# JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1, 1st AMENDMENT

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

### WEBER COUNTY, UTAH

#### OCTOBER 2015

**SCALE:**

(IN FEET)
1 inch = 40 ft.

○ = 5/8"Ø 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 AFFECT.

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: _____

## SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah 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, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. That, to the best of my knowledge and belief, all lots meet current lot width and area requirements for Weber County Zoning.

PROFESSIONAL LAND SURVEYOR
Tyler D. Knight
9008384
STATE OF UTAH

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 5, AND TO DIVIDE THE COMMON AREA OF THE EXISTING CLUSTER SUBDIVISION INTO THREE (3) OPEN AREA PARCELS TO BE SOLD FOR INDIVIDUAL OWNERSHIP.

SURVEY'S USED TO AID IN THIS PLAT:
STEVE WEST SUBDIVISION, HOLGATE SUBDIVISION AND HOLGATE SUBDIVISION - AMENDED LOT 4, AS FOUND IN THE WEBER COUNTY RECORDERS OFFICE.

JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1, AS FOUND IN THE WEBER COUNTY RECORDERS OFFICE.

BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

DEVELOPER:
CJ HOMES
PH: 801-540-4989

## 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 Private Streets as shown hereon and name said tract JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1, 1st AMENDMENT.

We hereby grant and dedicate a perpetual right and easement to the local entity, successors and assigns, over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal 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 and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this _____ day of _____ 20___.

_____
Craig Standing – President CJ Homes.

_____

## CORPORATE ACKNOWLEDGMENT

State of Utah )
)§
County of _____ )

On this _____ day of _____, 2___, 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 _____
(Title or Office)          (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.
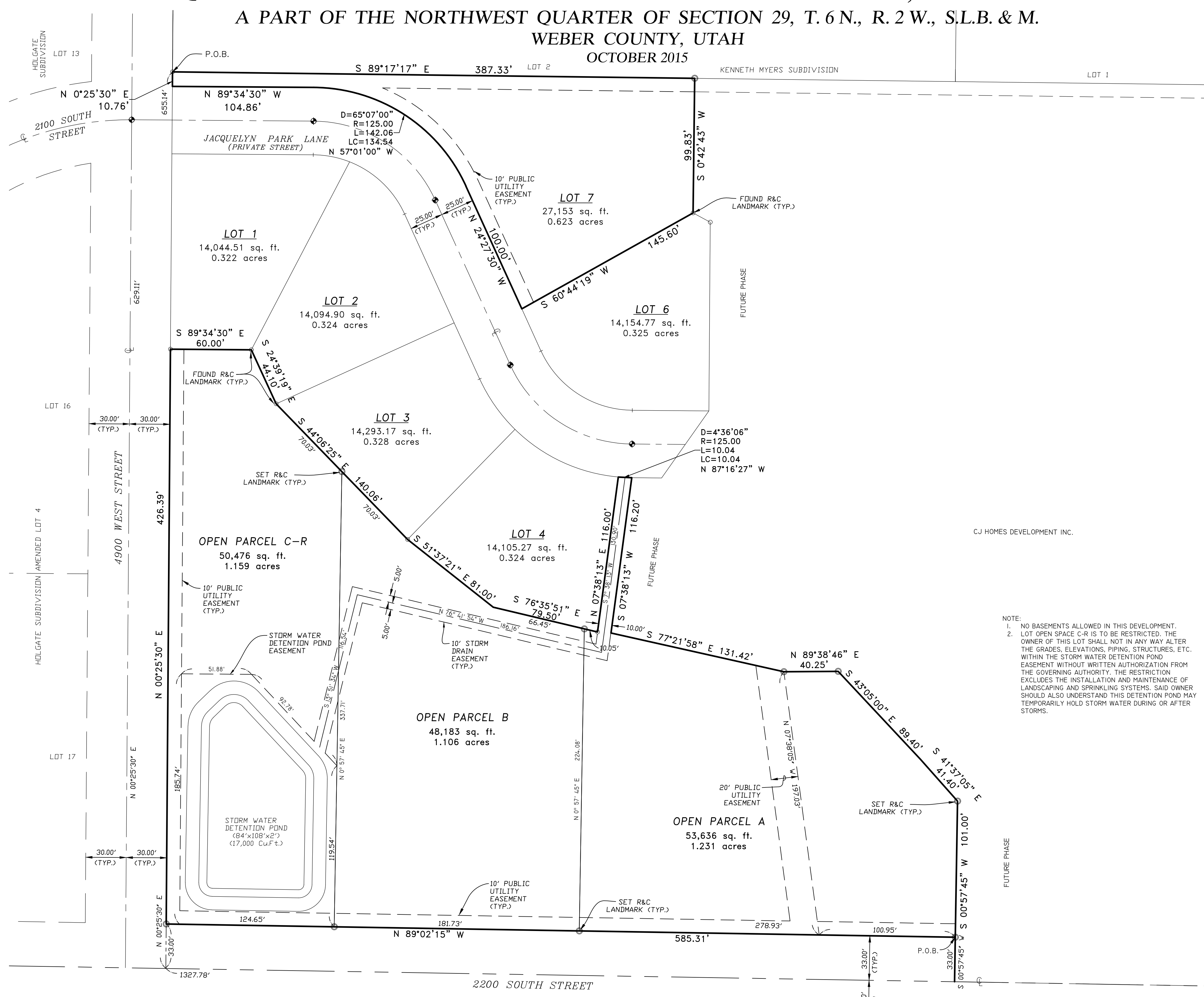
_____
Notary Public
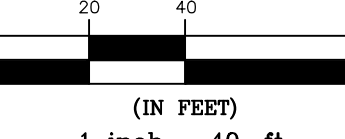
## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°02'15" WEST 742.78 FEET ALONG THE QUARTER SECTION LINE AND NORTH 0°57'45" EAST 33.00 FEET FROM THE CENTER OF SAID SECTION 29, AND RUNNING THENCE NORTH 89°02'15" WEST 585.31 FEET TO THE EAST R.O.W. LINE OF 4900 WEST STREET EXTENDED; THENCE NORTH 00°25'30" EAST 426.39 FEET ALONG SAID R.O.W. LINE OF 4900 WEST STREET; THENCE SOUTH 89°34'30" EAST 60.00 FEET; THENCE SOUTH 24°39'19" EAST 44.10 FEET; THENCE SOUTH 44°06'25" EAST 140.06 FEET; THENCE SOUTH 51°37'21" EAST 81.00 FEET; THENCE SOUTH 76°35'51" EAST 79.50 FEET; THENCE NORTH 7°38'13" EAST 116.00 FEET; THENCE EASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.04 FEET (DELTA IS 4°36'06" AND CHORD BEARS SOUTH 87°16'27" EAST 10.04 FEET); THENCE SOUTH 7°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 0°57'45" WEST 101.00 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT THE SOUTHWEST CORNER OF KENNETH MYERS SUBDIVISION, A SUBDIVISION IN WEBER COUNTY, UTAH, SAID POINT BEING NORTH 89°02'15" WEST 1327.78 FEET ALONG THE QUARTER SECTION LINE AND NORTH 0°25'30" EAST 665.14 FEET FROM THE CENTER OF SAID SECTION 29, AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION SOUTH 89°17'17" EAST 387.33 FEET; THENCE SOUTH 0°42'43" WEST 99.83 FEET; THENCE SOUTH 60°44'19" WEST 145.60 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JACQUELYN PARK LANE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 24°27'30" WEST 100.00 FEET, (2) NORTHWESTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 142.06 FEET (DELTA IS 65°07'00" AND CHORD BEARS NORTH 57°01'00" WEST 134.54 FEET) AND (3) NORTH 89°34'30" WEST 104.86 FEET TO THE EAST RIGHT OF WAY OF 4900 WEST STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 0°25'30" EAST 10.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 179,448 SQFT or 4.119 ACRES.

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**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
LANDMARKSURVEYUTAH.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: TK |
| | CHECKED BY: TK |
| | DATE: OCT. 17, 2014 |
| | FILE: 3010AMD1 |

### WEBER COUNTY RECORDER

ENTRY #_____  FEE _____

FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20___
AT _____ IN BOOK ____ OF____
PAGE _____

_____
WEBER COUNTY RECORDER

BY _____
DEPUTY

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### Map labels

N 1/4 COR OF SEC 29, T6N, R2W, SLB&M FOUND WEBER CO MONUMENT DATED 1963, FAIR CONDITION

HOLGATE SUBDIVISION  LOT 13
P.O.B.
S 89°17'17" E  387.33'  LOT 2
KENNETH MYERS SUBDIVISION  LOT 1
N 0°25'30" E  10.76'
N 89°34'30" W  104.86'
2100 SOUTH STREET
JACQUELYN PARK LANE (PRIVATE STREET)
N 57°01'00" W
D=65°07'00"  R=125.00  L=142.06  LC=134.54
655.14'
629.11'
N 24°27'30" W  100.00'
10' PUBLIC UTILITY EASEMENT (TYP.)
S 0°42'43" W  99.83'
LOT 7  27,153 sq. ft.  0.623 acres
FOUND R&C LANDMARK (TYP.)
145.60'
S 60°44'19" W
LOT 1  14,044.51 sq. ft.  0.322 acres
25.00'  25.00' (TYP.)
LOT 2  14,094.90 sq. ft.  0.324 acres
LOT 6  14,154.77 sq. ft.  0.325 acres
FUTURE PHASE
S 89°34'30" E  60.00'
FOUND R&C LANDMARK (TYP.)
S 24°39'19" E  44.10'
LOT 16
LOT 3  14,293.17 sq. ft.  0.328 acres
D=4°36'06"  R=125.00  L=10.04  LC=10.04  N 87°16'27" W
S 44°06'25" E  140.06'
70.03'  70.03'
SET R&C LANDMARK (TYP.)
4900 WEST STREET
426.39'
OPEN PARCEL C-R  50,476 sq. ft.  1.159 acres
S 51°37'21" E  81.00'
LOT 4  14,105.27 sq. ft.  0.324 acres
116.00'
S 7°38'13" W  116.20'
FUTURE PHASE
CJ HOMES DEVELOPMENT INC.
HOLGATE SUBDIVISION AMENDED LOT 4
10' PUBLIC UTILITY EASEMENT (TYP.)
S 76°35'51" E  79.50'
N 7°38'13" E
S 77°21'58" E  131.42'
N 89°38'46" E  40.25'
S 43°05'00" E  89.40'
S 41°37'05" E  41.40'
66.45'
5.00'
STORM WATER DETENTION POND EASEMENT
LOT 17
STORM DRAIN EASEMENT (TYP.)
51.88'
92.78'
337.71'
185.74'
119.54'
119.54'
N 0°57'45" E  226.08'
N 0°57'45" E  197.03'
OPEN PARCEL B  48,183 sq. ft.  1.106 acres
STORM WATER DETENTION POND (84'x108'x2') (17,000 Cu.Ft.)
20' PUBLIC UTILITY EASEMENT
OPEN PARCEL A  53,636 sq. ft.  1.231 acres
SET R&C LANDMARK (TYP.)
S 0°57'45" W  101.00'
FUTURE PHASE
N 0°25'30" E  30.00'  30.00' (TYP.)
10' PUBLIC UTILITY EASEMENT (TYP.)
N 0°25'30" E  33.00'
124.65'
181.73'
N 89°02'15" W  585.31'
278.93'
100.95'  P.O.B.
N 89°02'15" W  1327.78'
2200 SOUTH STREET
742.78'
N 89°02'15" W
CENTER OF SEC 29, T6N, R2W, SLB&M FOUND WEBER CO MONUMENT DATED 1963, FAIR CONDITION
BASIS OF BEARING STATE PLANE GRID BEARING PER WEBER COUNTY  S 0°36'21" W  2666.74' REC.  2666.88' MEAS.
S 77°21'58" E  131.42'
S 0°57'45" W
N 89°38'46" E
33.00' (TYP.)

### NOTE:
1. NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.
2. LOT OPEN SPACE C-R IS TO BE RESTRICTED. THE OWNER OF THIS LOT SHALL NOT IN ANY WAY ALTER THE GRADES, ELEVATIONS, PIPING, STRUCTURES, ETC. WITHIN THE STORM WATER DETENTION POND EASEMENT WITHOUT WRITTEN AUTHORIZATION FROM THE GOVERNING AUTHORITY. THE RESTRICTION EXCLUDES THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SPRINKLING SYSTEMS. SAID OWNER SHOULD ALSO UNDERSTAND THIS DETENTION POND MAY TEMPORARILY HOLD STORM WATER DURING OR AFTER STORMS.