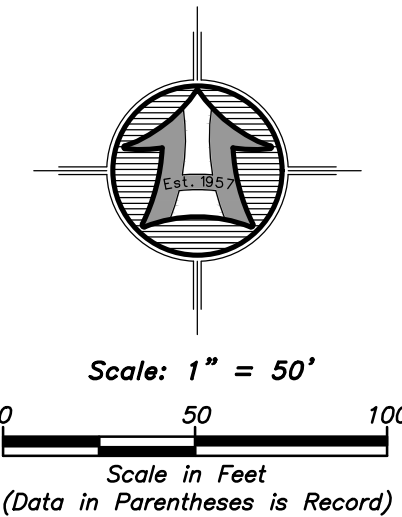


**JEANA'S DREAM SUBDIVISION**  
WEBER COUNTY, UTAH  
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, AND  
NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
JANUARY 2022



LEGEND	
	Subject Property Line
	Interior Lot Lines
	Adjoining Property Line
	Previous Property Line
	Centerline
	Public Utility Easement (PUE)
	Fence Line
	Found HAI rebar unless noted
	Set 5/8"x24" Rebar With Cap
	Section Corner

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY NEAL BERUBE, THE CONTROL, USED TO ESTABLISH THE PROPERTY CORNERS WAS THE HAI RECORD OF SURVEY NO. 6836, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 16 AND 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 WHICH BEARS NORTH 89°15'33" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

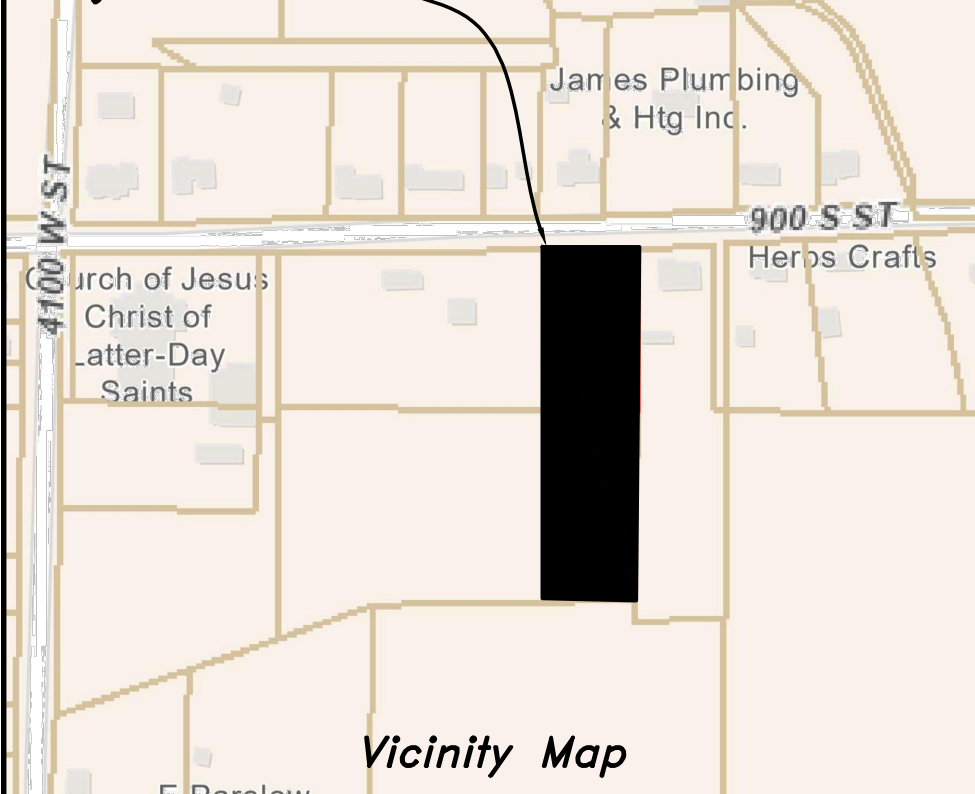
This is to Certify that this Subdivision Plat was Duly  
Approved by the Weber County Planning Commission.  
Signed this \_\_\_\_\_, Day of \_\_\_\_\_, 2022.

Chairman, Weber County Planning Commission

**NOTE:**

- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- 2 - Rebar and cap set on all lot corners.
- 3 - Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

**Project Location**



Developer  
NEAL BERUBE  
1532 E 2525 N  
OGDEN, UTAH 84414  
(801) 791-3000



**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
Celebrating over 60 Years of Business

**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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

Chairman, Weber County Commission

Affest

**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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

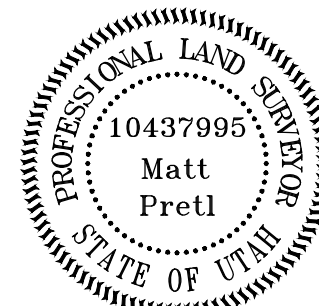
Weber-Morgan Health Department

**SURVEYOR'S CERTIFICATE**

I, MATT PRETL, 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 ONE (1) LOT, KNOWN HEREFTER AS JEANA'S DREAM 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  
RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON  
THE GROUND. I FURTHER 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MATT PRETL P.L.S.  
UTAH LAND SURVEYOR LICENCE NO. 10437995



**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND A PART OF THE NORTHWEST  
QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND  
MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET LOCATED  
470.44 FEET NORTH 48°40'48" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION  
16 (BASIS OF BEARING IS THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH BEARS  
NORTH 89°15'33" WEST);

RUNNING THENCE NORTH 88°16'21" EAST (NORTH 87°34' EAST BY RECORD) 173.68 FEET  
ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1, HANCOCK  
HAVEN NO. 1 SUBDIVISION, RECORDED AS ENTRY NO. 1383510 IN THE WEBER COUNTY  
RECORDERS OFFICE; THENCE NORTH 00°46'14" WEST (SOUTH BY RECORD) 671.53 FEET TO  
THE SOUTHWEST CORNER OF SAID HANCOCK HAVEN NO. 1 SUBDIVISION BEING A POINT ON  
THE NORTH LINE OF BRENT & RENEE WAGSTAFF PROPERTY, TAX ID NO. 15-059-0006;  
THENCE NORTH 89°15'33" WEST (SOUTH 89°42'11" WEST BY RECORD) 173.51 FEET ALONG  
SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE SHAUNA H. SMITH TRUST PROPERTY,  
TAX ID. NO. 15-059-0052; THENCE NORTH 00°46'14" EAST 664.05 FEET ALONG THE EAST  
LINE OF THE SHAUNA H. SMITH TRUST PROPERTY TAX ID. NO. 15-059-0052 AND  
15-046-0073 TO THE POINT OF BEGINNING. CONTAINING 2.660 ACRES.

**15' WIDE IRRIGATION EASEMENT**

A 15.00 FOOT WIDE IRRIGATION EASEMENT BEING 7.50 FEET LEFT AND 7.50 FEET RIGHT OF  
THE FOLLOWING DESCRIBED ALIGNMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16  
AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE  
SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE SHAUNA H. SMITH TRUST  
PROPERTY, TAX ID. NO. 15-059-0052 LOCATED 470.44 FEET NORTH 46°40'48" WEST AND  
324.30 FEET SOUTH 00°46'14" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION  
16;

RUNNING THENCE SOUTH 89°13'42" EAST 68.56 FEET; THENCE SOUTH 00°33'03" EAST  
339.80 FEET TO THE NORTH BOUNDARY LINE OF THE BRENT AND RENEE WAGSTAFF FAMILY  
TRUST PROPERTY, TAX ID. NO. 15-059-0006 ALSO BEING THE POINT OF TERMINUS.

**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 A LOT AS SHOWN HERON AND NAME SAID TRACT  
JEANA'S DREAM SUBDIVISION, AND 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 LINE, 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 \_\_\_\_\_, 2022.

JEANA H. BERUBE TRUSTEE OF THE JEANA H. BERUBE REVOCABLE TRUST

**TRUST ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, JEANA H. BERUBE, TRUSTEE FOR  
THE JEANA H. BERUBE REVOCABLE TRUST, 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, ONE IN NUMBER, WHO DULY  
ACKNOWLEDGED TO ME SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE  
THEREIN MENTIONED ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

RECORD OF SURVEY # 6836

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID  
\_\_\_\_\_ FILED FOR RECORD AND

RECORDED \_\_\_\_\_  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_, RECORDED  
FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY