#### Jamesidney Subdivision Unincorporated Weber County, Utah North Quarter Corner of Sec. 15, T. 6 N., R. 3 W., SLB&M A Part of the Southwest Quarter of Section 15, Calculated Position Project Location Township 6 North, Range 3 West, Salt Lake Base & Meridian September 2019 N 89°35'22" W 5293.23 2646.615 2646.615 **Bell Subdivision** Signed Northwest Corner of Sec. 15, Northeast Corner of Sec. T. 6 N., R. 3 W., SLB&M T. 6 N., R. 3 W., SLB&M Lot 1 Weber Co. Brass Cap Monument 4" Weber Co. Brass Cap Monument flush Timothy & Jennifer Christensen K. Greg below top of asphalt with ground 10-078-0001 (Good Condition) (Good Condition) Vicinity Map S 89°07'13" E North Line of the S.E. 1/4 of the S.W. 1/4 1330.68 10.8 Lot 1 \_\_\_\_x----x---S 89°07'13" E 10' P.U.E. (Data in Parentheses is Record) Lot 2 Subject Property Line Barbara Higgs "Trustee" 10-037-0011 S 89°07'13" E 1331.81' Water Line Existing Power Line Existing 668.85 Telephone Line Existing Gas Line Existing Existing 5.0' Contour Existing 1.0' Contour 4222 Found rebar set by others Set 5/8"x24" Rebar With Cap HANSEN & ASSOC 4223 — WEBER COUNTY ENGINEER Test Pit Lot 2 I Hereby Certify that the Required Public Improvement Lot 1 Standards and Drawings for this Subdivision Conform Cont. 10.44 Acres Cont. 10.44 Acres with the County Standards and the Amount of the 8052 West 807 South 7900 West Install Water Lateral Financial Guarantee is Sufficient for the Installation of & Water Meter theses Improvements. 7972 West 900 South Signed this\_\_\_\_\_\_, Day of\_\_\_\_ Weber County Engineer WEBER COUNTY PLANNING COMMISSION APPROVAL This is to Certify that this Subdivision Plat was Duly Test Pit Approved by the Weber County Planning Commission. Signed this\_\_\_\_\_\_, Day of\_\_ Install Water Lateral & Water Meter Thompsøn 10<del>-</del>/037-Ø010 Chairman, Weber County Planning Commission Section Line — Basis of Bearing NOTE: Reference Monument (per Weber Co. 2018) —Southwest Corner of Sec. 15, 1 - All public utility easements (P.U.E.) are 10.0 foot to the South Quarter Corner of Sec. 15, T. 6 N., R. 3 W., SLB&M wide unless otherwise noted. T. 6 N., R. 3 W., SLB&M. Found Weber Co. Brass Cap Found Weber Co. 3" Brass Cap Monument 5" Monument 5" below top of asphalt below top of asphalt. 1963 (Fair Condition) \*\*Held as South Quarter Corner of Sec. 15\*\* 2 - Rebar and cap set on all back lot corners. (hard to read) South Quarter Corner of Sec. 15, T. 6 N., R. 3 W., SLB&M. — Calculated Position per Weber County Reference Tie Sheet 3 - Sewer system to be individual septic sewer systems 6N3W22NRM2 approved by the Weber-Morgan Health Department. (N 78°03'52" W 25.67' from Reference Monument) Developer: Nate Christensen WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT P.O. Box 937 Centerville, Utah 84014 This is to Certify that this Subdivision Plat, the Dedication of I Hereby Certify that the Weber County Surveyor's Office has Reviewed this I Have Examined the Financial Guarantee and Other (801) 706-1921 Documents Associated with this Subdivision Plat, and in Streets and other Public Ways and Financial Guarantee of I Hereby Certify that the Soils, Percolation Rates, and Plat and all conditions for approval by this office have been satisfied. The Public Improvements Associated with this Subdivision, Thereon my Opinion they Conform with the County Ordinance Site Conditions for this Subdivision have been approval of this Plat by the Weber County Surveyor does not relieve the Applicable Thereto and now in Force and Affect are Hereby Approved and Accepted by the Commissioners of Investigated by this Office and are Approved for On-Site Licensed Land Surveyor who executed this plat from the responsibilities Weber County Utah Signed this\_\_\_\_\_, Day of\_\_\_ Wastewater Disposal Systems. Consulting Engineers and Land Súrveyors and/or liabilities associated therewith. 538 North Main Street, Brigham, Utah 84302 Signed this\_\_\_\_\_, Day of\_\_ Signed this . Day of

Signed this\_\_\_\_\_, Day of\_\_\_\_

Weber County Surveyor

Weber County Attorney

Visit us at www.haies.net Oaden

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Chairman, Weber County Commission

Attest

Brigham City

19-3-220 19-3-220v15.dwa 09/05/19 RS

#### SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 Professional Land Surveyors Act: and 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 have hereby Subdivided said tract into two (2) lots, known hereafter as Jamesidney Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County Concerning Zoning Requirements regarding lot measurements have been complied with.

this day of	2020. SAND LAND OF
Hansen P.L.S. nd Surveyor Licence No. 167819	K. Greg
	THE OF US

### SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET AND THE EAST LINE OF SAID SOUTHWEST QUARTER LOCATED 47.60 FEET NORTH 00°29'13" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15;

RUNNING THENCE NORTH 89°22'35" WEST 41.09 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF RANDALL & HOLLIE THOMPSON PROPERTY, TAX ID NO. 10-037-0010; THENCE ALONG THE BOUNDARY OF SAID THOMPSON PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°29'13" EAST (NORTH BY RECORD) 167.07 FEET; (2) NORTH 89°04'09" WEST (WEST BY RECORD) 250.00 FEET; AND (3) SOUTH 00°29'13" WEST (SOUTH BY RECORD) 167.92 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°07'35" WEST 1042.26 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°36'23" EAST 740.56 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°07'13" EAST 1331.81 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°29'13" WEST 739.65 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 21.689 ACRES.

## OWNER'S 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 as shown heron and name said tract, Jamesidney Subdivision and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the installation maintenance and operation of public utilities as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed Illis	day or		
James R. Bowen, "R Jamesidney Enterpris	Registered Agent" of ses, LLC, a Utah Limited	d Liability Company	
LIMITED	LIABILITY COMPA	NY ACKNOWLEDGMEN	Τ
STATE OF UTAH	) ,		
STATE OF UTAH  COUNTY OF	<i>§</i>		
acknowledge that he Utah Limited Liability property listed herei agent of the LLC, a	e is a Registered Agent v Company ("LLC"), who n, and executed the fo nd that said authorizate	, 2020, personally appear one duly sworn did say and of Jamesidney Enterprises, LL ich LLC is the Owner of the r regoing instrument as the aution to sign on behalf of the l	.C, a eal horized LLC came

pursuant to a Resolution of the Managers, the Certificate of Urganization, and/o the Operating Agreement of the LLC.

Notary Public

# NARRATIVE

The purpose of this survey was to establish and set the property corners of the Two Lot Subdivision as shown and described hereon. This survey was ordered by Nate Christensen. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 15, Township 6 North, Range 3 West, S.L.B.&M. The North Right—of—Way of 900 South Street was determined from Entry No. 2736753 in the Weber County Recorders Office. The Right-of-Way and Bearing of 7900 West Street was determined from Fall Widow Subdivision Phase 2 recorded as Entry No. 2891540. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 89°04'06" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Weber-Morgan Health Department

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