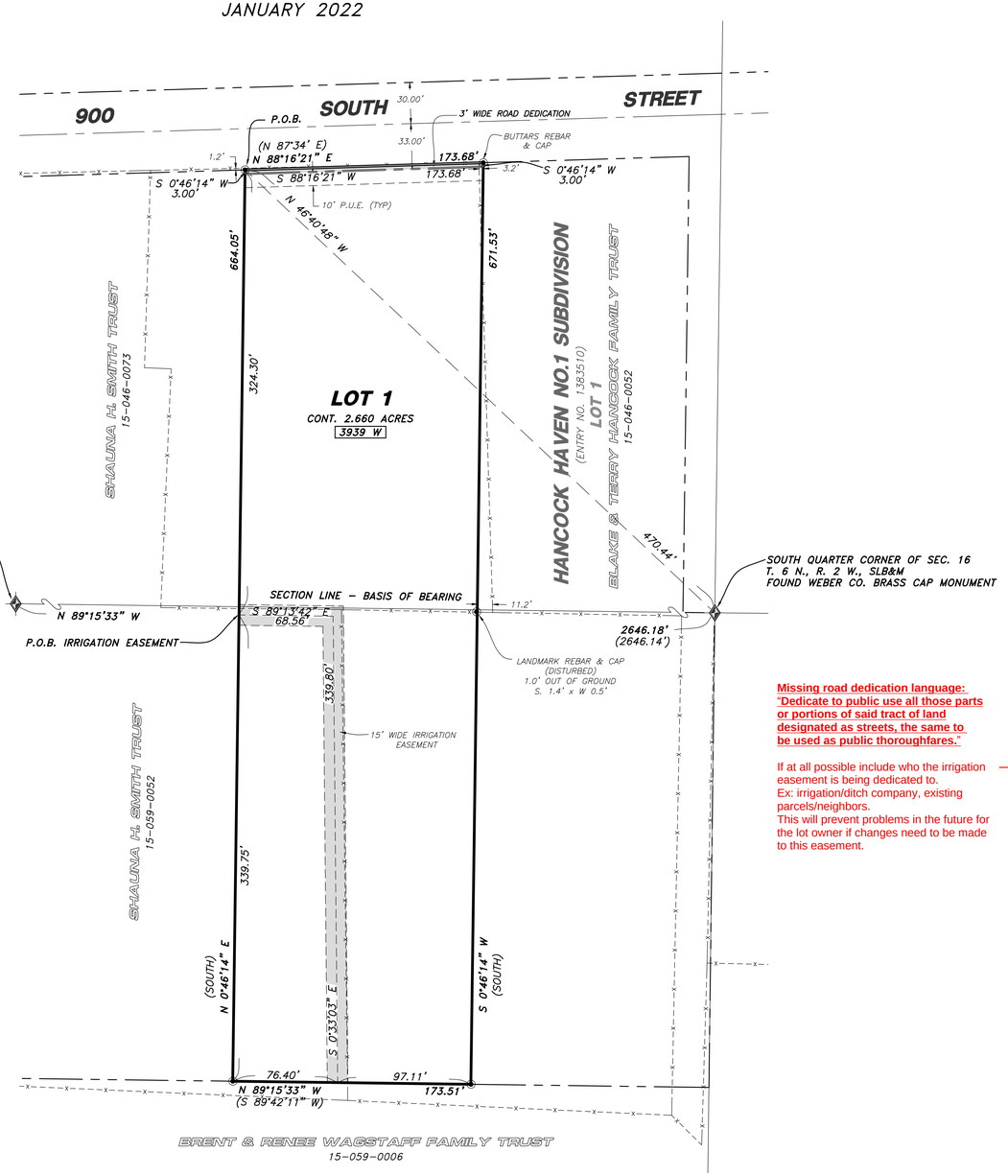
JEANA'S DREAM SUBDIVISION

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

Scale: 1" = 50'
0 50 100
Scale in Feet
(Data in Parentheses is Record)

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.

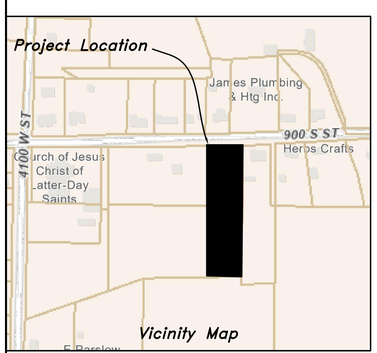
_____
Chairman, Weber County Planning Commission

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.



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

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_____, Day of_____, 2022.

_____
Weber County Engineer

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 HEREAFTER 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 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 _____ DAY OF _____, 2022.

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

PROFESSIONAL LAND SURVEYOR 10437995 Matt Pretl STATE OF UTAH

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 46°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 RECORDER'S OFFICE; THENCE SOUTH 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'S. 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.

Missing road dedication language:
"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."

If at all possible include who the irrigation easement is being dedicated to.
Ex: irrigation/ditch company, existing parcels/neighbors.
This will prevent problems in the future for the lot owner if changes need to be made to this easement.

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 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

_____
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____, 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

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____
_____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

_____
COUNTY RECORDER

BY:_____
DEPUTY

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
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21-3-431 21-3-413v19.dwg 1/17/2022

N:\2021\21-3-431 Neal Berube\drawings\21-3-431v19.DWG, 4/8/2022 1:35:07 PM, DWG To PDF.pc3