

# JACQUELYN ESTATES CLUSTER SUBDIVISION 1ST AMENDMENT

PART OF THE NW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - DECEMBER 2021

Where a subdivision complies with the lot-averaging subdivision provisions specified in Section 106-2-4 of this Land Use Code, the final plat shall provide the following subtitle under the subdivision name: "A Lot-Averaged Subdivision."

N 1/4 COR. OF SEC. 29,  
T6N, R2W, S18E  
FOUND WEBER CO. MONUMENT  
DATED 1963, FAIR CONDITION

### OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots, Common Area(s), and streets and Private Streets as shown hereon and name said tract **JACQUELYN ESTATES CLUSTER SUBDIVISION 1ST AMENDMENT**; (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5) We hereby dedicate to 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 and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the local 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 as Common Area(s) 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, successors, or assigns. We hereby grant and convey to 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 Area(s) 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 local entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the local entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the local 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 and as may be authorized by the local authority, with no buildings or structures being erected within such easements. We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Jacquelyn Park Lane street is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the local entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the local entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

Lot-averaged subdivision plat note. A lot-averaged subdivision shall have the following plat note: "For each zone in this subdivision, the average area and average width of lots within the zone equal or exceed the minimum area and minimum width allowed in the zone. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.2 of the Weber County Code."

The average area is 39,820. The average area between all lots needs to be 40,000 Sq. ft.

IN WITNESS WHEREOF, the named signer(s) has/have caused this instrument to be signed, sealed, and delivered in presence of the undersigned Notary Public.

JACQUELYN ESTATES HOA INC.

By: \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_ Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

### Trust Acknowledgement

IN WITNESS WHEREOF, said MILTON TODD MITCHELL FAMILY TRUST dated August 24, 2018 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MILTON TODD MITCHELL  
STATE OF UTAH )  
COUNTY OF WEBER )

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority and the said signer(s) acknowledged to me that [he/she/they] as trustee(s) of said trust executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

### Corporate Acknowledgement

IN WITNESS WHEREOF, the above named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CRAIN STANDING: PRESIDENT  
STATE OF UTAH )  
COUNTY OF WEBER )

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

### Individual Acknowledgement

TANNER KING ) CHELTZIE KING )

KEVAN HODSON ) ALESHIA HODSON )

DALLAS JAY BUCK ) MICHELLE BUCK )

BRANDON J LIPHAM ) BRINDY M LIPHAM )

RICHARD H. GONZALES ) BRITTANY GONZALES )

STATE OF UTAH )  
COUNTY OF WEBER )

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, having commission number \_\_\_\_\_ witness my hand and official seal.

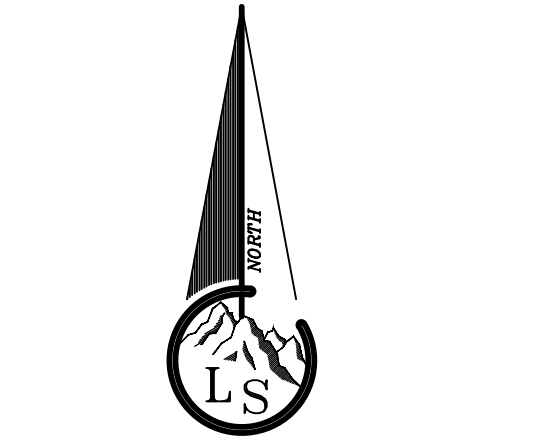
Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

(print name below signature)

### 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 ON THE NORTH RIGHT-OF-WAY LINE OF 2200 SOUTH STREET, BEING NORTH 89°02'15" WEST 142.78 FEET ALONG THE QUARTER SECTION LINE, NORTH 00°57'15" EAST 33.00 FEET AND NORTH 89°02'15" WEST 60.21 FEET FROM THE CENTER OF SAID SECTION 29; AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°02'15" WEST 525.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4900 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°25'30" EAST 632.15 FEET TO THE SOUTH LINE OF KENNETH MYERS SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°17'17" EAST 471.00 FEET; THENCE SOUTH 00°25'30" WEST 246.18 FEET TO THE NORTH RIGHT-OF-WAY OF JACQUELYN PARK LANE; THENCE SOUTH 35°11'08" WEST 60.86 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID LANE; THENCE NORTH 89°34'30" WEST 22.10 FEET; THENCE SOUTH 07°38'13" WEST 116.20 FEET; THENCE SOUTH 40°58'21" EAST 297.63 FEET TO THE POINT OF BEGINNING. CONTAINS 268,266 SqFt = 6.159 ACRES.

BASIS OF BEARING STATE PLANE GRID BEARING PER WEBER COUNTY MEAS. 266687 MEAS. 266674 REC. 266687 MEAS. 266674 REC.



Scale ~ 1" = 40'  
40' 0" 0 80

### Legend

- X---X--- EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- R RECORD DATA
- MD MEASURED DATA
- XXXXX COMMON AREA

NOTE: The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

NOTE: NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

### WEBER COUNTY SURVEYOR'S CERTIFICATE

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

### 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

### 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\_\_\_\_.

\_\_\_\_\_  
Chairman, Weber County Commission

Attest: \_\_\_\_\_  
Title: Weber County Clerk

### 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\_\_\_\_.

\_\_\_\_\_  
Director, Weber-Morgan Health Department

### WEBER COUNTY PLANNING COMMISSION APPROVAL

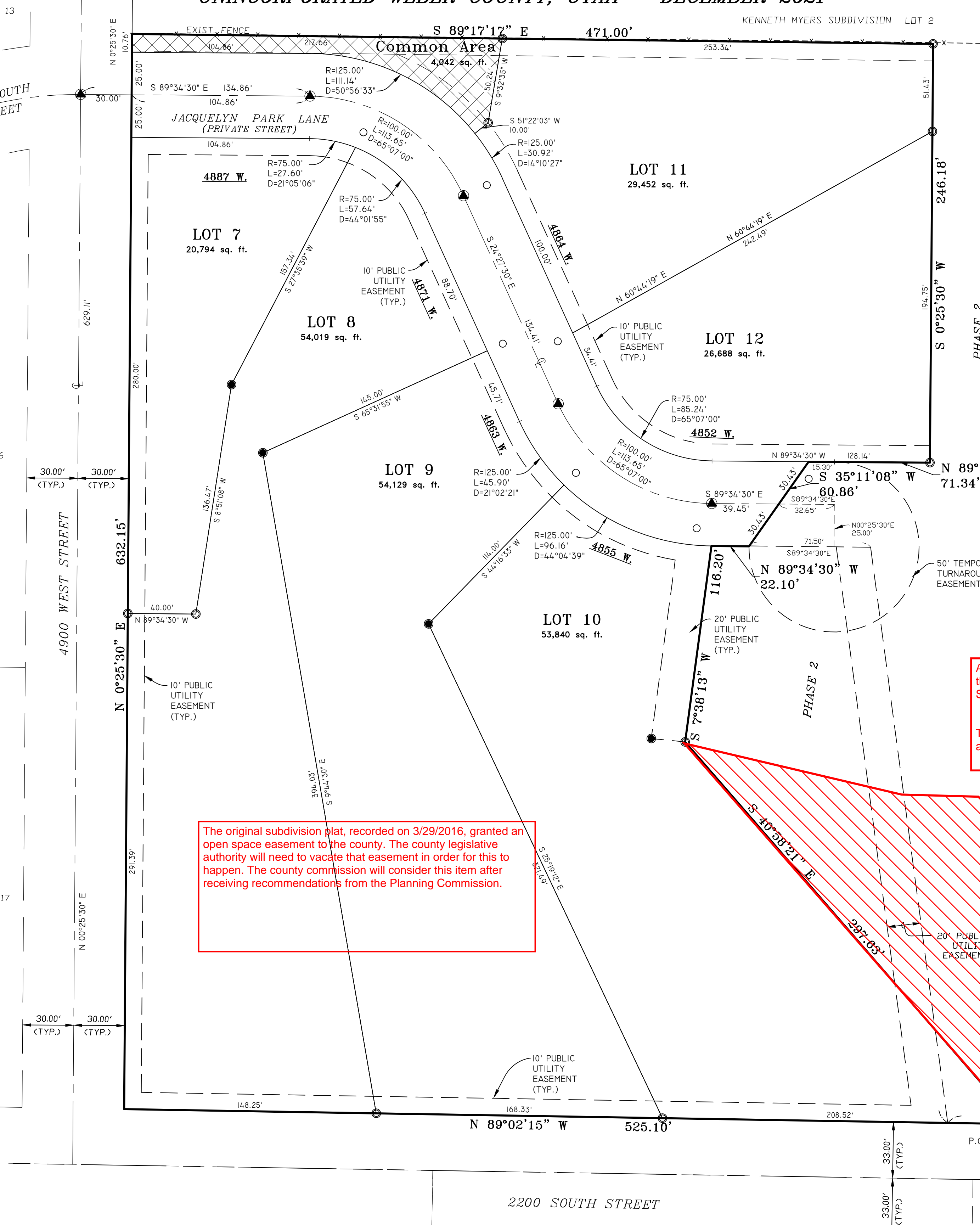
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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



The original subdivision plat, recorded on 3/29/2016, granted an open space easement to the county. The county legislative authority will need to vacate that easement in order for this to happen. The county commission will consider this item after receiving recommendations from the Planning Commission.

A portion of the original common area will be vacated. Please include this area in the plat and show it to be vacated. This is based on State Code 17-27a-609.

The area I drew is not to scale, but approximate. Please include the actual common area that will need to be vacated.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND A SIX (6) LOT CLUSTER SUBDIVISION BY ADJUSTING THE OVERALL SUBDIVISION BOUNDARY AND DISTRIBUTING THE EXISTING COMMON AREA INTO THE INDIVIDUAL LOTS AS SHOWN.

SURVEY'S USED TO AID IN THIS PLAT: JACQUELYN ESTATES CLUSTER SUBDIVISION, STEVE WEST SUBDIVISION, HOLGATE SUBDIVISION AND HOLGATE SURVEYING - AMENDED LOT 4 AS FOUND IN THE WEBER COUNTY RECORDERS OFFICE.

BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

### 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 may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which they may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, 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 as indicated by their approval hereon.



**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com  
4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

**DEVELOPER:**  
Address: \_\_\_\_\_

**Subdivision**  
NW 1/4 of Section 29, Township 6 North,  
Range 2 West, Salt Lake Base and Meridian.

**Drawn/Checked/Date:**  
DRAWN BY: TK  
CHECKED BY: TK  
DATE: 12-15-2021  
PROJECT: 3010-PHI-AMD-2021

**Weber County Recorder**

Entry no. \_\_\_\_\_

Filed for record and recorded  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_  
in book \_\_\_\_\_ of official records,  
on page \_\_\_\_\_

County Recorder: Leann H Kilts

By Deputy: \_\_\_\_\_  
Fee paid \_\_\_\_\_

This plat and associated documents are PRELIMINARY NOT FINAL and subject to change without a valid approval and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce. Division of Occupational and Professional Licensing. If this document is undated it is a Preliminary document and is not intended for record.