

# JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 2

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

WEBER COUNTY, UTAH AUGUST 2017

### 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 and Private Streets as shown hereon and name said tract JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 2:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Jacquelyn Estates HOA Inc. Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and convey to Jacquelyn Estates HOA Inc. Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved 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 to the governing entity, and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Owner's Dedication Certificate shall include the following: "... Weber County, Utah, or its designee, ... -Name of Subdivision- WCO 106-1-1 Please dedicate to/and use "Weber County" instead of "the governing entity".

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Craig L. Standing - President CJ Homes Development Inc.

Julie Standing - VP CJ Homes Development Inc.

### CORPORATE ACKNOWLEDGMENT

State of Utah )  
County of \_\_\_\_\_ )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is \_\_\_\_\_ (name of document signer) 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 \_\_\_\_\_ (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  
Description of land to be included in the subdivision. WCO 106-1-8(c)(1)h.1.  
A written boundary description of property surveyed. UCA 17-23-17(3)(f)  
Missing a course and some calls.

### BOUNDARY DESCRIPTION

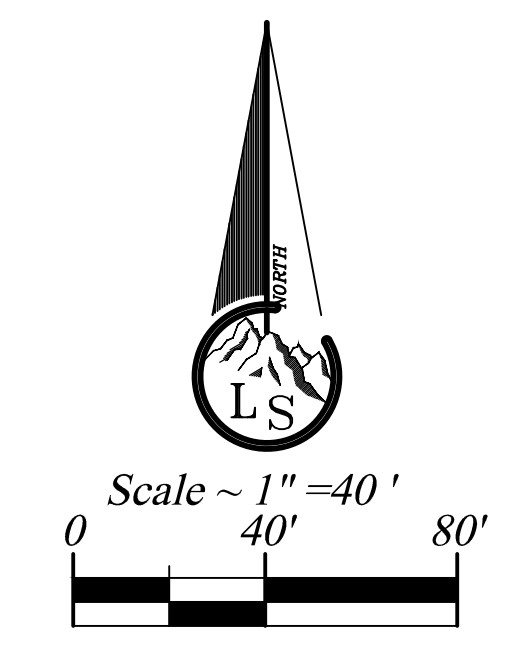
A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 89°02'15" WEST 381.06 FEET ALONG THE QUARTER SECTION LINE FROM THE CENTER OF SAID SECTION 29, RUNNING THENCE NORTH 0°57'45" EAST 134.00 FEET; THENCE NORTH 41°37'05" WEST 41.40 FEET; THENCE 43°05'00" WEST 10 FEET; NORTH 43°05'00" WEST 79.40 FEET; THENCE SOUTH 89°38'46" WEST 40.25 FEET; THENCE NORTH 77°21'58" WEST 131.42 FEET TO THE BOUNDARY OF JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1; THENCE NORTH 7°38'13" EAST 116.20 FEET; THENCE SOUTH 89°34'30" EAST 22.10 FEET; THENCE NORTH 55°11'08" EAST 60.86 FEET; THENCE NORTH 0°25'30" EAST 140.00 FEET; THENCE NORTH 61°46'26" WEST 14.50 FEET; THENCE NORTH 24°31'23" WEST 77.20 FEET; THENCE NORTH 89°17'17" WEST 45.60 FEET; THENCE SOUTH 60°42'02" WEST 104.10 FEET; THENCE ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 65°07'00" 142.06 FEET ALONG THE CURVE (L.C. = NORTH 57°01'00" WEST 134.54 FEET); THENCE NORTH 89°34'30" WEST 104.86 FEET TO THE EAST R.O.W. LINE OF 4900 WEST STREET; THENCE NORTH 0°25'30" EAST 107.76 FEET TO THE SOUTH BOUNDARY LINE OF KENNETH MYERS SUBDIVISION LOT 2; THENCE ALONG SAID BOUNDARY SOUTH 89°17'17" EAST 948.81 FEET; THENCE SOUTH 0°36'21" WEST 669.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 350,716 Sqft = 8.05 ACRES.  
The written narrative shall contain the documentary, parcel, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

NARRATIVE  
THE PURPOSE OF THIS SURVEY WAS TO CREATE PHASE TWO OF A NINETEEN (19) LOT CLUSTER SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).  
If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).



- Legend**
- EXISTING FENCE
  - EASEMENTS
  - STREET CENTERLINE
  - FND SECTION CORNER
  - FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ELEVATION BENCHMARK
  - ROAD/STREET DEDICATION

A detailed description of monuments found and monuments set, indicated separately, UCA 17-23-17(3)(h) No description on street monuments also no lot corners shown as being set.

NOTE: NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:  
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5). Please add.

A signature block for County Surveyor conforming to state code and county ordinance.  
Weber County Surveyor:  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)  
**New Signature Block**

**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\_\_\_\_.

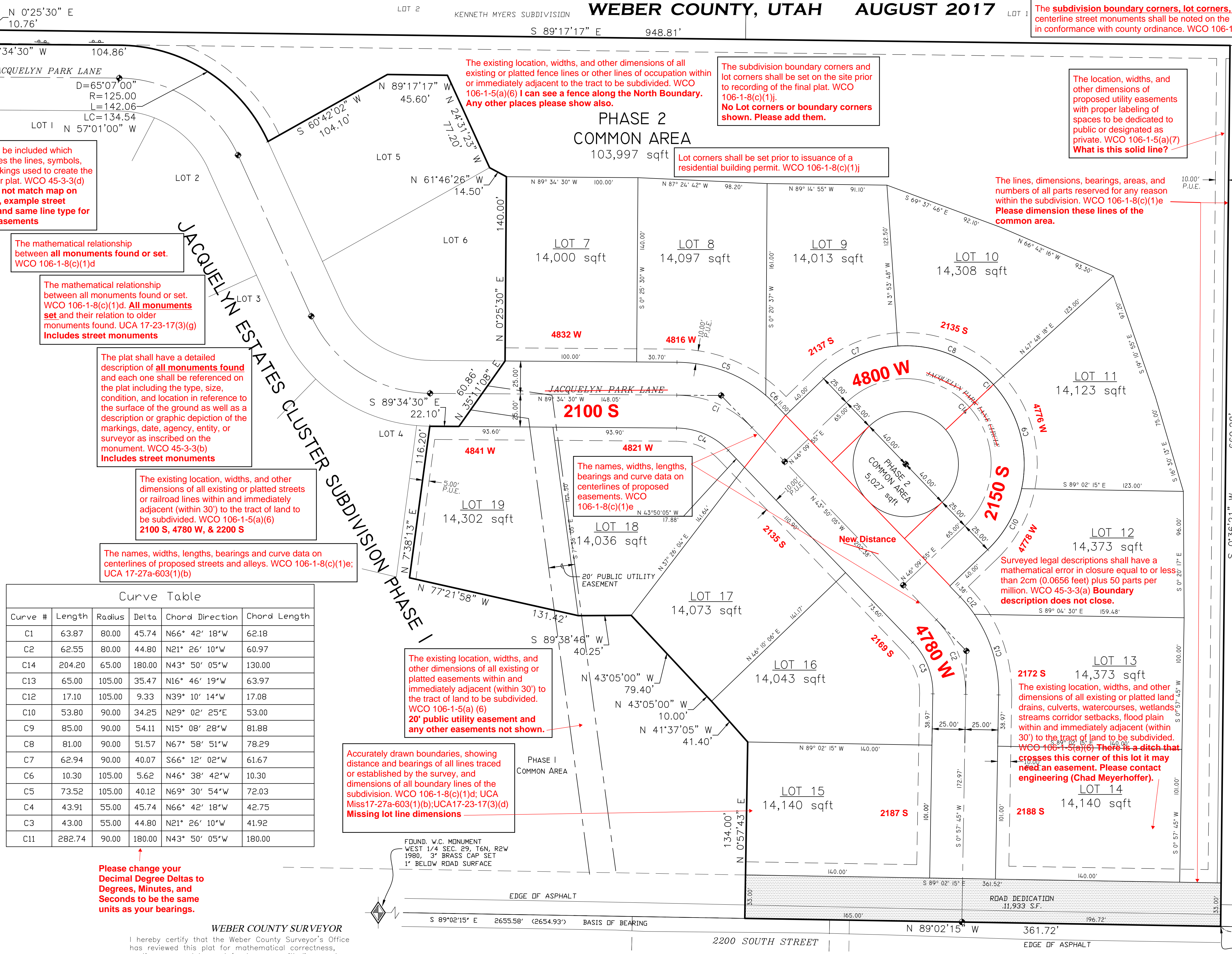
Chairman, Weber County Planning Commission  
**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Signature  
Chairman, Weber County Commission  
Attest:  
Title: Weber County Clerk

**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 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\_\_\_\_.  
\_\_\_\_\_  
Signature  
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.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.87	80.00	45.74	N66° 42' 18"W	62.18
C2	62.55	80.00	44.80	N21° 26' 10"W	60.97
C14	204.20	65.00	180.00	N43° 50' 05"W	130.00
C13	65.00	105.00	35.47	N16° 46' 19"W	63.97
C12	17.10	105.00	9.33	N39° 10' 14"W	17.08
C10	53.80	90.00	34.25	N29° 02' 25"E	53.00
C9	85.00	90.00	54.11	N15° 08' 28"W	81.88
C8	81.00	90.00	51.57	N67° 58' 51"W	78.29
C7	62.94	90.00	40.07	S66° 12' 02"W	61.67
C6	10.30	105.00	5.62	N46° 38' 42"W	10.30
C5	73.52	105.00	40.12	N69° 30' 54"W	72.03
C4	43.91	55.00	45.74	N66° 42' 18"W	42.75
C3	43.00	55.00	44.80	N21° 26' 10"W	41.92
C11	282.74	90.00	180.00	N43° 50' 05"W	180.00

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d) Legend does not match map on certain items, example street monuments and same line type for fences and easements

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g) Includes street monuments

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b) Includes street monuments

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) 2100 S, 4780 W, & 2200 S

The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(b)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) 20' public utility easement and any other easements not shown.

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)(d); UCA Miss17-27a-603(1)(b);UCA17-23-17(3)(d) Missing lot line dimensions

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6) I can see a fence along the North Boundary. Any other places please show also.

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)j. No Lot corners or boundary corners shown. Please add them.

Lot corners shall be set prior to issuance of a residential building permit. WCO 106-1-8(c)(1)j

The names, widths, lengths, bearings and curve data on centerlines of proposed easements. WCO 106-1-8(c)(1)e

The lines, dimensions, bearings, areas, and numbers of all parts reserved for any reason within the subdivision. WCO 106-1-8(c)(1)e Please dimension these lines of the common area.

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) What is this solid line?

Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a) Boundary description does not close.

Improvements