, OR
ASSIGNS AND ALSO TO LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM
WATER DETENTION PONDS, DRAINAGE EASEMENTS, AND CANAL MAINTENANCE
EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND
OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES,
IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS
IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY
THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED
WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2023.

T. LEE THOMPSON

SUZANNE B. THOMPSON

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2023, T. LEE THOMPSON AND
SUZANNE B. THOMPSON, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID
COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED
OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

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.

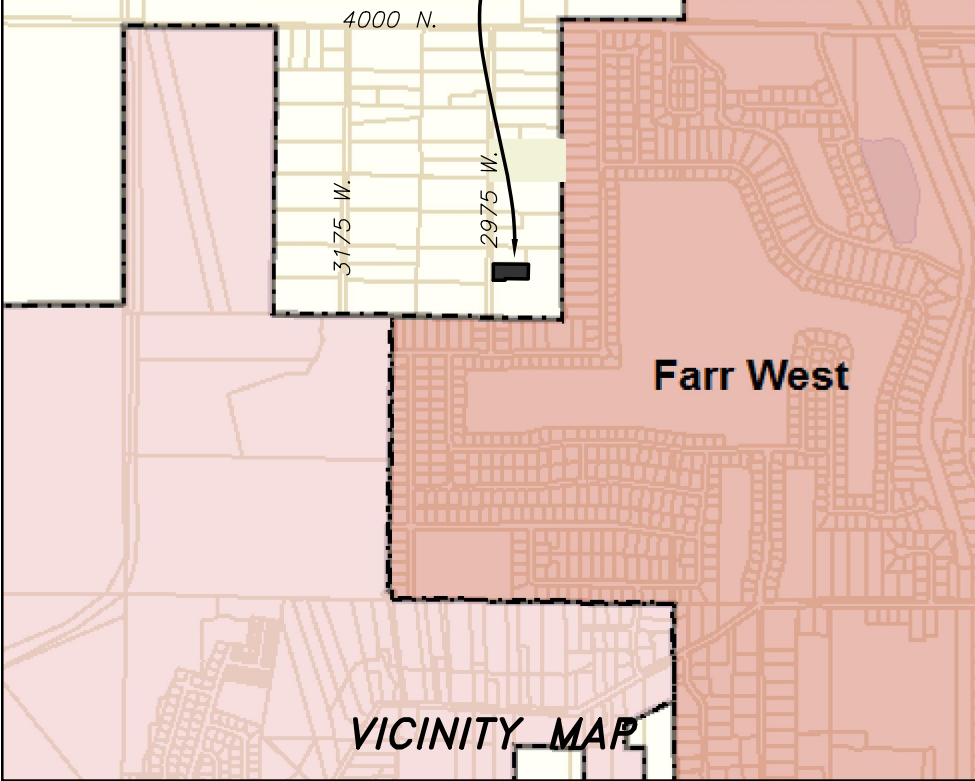
3 - A DEFERRAL AGREEMENT RECORDED AT THE
WEBER COUNTY RECORDER'S OFFICE IS REQUIRED
FOR CURB & GUTTER AND SIDEWALK THAT ARE TO
BE CONSTRUCTED AT A LATER DATE.

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



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

REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE
SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF HIDEAWAY ESTATES SUBDIVISION, RECORDED AS ENTRY NO.
2609233 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 846.57 FEET SOUTH 89°40'08" EAST
ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 2311.44 FEET SOUTH 00°57'32" WEST AND
320.40 FEET SOUTH 89°02'28" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE NORTH 00°57'32" EAST 150.00 FEET TO THE NORTHEAST CORNER OF SAID HIDEAWAY
ESTATES SUBDIVISION, BEING A POINT ON THE SOUTH LINE OF J & L SUBDIVISION 1ST AMENDMENT,
ENTRY NO. 2554406; THENCE SOUTH 89°02'28" EAST 365.47 FEET ALONG SAID SOUTH LINE TO THE
WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, ENTRY NO. 1668834; THENCE SOUTH
00°15'00" EAST 657.64 FEET (SOUTH 00°10'55" EAST 653.76 BY RECORD) ALONG SAID WEST LINE TO
THE NORTH LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 3, ENTRY NO. 1819664; THENCE
NORTH 88°10'31" WEST 699.82 FEET (NORTH 88°36'39" WEST 677.56 FEET BY RECORD) ALONG SAID
NORTH LINE TO THE CENTERLINE OF 2975 WEST STREET, A PRIVATE STREET; THENCE NORTH 00°57'32"
EAST (NORTH 00°39'16" EAST BY RECORD) 346.92 FEET ALONG SAID CENTERLINE; THENCE SOUTH
89°21'15" EAST 109.53 FEET; THENCE NORTH 00°57'32" EAST 15.56 FEET TO AN EXISTING FENCE LINE;
THENCE SOUTH 89°21'15" EAST 210.87 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH
00°57'32" EAST 132.69 FEET TO THE POINT OF BEGINNING. CONTAINING 8.248 ACRES.

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING SUBDIVISION
- ADJOINING PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PUE)
- FENCE LINE
- EXISTING 5.0' CONTOUR
- EXISTING 1.0' CONTOUR
- ROADWAY DEDICATION
- FOUND REBAR SET BY HAI
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER