# J & L NELSON SUBDIVISION 1ST AMENDMENT PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH

STATE PLANE GRID BEARING AS PER WEBER COUNTY

N89'40'08"W (BASIS OF BEARINGS) 2592.75' MEASURED [2592.70' RECORD]

OCTOBER, 2011

PROJECT SITE-W 3600 N W 3525 N W 3475 N W 3450 N

**VICINITY MAP** 

NO SCALE

### **BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT AT THE NORTHEAST CORNER AND A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89'40'08"W.

#### **NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO AMEND THE J & L NELSON SUBDIVISION PLAT. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

1505.45

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

**BOUNDARY DESCRIPTION** 

BEGINNING AT A POINT ON THE WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, SAID POINT BEING N89'40'08"W ALONG THE SECTION LINE 1087.30 FEET AND S00°19'52"W 1843.79 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00'15'00"E ALONG SAID WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1 325.07 FEET TO THE NORTH LINE OF THE THOMPSON PROPERTY; THENCE N89'02'28"W ALONG SAID NORTH LINE OF THE THOMPSON PROPERTY 685.87 FEET TO THE CENTERLINE OF 2975 WEST STREET (A PRIVATE ROAD); THENCE NO0'57'32"E ALONG SAID CENTERLINE 325.00 FEET TO THE SOUTH LINE OF THE ADAMS PROPERTY; THENCE S89'02'28"E ALONG SAID SOUTH LINE OF THE ADAMS PROPERTY 679.01 FEET TO THE WEST LINE OF SAID REMUDA SUBDIVISION AND GOLF COURSE PHASE 1 ALSO THE POINT OF BEGINNING.

CONTAINING 221792 SQUARE FEET AND 5.092 ACRES

### **LEGEND**

= SECTION CORNER

= LOT LINE

--- - = ADJOINING PROPERTY

- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SOIL TEST PIT LOCATION
- = BOUNDARY LINE
- -----= EASEMENTS
- ---- ROAD CENTERLINE
- X X = EXISTING FENCELINE
- = PRIVATE STREET EASEMENT



= EXISTING STRUCTURE

1087.30

= PUBLIC UTILITY EASEMENT

Scale: 1" = 40'

# NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY MONUMENT 3" BRASS CAP SET IN CONCRETE 4" ABOVE GROUND DATED 1963 IN GOOD CONDITION.

### NOTE

ALL U.S. BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE SAME TIME WHEN THE U.S. BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY, AND/OR OTHER GOVERNING AUTHORITIES.

### A-1 ZONE NOTE

'AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982)

## **DEVELOPER**

ADAM AND RAYLYN NELSON 4367 SOUTH 2900 WEST ROY, UTAH 84967 801-791-6152

#### NORTHEAST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY MONUMENT 3" BRASS CAP NEALY W ADAMS SET FLUSH WITH GROUND 19-010-0043 DATED 1963 IN GOOD CONDITION. P.O.B.— S89'02'28"E 679.01' MONTE C & WF SANDRA L WADE 19-137-0002 (TYP.) (TYP.) AD) LOG#13066 1.069 ACRES 19-137-0003 EXISTING UTILITY EASEMENT BOOK 1858 PAGE 10 S89'02'28"E 310.40' 165482 S.F. 3.799 ACRES C LOCKARD TRUSTEES 19-137-0004 $\mathbf{S}$ —10'P.U.E. 15.6'— KIRK D & WF HEIDI M HUNSAKER N89°02'28"W 685.87 19-137-0005 FENCE CORNER IS 26.5 FEET EAST AND 1.3 FEET NORTH OF PROPERTY CORNER FENCE CORNER IS 0.2 FEET T LEE & WF SUZANNE B THOMPSON 30.00' SOUTH OF BOUNDARY CORNER 19-010-0047

### SURVEYOR'S CERTIFICATE

SIGNED THIS \_\_\_\_\_\_, 20\_\_\_\_,

ROBERT D. KUNZ, 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 LAND SURVEYORS ACT: AND THAT 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 THAT THIS PLAT OF J & L NELSON SUBDIVISION 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

#### OWNERS DEDICATION AND CERTIFICATION

ROBERT D. KUNZ

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT J & L NELSON SUBDIVISION 1ST AMENDMENT, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS 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 STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS. TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSOR, OR ASSIGNS AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE 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	S	DAY OF	 , 20	•	

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STATE OF UTAH COUNTY OF \_\_\_\_\_

150228

UTAH LICENSE NUMBER

, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN. DID ACKNOWLEDGE TO ME FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

**COMMISSION EXPIRES** 

**NOTARY PUBLIC** 

#### ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_

\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_ OF SAID CORPORATION AND THAT THEY

SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC



Project Info.

N. ANDERSON

SUBD. 1ST AMENDMENT

Number: 5992-01 Revision: 10-12-11 NA Scale: <u>1"=40</u>' Checked:\_\_\_

#### 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

#### WEBER COUNTY ENGINEER

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.

# WEBER COUNTY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

#### WEBER COUNTY COMMISSION ACCEPTANCE

ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_,

CHAIRMAN. WEBER COUNTY COMMISSION

ATTEST

#### WEBER COUNTY SURVEYOR

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\_\_\_.

WEBER COUNTY SURVEYOR

#### WEBER COUNTY ATTORNEY

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 \_\_\_\_\_, 20\_\_\_, 20\_\_\_.

WFBFR 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-SILE	WAS	SIEWAIER	DISH	OSA	AL SYSTEMS.		
SIGNED T	HIS		DAY	OF			20 .
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WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Recorded For:

And Recorded, \_\_

Weber County Recorder

Entry No.\_\_\_\_ Fee Paid

\_\_\_\_\_ Filed For Record

At \_\_\_\_\_ In Book \_\_\_\_\_

Of The Official Records, Page

\_ Deputy.