

# 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  
JANUARY 2015

N 1/4 COR. OF SEC. 29,  
T. 6N., R. 2W., S.L.B. & M.  
FOUND WEBER CO. MONUMENT  
DATED 1963, FAIR CONDITION

### SURVEYORS 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 PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. THIS SURVEY WAS PREPARED FROM RECORDS IN THE RECORDERS AND SURVEYORS OFFICE. *INCLUDE VERIFIED SURVEY CERTIFICATE FROM ZONING OFFICE*  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

P.L.S. #167594

### 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 ON THE PLAT AND NAME SAID TRACT JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION POND AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREIN TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
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 \_\_\_\_\_

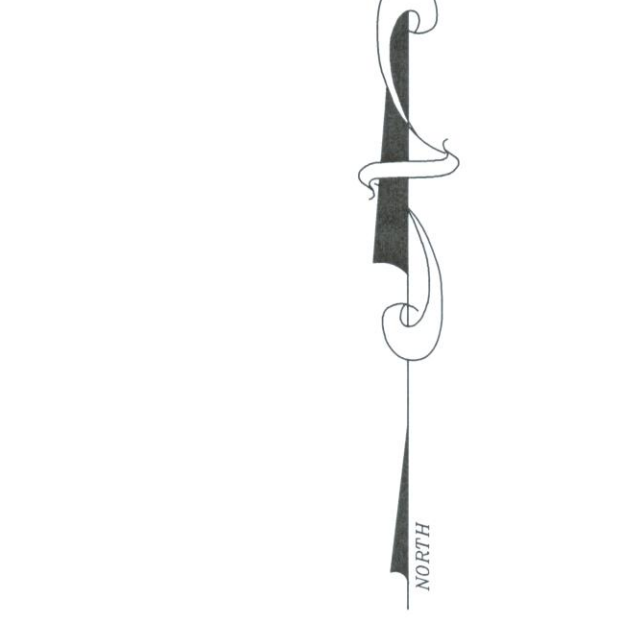
### BOUNDARY DESCRIPTION

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. = 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" WEST 11.20 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.

### NARRATIVE

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

CENTER OF SEC. 29,  
T. 6N., R. 2W., S.L.B. & M.  
FOUND WEBER CO. MONUMENT  
DATED 1963, FAIR CONDITION



- = 5/8" x 24" LENGTH REBAR WITH CAP STAMPED 167594  
○ = FOUND REBAR & CAP  
◆ = SET STREET MONUMENT

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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\_\_  
\_\_\_\_\_  
SIGNATURE

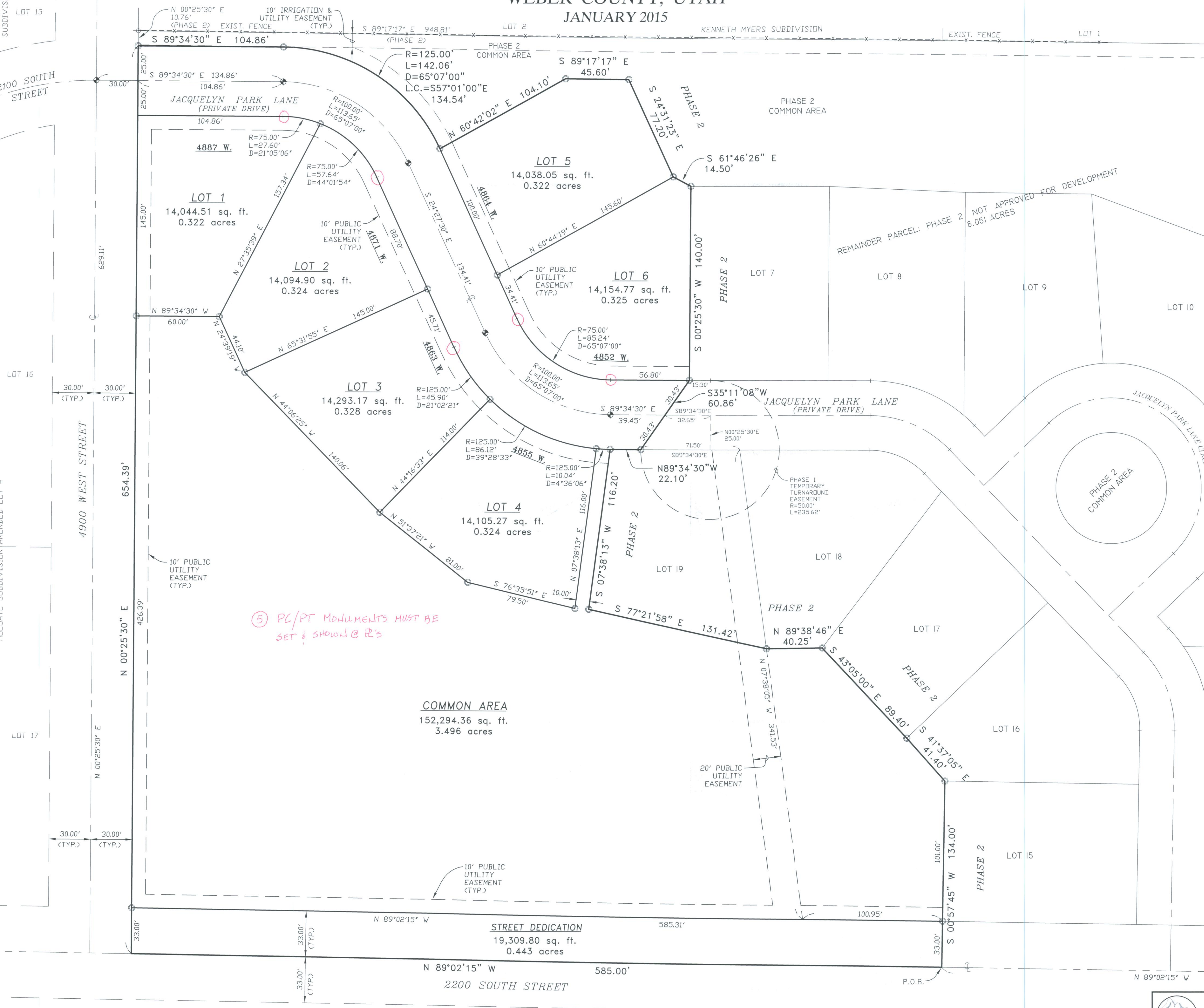
**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
\_\_\_\_\_  
SIGNATURE

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION 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-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\_\_  
\_\_\_\_\_  
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 COMMISSION

**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\_\_  
\_\_\_\_\_  
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST:



⑤ PC/PT MONUMENTS MUST BE SET & SHOWN @ R'S

**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 THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**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  
LANDMARKSURVEYING.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-DCT2014.DWG

**WEBER COUNTY RECORDER**  
ENTRY # \_\_\_\_\_ FEE \_\_\_\_\_  
FILED FOR RECORD & RECORDED  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
PAGE \_\_\_\_\_  
\_\_\_\_\_  
WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY

DEVELOPER:  
CJ HOMES  
5337 Ridgedale Dr.  
Dgden UT 84403  
801-698-4048

BASIS OF BEARING STATE PLANE GRID BEARING PER WEBER COUNTY 266674 REC. 266688 MEAS. S 00°36'21" W