

JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH

APRIL 2015

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 and Private Streets as shown hereon and name said tract JACQUELYN ESTATES CLUSTER SUBDIVISION.

We hereby dedicate to 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) and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by [name of HOA] Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and convey to [name of HOA] Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of [name of HOA] in common with all others in the subdivision and grant and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved 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 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 and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Jacquelyn Park Lane street is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

Signed this _____ day of _____ 20__

Craig Standing - President CJ Homes.

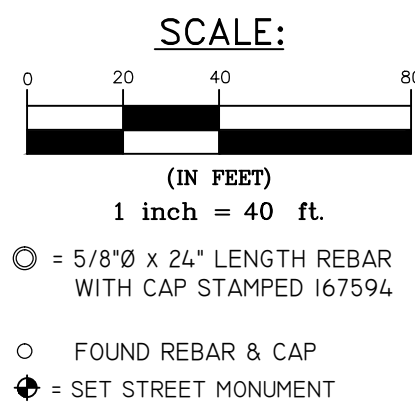
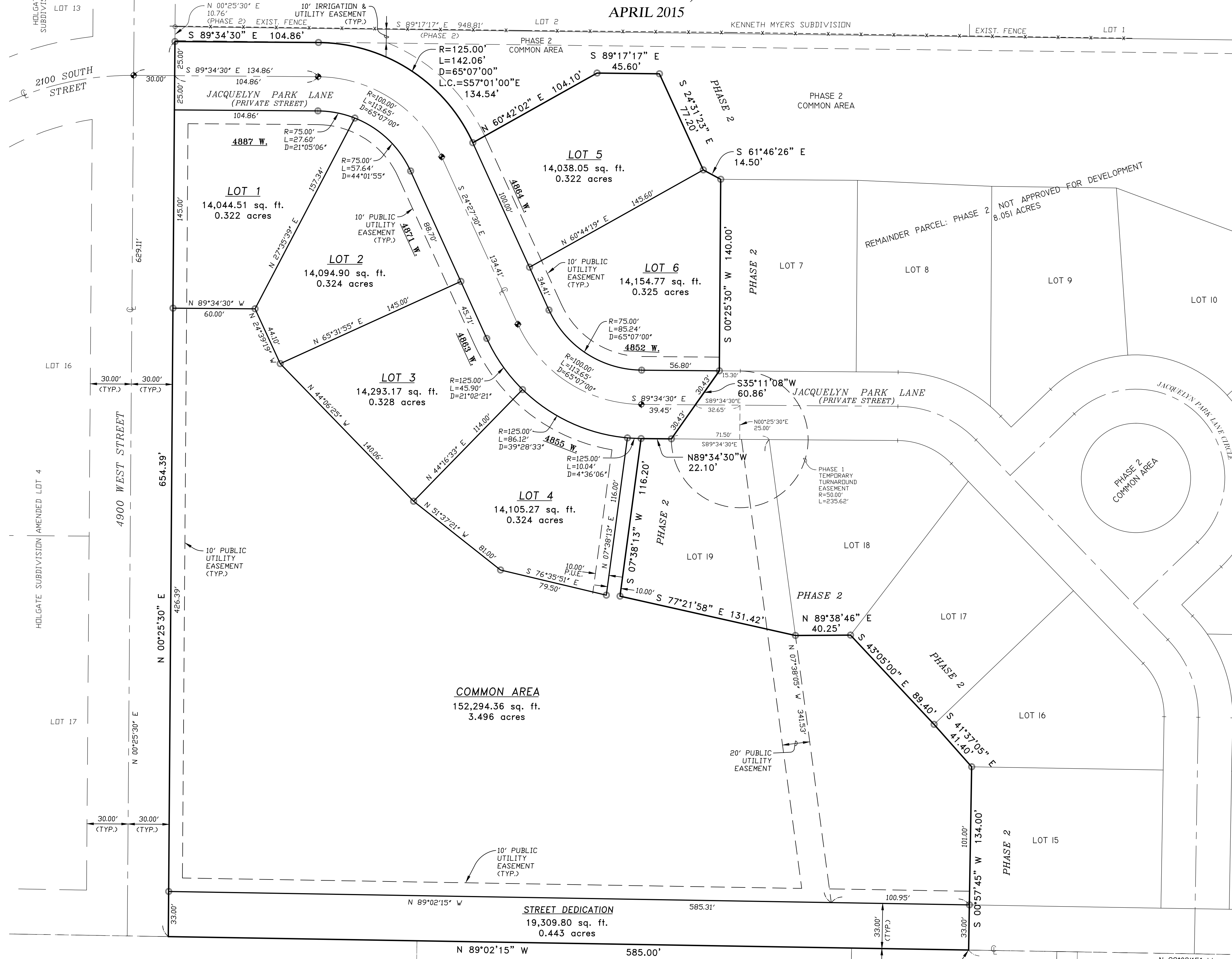
CORPORATE ACKNOWLEDGMENT

State of Utah)
 County of _____)
 On this _____ day of _____, 20__, personally appeared before me _____ whose identity is _____ personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____ (Name of Corporation) and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution) of its Board of Directors, and said _____ (name of document signer) acknowledged to me that said Corporation executed the same.

Notary Public

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT ALSO BEING NORTH 89°02'15" WEST 742.78 FEET ALONG THE QUARTER SECTION LINE FROM THE CENTER OF SAID SECTION 29, AND RUNNING THENCE NORTH 89°02'15" WEST 585.00 FEET ALONG THE QUARTER SECTION LINE TO THE EAST R.O.W. LINE OF 4900 WEST STREET EXTENDED; THENCE NORTH 00°25'30" EAST 654.39 FEET ALONG SAID R.O.W. LINE OF 4900 WEST STREET; THENCE SOUTH 89°34'30" EAST 104.86 FEET; THENCE SOUTHEASTERLY 142.06 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 65°07'00" (L.C. = SOUTH 57°01'00" EAST 134.54 FEET); THENCE NORTH 60°42'02" EAST 104.10 FEET; THENCE SOUTH 89°17'17" EAST 45.60 FEET; THENCE SOUTH 24°31'23" EAST 77.20 FEET; THENCE SOUTH 61°46'26" EAST 14.50 FEET; THENCE SOUTH 00°25'30" WEST 140.00 FEET; THENCE SOUTH 35°11'08" WEST 60.86 FEET; THENCE NORTH 89°34'30" WEST 22.10 FEET; THENCE SOUTH 07°38'13" WEST 116.20 FEET; THENCE SOUTH 77°21'58" EAST 131.42 FEET; THENCE NORTH 89°38'46" EAST 40.25 FEET; THENCE SOUTH 43°05'00" EAST 89.40 FEET; THENCE SOUTH 41°37'05" EAST 41.40 FEET; THENCE SOUTH 00°57'45" WEST 134.00 FEET TO THE POINT OF BEGINNING. CONTAINS 281,635.82 SQFT = 6.465 ACRES.



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

 SIGNATURE

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN 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-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20__

 SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__

 SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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__

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NOTE: NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

COMMON AREA
 152,294.36 sq. ft.
 3.496 acres

STREET DEDICATION
 19,309.80 sq. ft.
 0.443 acres

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING PROFESSIONAL LAND SURVEYOR'S LICENSE NO. 167594, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAN. THIS SURVEY WAS PREPARED FROM RECORDS IN THE RECORDERS AND SURVEYORS OFFICE AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

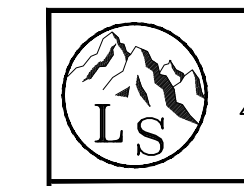
SIGNED THIS _____ DAY OF _____ 20__

PL.S. #167594

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIX (6) LOT CLUSTER SUBDIVISION AS SHOWN. SURVEY'S USED TO AID IN THIS PLAN: STEVE WEST SUBDIVISION, HOLGATE SUBDIVISION AND HOLGATE SUBDIVISION - AMENDED LOT 4 AS FOUND IN THE WEBER COUNTY RECORDERS OFFICE. BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

DEVELOPER:
 CJ HJMES
 PH: 801-540-4989



LANDMARK SURVEYING, INC.
 A COMPLETE LANDSURVEYING SERVICE
 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
 PHONE 801-731-4075 FAX 801-731-8506
 LANDMARKSURVEYINGUTAH.COM

CLIENT: CRAIG STANDING PH 801-540-4989
 LOCATION: A PART OF THE NORTHWEST 1/4 OF SECTION 29, T.6N., R.2W., S.L.B.&M. WEBER COUNTY, UTAH
 SURVEYED: JAN 2014

REVISIONS:	DRAWN BY: D.B. & L.A.
10-10-2014 L.A.	CHECKED BY: D.B.
11-26-2014 L.A.	DATE: AUG 05, 2014
	FILE: 3310FIN-Apr2015.DWG

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
 FILED FOR RECORD & RECORDED
 THIS _____ DAY OF _____ 20__
 AT _____ IN BOOK _____ OF _____
 PAGE _____

 WEBER COUNTY RECORDER
 BY _____ DEPUTY

BASIS OF BEARING STATE PLANE GRID BEARING PER WEBER COUNTY 2666.88' MEAS. 2666.74' REC. S 00°36'21" W

CENTER OF SEC 29, T6N, R2W, S1B&M FOUND WEBER CO MONUMENT DATED 1963, FAIR CONDITION