JACQUELYN PARK LANE ROAD DEDICATION

PART OF THE NW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

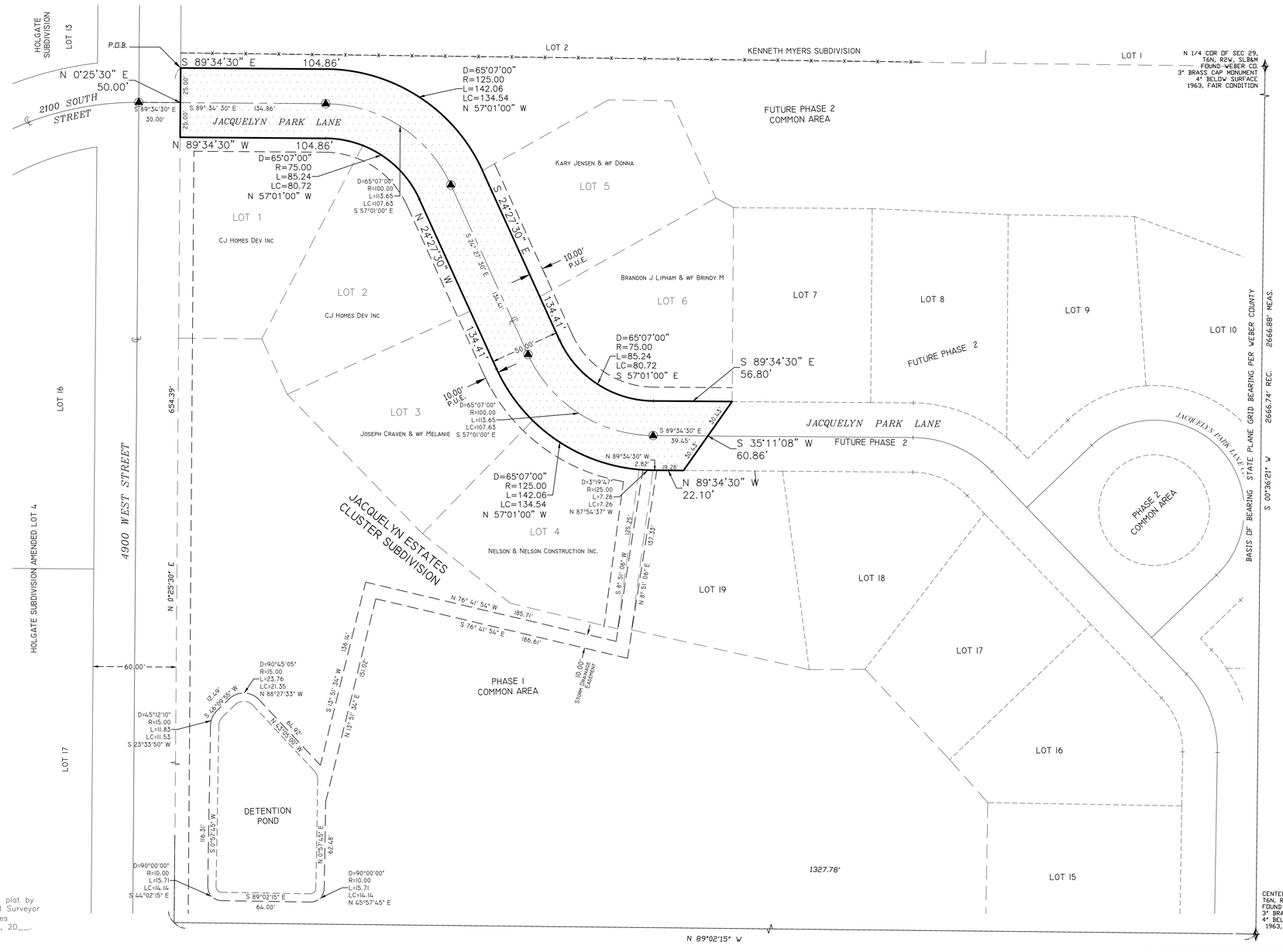
UNINCORPORATED WEBER COUNTY, UTAH – NOVEMBER 2017

Scale ~ 1" = 40'

0 40 80

Legend

- EXISTING FENCE
- P.U.E.
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT 3" BRASS CAP MONUMENT MARKED PLS# 9008384
- ROAD/STREET DEDICATION



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby dedicate, grant and convey to Weber County, Utah all those parts or portions of said tract of land designated as street(s), the same to be used as public thoroughfares And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized 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 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.

Corporate Acknowledgement

IN WITNESS WHEREOF, the above named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this _____ day of _____ , 20____.

CJ Homes Development Inc.

Craig Standing President Julie Standing Vice President

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

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 BEING NORTH 89°02'15" WEST 1327.78 FEET ALONG THE QUARTER SECTION LINE TO THE EAST R.O.W. LINE OF 4900 WEST STREET EXTENDED AND NORTH 00°25'30" EAST 654.39 FEET ALONG SAID R.O.W. LINE FROM THE CENTER OF SAID SECTION 29; RUNNING 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 SOUTH 24°27'30" EAST 134.41 FEET; THENCE SOUTHEASTERLY 85.24 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 65°07'00" (L.C.= SOUTH 57°01'00" EAST 80.72 FEET); THENCE SOUTH 89°34'30" EAST 56.80 FEET; THENCE SOUTH 35°11'08" WEST 60.86 FEET; THENCE NORTH 89°34'30" WEST 22.10 FEET; THENCE NORTHWESTERLY 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.= NORTH 57°01'00" WEST 134.54 FEET); THENCE NORTH 24°27'30" WEST 134.41 FEET; THENCE NORTHWESTERLY 85.24 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 65°07'00" (L.C.= NORTH 57°01'00" WEST 80.72 FEET); THENCE NORTH 89°34'40" WEST 104.86 FEET TO SAID R.O.W. LINE OF 4,900 WEST STREET; THENCE NORTH 00°25'30" EAST 50.00 FEET; TO THE POINT OF BEGINNING.
CONTAINS 25,301 SQFT = 0.58 ACRES.

NARRATIVE

This survey was requested by Craig Standing to dedicate Jacquelyn Park Lane to Weber County.

Documents used to aide in this survey:
1. Weber County Tax Plat 15-079-3 & 15-599
2. Jacquelyn Estates Cluster Subdivision Phase 1 (79-013)

The basis of bearing of bearing is State Plane Grid Bearing as shown.

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 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 Planning Commission

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 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___.

Chairman, Weber County Commission Attest: Title: Weber County Clerk

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

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, 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. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 9008384 STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: CJ Homes Development Inc.
Craig Standing PH: 801-540-4989
5337 Ridgedale Dr., Ogden UT, 84403

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NW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Dedication Plat

Revisions	
	DRAWN BY: TK
	CHECKED BY: TK
	DATE:
	FILE: 3010 road

Weber County Recorder

Entry no. _____

Fee paid _____

Filed for record and recorded _____day of _____ 2016.

at _____

in book _____ of official records,

on page_____

County Recorder: Leann H Kilts

By Deputy: _____

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

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