

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

MAY, 2011



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".

BOUNDARY DESCRIPTION

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:

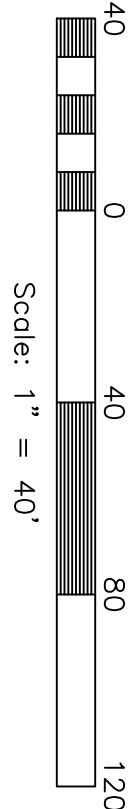
BEGINNING AT A POINT ON THE WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, SAID POINT BEING N89°40'08"W ALONG THE SECTION LINE 1087.30 FEET AND S00°19'52"W 1843.79 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00°15'00"E ALONG THE WEST LINE OF SAID SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, 325.07 FEET TO THE NORTH LINE OF THE ADAMS PROPERTY; THENCE N89°40'08"W ALONG SAID NORTH LINE OF THE THOMPSON PROPERTY 685.87 FEET TO THE CENTERLINE OF 2975 WEST STREET (A PRIVATE ROAD); THENCE N00°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
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION THE LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- EXISTING DITCH
- PRIVATE ROAD EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT



Scale: 1" = 40'

N89°40'08"W (BASIS OF BEARINGS) 2592.75' MEASURED [2592.70' RECORDED]
1505.45'

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

NEALY W ADAMS
19-010-0045

LOT 15
MONTE C & WIFE SANDRA L WADE
19-137-0002

1087.30'
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 SET FLUSH WITH GROUND DATED 1963 IN GOOD CONDITION.

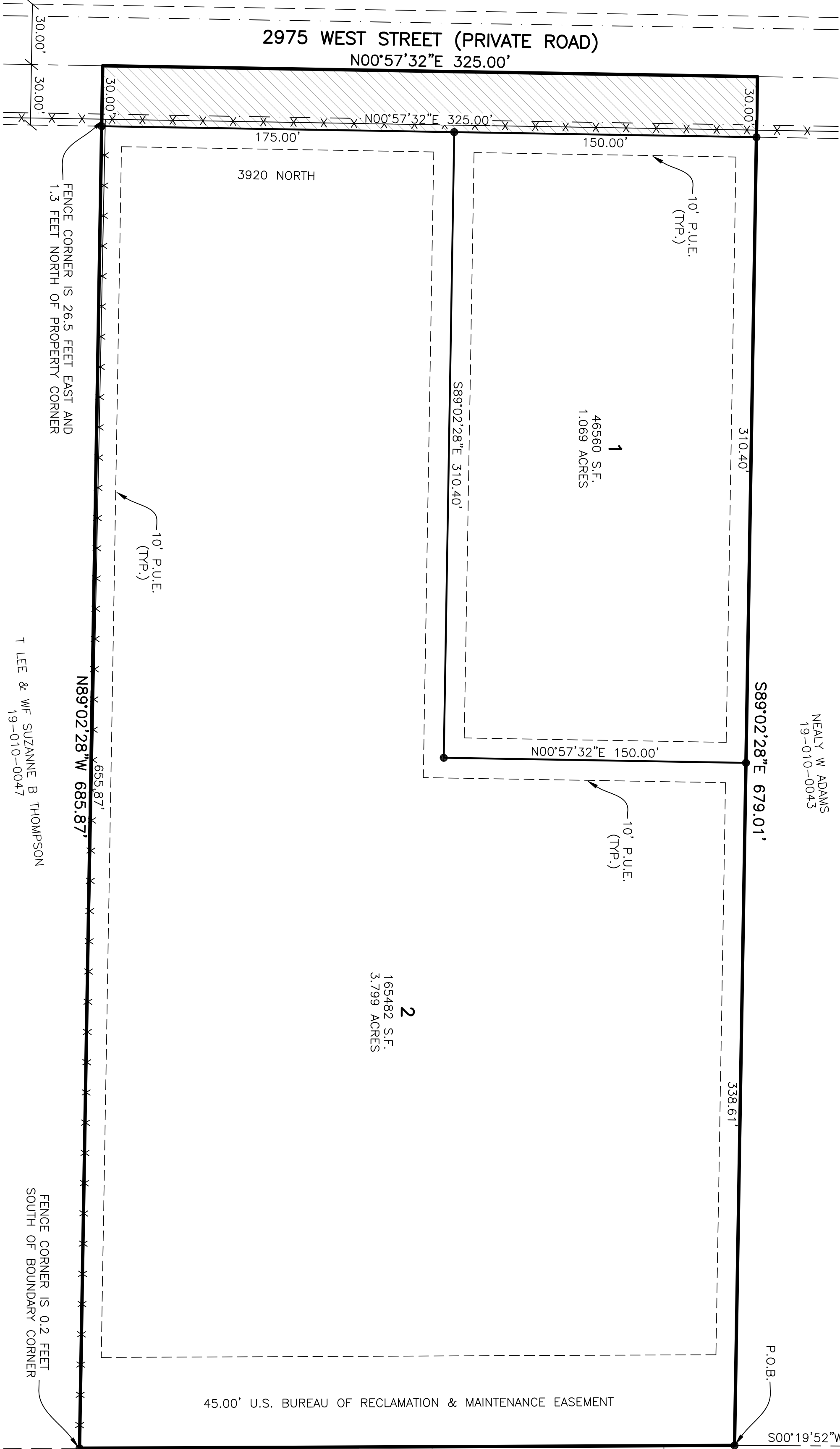
LOT 16
YVONNE E WILLIAMS
19-137-0003

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, 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 THE RIGHTS OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMENDED #3-82, JANUARY 26, 1982)



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 THEREIN AND NOW IN FORCE AND SIGNED THIS _____ DAY OF _____, 20____.

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 RECORDS. THIS SURVEY DOES NOT REVEAL THE LOCATED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.

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 APPROVED BY THIS SUBDIVISION, OTHERS HAVE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

I 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. SIGNED THIS _____ DAY OF _____, 20____.

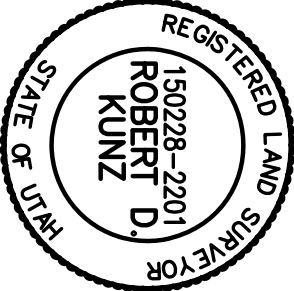
WEBER COUNTY PLANNING COMMISSION COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NUMBER 150228, 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 RULES OF THE BOARD OF LAND SURVEYING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



UTAH LICENSE NUMBER 150228 ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

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 (UNT) 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 AND INTERESTS THEREIN TO THE STATE OF UTAH FOR THE USE OF THE PUBLIC FOR THE 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 WHICH-EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ 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

Reeve & Associates, Inc.
415 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-associates.com

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 05-24-11
Name: J & L NELSON
SUBD. 1ST AMENDMENT
Number: 5992-01
Revision: _____
Scale: 1"=40'
Checked: _____

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-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

Webster County Recorder

Entry No. _____ Fee Paid _____
And Recorded, Book _____
Of the Official Records, Page _____
Recorded for: _____

Webster County Recorder

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY ATTORNEY

WEBER COUNTY SURVEYOR

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ENGINEER

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION