

Jones North Divide Subdivision

Weber County, Utah

A Part of the Northwest Quarter of Section 19,
Township 7 North, Range 1 East, S.L.B.&M.

AERIAL SHOWS DIFFERENT ROUTES THAN DESCRIBED BY
EASEMENTS ARE THESE PRESCRIPTIVE RIGHTS?

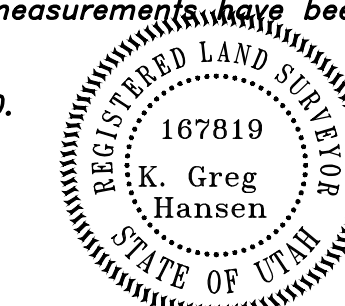
ALSO ACCESS ROAD TO LOT 3 EXTENDS TO ADJOINER DOES
THIS NEED TO BE NOTED OR SHOWN ON THE PLAT OR
GRANTED?

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 and amended said tract into three (3) lots, known hereafter as Jones North Divide 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 relating to measurement have been complied with.

Signed this _____ day of _____, 2020.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF THE MAX AND MARIANNE BAKER PROPERTY, TAX ID. NO. 22-009-0053 BEING A POINT LOCATED 405.94 FEET SOUTH 82°50'00" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FROM THE SOUTH QUARTER CORNER OF SAID SECTION 19;

RUNNING THENCE SOUTH 22°00'00" WEST 960.85 FEET ALONG THE WEST BOUNDARY LINE OF SAID BAKER PROPERTY TO THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD KNOWN AS NORTH OGDEN CANYON ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 84°53'53" WEST 84.70 FEET; (2) WESTERLY TO THE RIGHT ALONG THE ARC OF A 349.00 FOOT RADIUS CURVE, A DISTANCE OF 176.69 FEET, CHORD BEARS NORTH 80°35'53" WEST 174.81 FEET, HAVING A CENTRAL ANGLE OF 29°00'27"; (3) NORTH 86°09'02" WEST 126.70 FEET; (4) WESTERLY TO THE LEFT ALONG THE ARC OF A 606.00 FOOT RADIUS CURVE, A DISTANCE OF 200.20 FEET, CHORD BEARS NORTH 75°33'58" WEST 199.29 FEET, HAVING A CENTRAL ANGLE OF 18°55'43"; (5) NORTH 85°02'07" WEST 25.70 FEET; (6) WESTERLY TO THE LEFT ALONG THE ARC OF A 988.00 FOOT RADIUS CURVE, A DISTANCE OF 179.29 FEET, CHORD BEARS SOUTH 89°45'58" WEST 179.04 FEET, HAVING A CENTRAL ANGLE OF 10°23'50"; (7) SOUTH 84°33'53" WEST 22.50 FEET; (8) WESTERLY TO THE RIGHT ALONG THE ARC OF A 683.20 FOOT RADIUS CURVE, A DISTANCE OF 150.24 FEET, CHORD BEARS NORTH 89°08'07" WEST 149.94 FEET, HAVING A CENTRAL ANGLE OF 12°36'00"; AND (9) NORTH 82°50'00" WEST 116.95 FEET TO THE EAST BOUNDARY LINE OF THE RUSS PAULSEN PROPERTY, TAX ID. NO. 22-009-0057; THENCE NORTH 13°33'19" EAST 609.25 FEET TO THE NORTHEAST CORNER OF SAID PAULSEN PROPERTY BEING A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 82°50'00" EAST 1285.78 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 19.500 ACRES.

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY BEING 50.0 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 2134.72 FEET SOUTH 82°50'00" WEST ALONG THE NORTH LINE OF SAID SECTION AND 528.21 FEET SOUTH 03°34'48" EAST 611.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD AND NORTHER 79°51'15" EAST 74.37 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING THENCE ALONG THE CENTER LINE OF SAID EXISTING ROAD THE FOLLOWING FOUR (4) COURSES; (1) NORTH 11°36'37" EAST 23.68 FEET; (2) NORTH 41°55'37" EAST 100.00 FEET; (3) NORTH 79°55'37" EAST 100.00 FEET; AND (4) NORTH 89°25'37" EAST 642.70 FEET TO A POINT SOUTH 82°50'00" WEST 146.31 FEET AND SOUTH 22°00'00" WEST 521.62 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND THE TERMINUS OF THIS EASEMENT.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into three lots as shown on this plat and name said tract Jones North Divide Subdivision do hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 lines, 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 _____ Day of _____, 2020

Doug Jones

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2020, Doug Jones, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signer of the attached Owners Dedication, in me number, who duly acknowledged to me he signed it freely and voluntarily for the purpose therein mentioned.

Notary Public _____

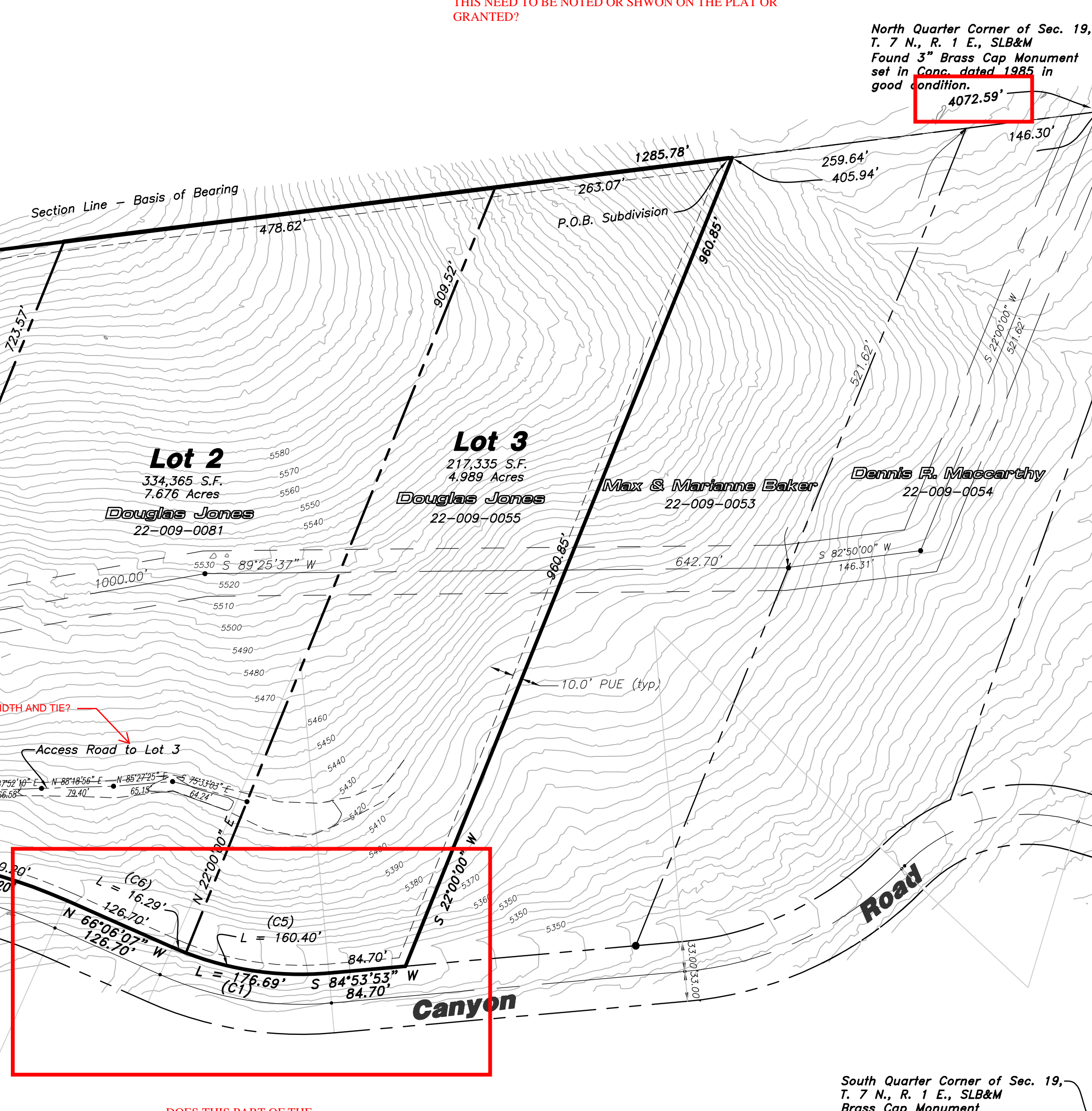
NARRATIVE

The purpose of this survey was to create a 3 Lot Subdivision from the existing property owned by Doug Jones as shown and described hereon. The survey was ordered by Doug Jones. The R-O-W Lines for North Ogden Canyon Road is that as described in the current roadway descriptions, noted to better fit the existing roadway. Said description does not actually follow the centerline of the existing paved surface. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 19, T7N, R1E, SLB&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears South 82°50'00" West, an assumed bearing to match the current deeds of record.

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____
COUNTY RECORDER
BY _____
DEPUTY

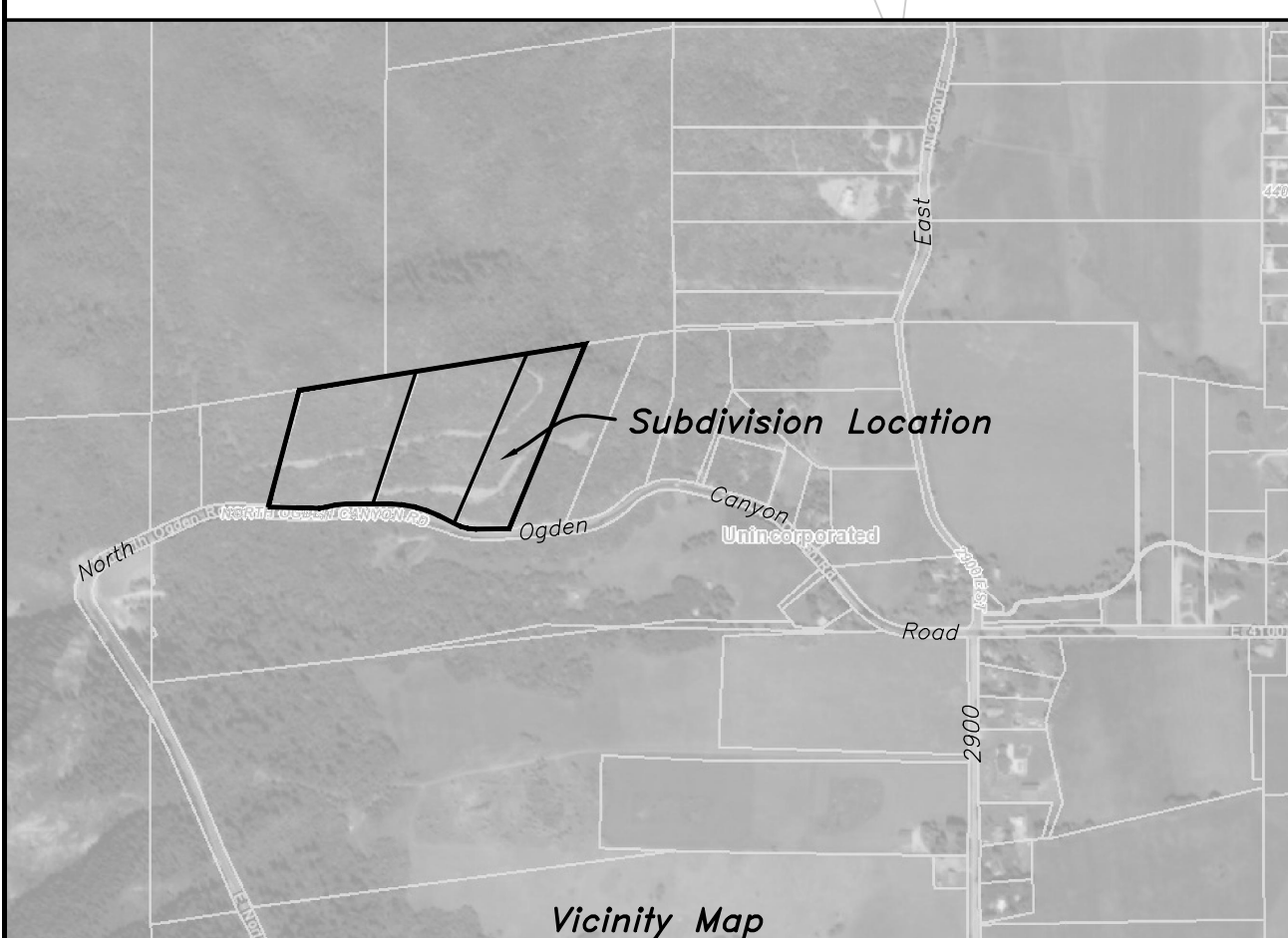
CURVE DATA			
(C1)	(C2)	(C3)	(C4)
Δ = 29°00'27" R = 349.00' L = 176.69' LC = 174.81' N 80°35'53" W	Δ = 18°55'43" R = 606.00' L = 200.20' LC = 199.29' N 75°33'58" W	Δ = 10°23'50" R = 988.00' L = 179.29' LC = 179.04' S 89°45'58" W	Δ = 12°36'00" R = 683.20' L = 150.24' LC = 149.94' N 89°08'07" W
(C5)	(C6)	(C7)	(C8)
Δ = 26°20'00" R = 349.00' L = 160.40' LC = 158.99' N 81°56'07" W	Δ = 2°40'27" R = 349.00' L = 16.29' LC = 16.29' N 75°33'58" W	Δ = 31°4'35" R = 988.00' L = 55.92' LC = 55.92' N 86°39'24" W	Δ = 7°09'15" R = 988.00' L = 123.37' LC = 123.29' S 88°08'41" W



Northwest Corner of Sec. 19,
T. 7 N., R. 1 E., SLB&M
Found 3" Brass Cap Monument
set in Conc. dated 1979 in
poor condition.
S 82°50'00" W 2134.72'
443.00'

North Quarter Corner of Sec. 19,
T. 7 N., R. 1 E., SLB&M
Found 3" Brass Cap Monument
set in Conc. dated 1985 in
good condition.
4072.59'

South Quarter Corner of Sec. 19,
T. 7 N., R. 1 E., SLB&M
Brass Cap Monument



- Notes:
1- The Vertical Datum is NGVD29
2- The Sewer System will be septic
3- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from their individual properties.
4- All Public Utility Easements are 10.0 feet wide.

DOES THIS PART OF THE
LOT LIE IN THE ROAD?
THIS SECTION MAY BE
PUBLIC AS THE ROAD HAS
BEEN IN USE FOR MORE
THAN 10 YEARS

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 _____, 2020.

Weber County Engineer _____

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
Signed this _____ Day of _____, 2020.
Chairman, Weber County Commission _____
Attest _____

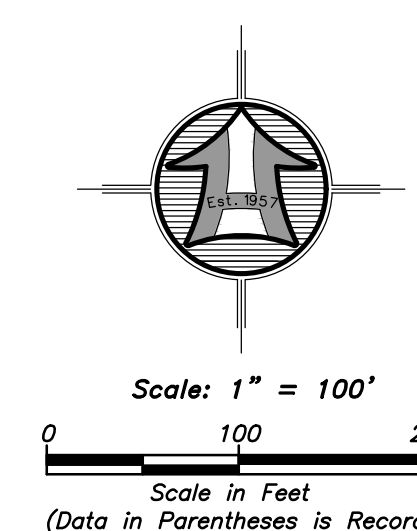
WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2020.
Chairman, Weber County Planning Commission _____

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 _____, 2020.
Weber County Surveyor _____

- ### LEGEND
- Subdivision Boundary Line
 - Interior Lot Lines
 - Adjoining property Line
 - Public Utility Easement (P.U.E.)
 - Access Easement
 - Fence Line
 - Existing Water Course
 - Existing 5' Contour
 - Existing 1' Contour
 - Section Corner
 - Found Survey Point
 - Set 5/8" by 24" Rebar With Cap



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 Affect.
Signed this _____ Day of _____, 2020.
Weber 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-Site Wastewater Disposal Systems.
Signed this _____ Day of _____, 2020.
Weber-Morgan Health Department _____

Developer:
Doug Jones
245 West 200 North
Willard, Utah 84340
435-458-2415

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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