08-68

Jones North Divide Subdivision

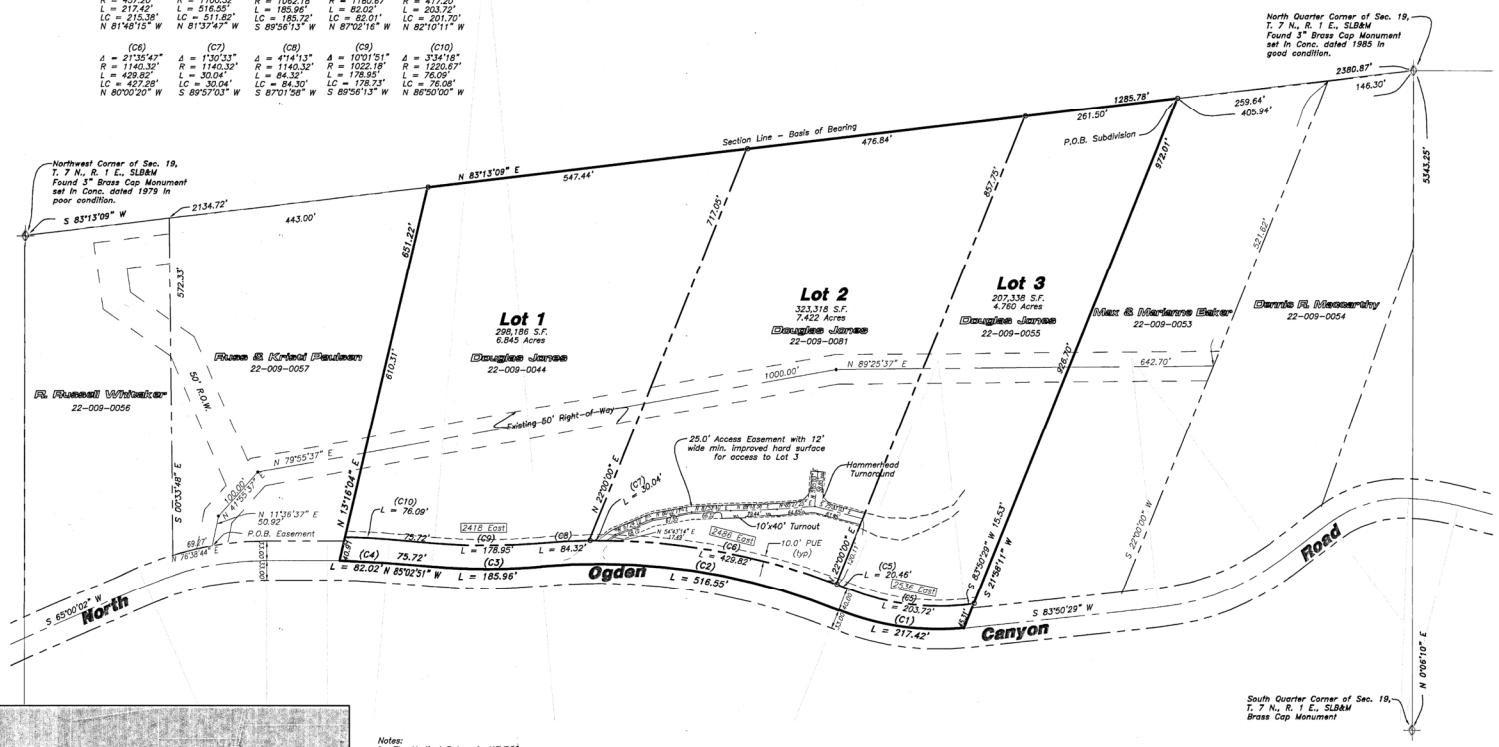
Weber County, Utah

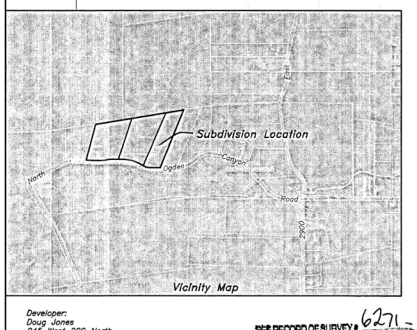
A Part of the Northwest Quarter of Section 19,
Township 7 North, Range 1 East, S.L.B.&M.
July 2020

CURVE DATA

(C1)	(C2)	(C3)	(C4)	(C5)
Δ = 27°14'49"	Δ = 26°53'51"	Δ = 10°01'51"	Δ = 3°58'50"	Δ = 27°58'40"
R = 457.20'	R = 1100.32'	R = 1062.18'	R = 1180.67'	R = 417.20'
L = 217.42'	L = 516.55'	L = 185.96'	L = 82.02'	L = 203.72'
LC = 215.38'	LC = 511.82'	LC = 185.72'	LC = 82.01'	LC = 201.70'
N 81°48'15" W	N 81°37'47" W	S 89°36'13" W	N 87°02'16" W	N 82°10'11" W

(C6)	(C7)	(C8)	(C9)	(C10)
Δ = 21°35'47"	Δ = 1°30'33"	Δ = 4°14'13"	Δ = 10°01'51"	Δ = 3°34'18"
R = 1140.32'	R = 1140.32'	R = 1140.32'	R = 1022.18'	R = 1220.67'
L = 429.82'	L = 30.04'	L = 84.32'	L = 178.95'	L = 76.09'
LC = 427.28'	LC = 30.04'	LC = 84.30'	LC = 178.73'	LC = 76.08'
N 80°00'20" W	S 89°57'03" W	S 87°01'58" W	S 89°56'13" W	N 86°50'00" W





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.
5- This property is located within a natural hazards area. A Geotechnical Investigation has been performed by CMT Engineering Laboratories, CMT Project No. 12290. Dated March 31, 2020. The final report is available for public review at the Weber County Planning Division Office.

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 theses Improvements.

Signed this 6th Day of January, 2021

Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.

Signed this 25 Day of JANUARY, 2020.

Chairman, Weber County Planning Commission

LEGEND

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

Scale: 1" = 100'
0 100 200
Scale in Feet
(Data in Parentheses is Record)

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 regarding lot measurements have been complied with.

Signed this 17th day of December, 2020.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence 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 83°13'09" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FROM THE NORTH QUARTER CORNER OF SAID SECTION 19;

RUNNING THENCE SOUTH 21°58'11" WEST 972.01 FEET ALONG THE WEST BOUNDARY LINE OF SAID BAKER PROPERTY TO THE CENTERLINE OF NORTH OGDEN CANYON ROAD AS DEFINED BY THE WEBER COUNTY SURVEYORS OFFICE; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: (1) WESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 457.20 FOOT RADIUS CURVE, A DISTANCE OF 217.42 FEET, CHORD BEARS NORTH 81°48'15" WEST 215.38' FEET, HAVING A CENTRAL ANGLE OF 27°14'49"; (2) IN A WESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 1100.32 FOOT RADIUS CURVE, A DISTANCE OF 516.55 FEET, CHORD BEARS NORTH 81°37'47" WEST 511.82 FEET, HAVING A CENTRAL ANGLE OF 26°53'51"; (3) IN A WESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE RIGHT OF A 1062.18 FOOT RADIUS CURVE, A DISTANCE OF 185.96 FEET, CHORD BEARS SOUTH 89°36'13" WEST 185.72 FEET, HAVING A CENTRAL ANGLE OF 10°01'51"; (5) NORTH 85°02'51" WEST 75.72 FEET; AND (5) IN A WESTERLY TO THE LEFT ALONG THE ARC OF A 1180.67 FOOT RADIUS CURVE, A DISTANCE OF 82.02 FEET, CHORD BEARS NORTH 87°02'16" WEST 82.01 FEET, HAVING A CENTRAL ANGLE OF 03°58'50" TO THE SOUTHEAST CORNER OF THE RUSS PAULSEN PROPERTY, TAX ID. NO. 22-009-0057; THENCE NORTH 13°18'04" EAST 651.22 FEET ALONG THE EAST BOUNDARY LINE OF SAID PAULSEN PROPERTY TO THE NORTHEAST CORNER OF SAID PAULSEN PROPERTY BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 83°13'09" EAST 1285.78 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 20.021 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 83°13'09" WEST ALONG THE NORTH LINE OF SAID SECTION AND 572.33 FEET SOUTH 0°33'48" EAST TO THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD AND 69.27 FEET NORTH 76°38'44" EAST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING THENCE ALONG THE CENTER LINE OF AN EXISTING ROAD THE FOLLOWING FOUR (4) COURSES: (1) NORTH 11°36'37" EAST 50.92 FEET; (2) NORTH 41°55'37" EAST 100.00 FEET; (3) NORTH 79°55'37" EAST 1000.00 FEET; AND (4) NORTH 89°25'37" EAST 642.70 FEET TO A POINT SOUTH 83°13'09" WEST 146.30 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 streets and lots as shown hereon and name said tract Jones North Divide 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 do also hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, drainage easements, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities 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 23rd Day of December, 2020

Douglas Jones

ACKNOWLEDGMENT

STATE OF UTAH)
: ss
COUNTY OF BOX ELDER)

On this 23rd day of December 2020, Douglas Jones, personally appeared before me, the undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the signer of the attached Owners Dedication, one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

JANET FABRICIUS
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 710515
COMM. EXP. 08/28/2021

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 established by the Weber County Surveyors office. 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 83°13'09" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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 25 Day of Jan, 2020.

Chairman, Weber County Commission

Attest

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 28 Day of DECEMBER, 2020.

Weber County Surveyor

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 22nd Day of January, 2021

Weber-Morgan Health Department

COUNTY RECORDER

ENTRY NO. 3121793 FEE PAID $16.00
FILED FOR RECORD AND RECORDED 25-Jan-21, AT 3:59 IN BOOK 89 OF OFFICIAL RECORDS, PAGE 90

LEANN H KILTS
COUNTY RECORDER
BY DEPUTY

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

SEE RECORD OF SURVEY # 6271

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3481 Ogden (801) 392-4905 Logan (435) 752-8272
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