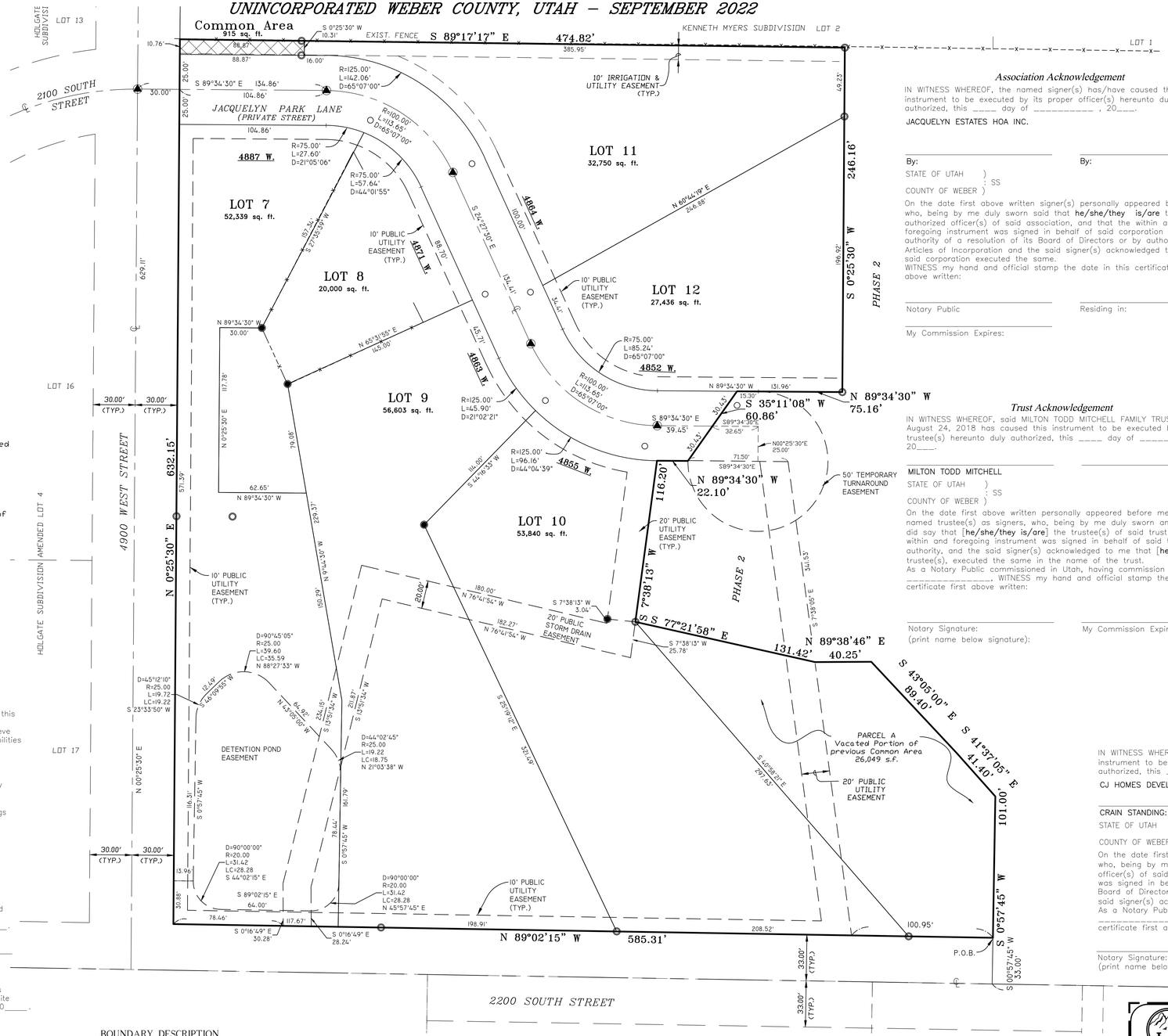
JACQUELYN ESTATES CLUSTER SUBDIVISION 1ST AMENDMENT

A LOT-AVERAGED SUBDIVISION

PART OF THE NW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – SEPTEMBER 2022



Scale ~ 1" = 40'

0 40 80

Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT (EASEMENT ENTRY #2785499)
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- R — RECORD DATA
- MD — MEASURED DATA
- COMMON AREA

NOTE:
NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

NOTE:
1. 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.
2. 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.

LOT	WIDTH	AREA
7	132.46'	20,794 s.f.
8	146.34'	54,019 s.f.
9	91.61'	54,129 s.f.
10	96.16'	53,840 s.f.
11	258.06'	32,750 s.f.
12	175.45'	27,436 s.f.
Avg.	150.01'	40,495 s.f.

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 — Record of Survey

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

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 742.78 FEET ALONG THE QUARTER SECTION LINE; AND NORTH 00°57'45" EAST 33.00 FEET FROM THE CENTER OF SAID SECTION 29; AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY NORTH 89°02'15" WEST 585.31 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4900 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY 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 474.82 FEET; THENCE SOUTH 00°25'30" WEST 246.16 FEET TO THE NORTH RIGHT-OF-WAY OF JACQUELYN PARK LANE EXTENDED; THENCE NORTH 89°34'30" WEST 75.16 FEET; 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 77°21'58" EAST 131.42 FEET; THENCE NORTH 89°38'46" EAST 40.25 FEET; THENCE SOUTH 43°05'00" EAST 89.40 FEET; THENCE SOUTH 41°37'05" EAST 41.40 FEET; THENCE SOUTH 00°57'45" WEST 101.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 295,255 SqFt = 6.778 ACRES.

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 SUBDIVISION - 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 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.

PROFESSIONAL LAND SURVEYOR — TYLER D. KNIGHT — Review Set / Not Final — 9008384 — STATE OF UTAH

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 A LOT-AVERAGED SUBDIVISION: (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 grant and convey said street(s) or 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 on said plat as Private Streets 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, and/or assigns, to be maintained by **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 Areas 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. 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.

Association Acknowledgement

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

JACQUELYN ESTATES HOA INC.

By: — By:

STATE OF UTAH)
: SS
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 association, 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)
: SS
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), executed the same in the name of the trust.
As a Notary Public commissioned in Utah, having commission number _____, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: (print name below signature): — My Commission Expires:

Individual Acknowledgement

TANNER KING — CHELTZIE KING

KEVAN HODSON — ALESHIA HODSON

MICHAEL KEVAN HODSON — ANDREA HODSON

DALLAS JAY BUCK — MICHELLE BUCK

BRANDON J LIPHAM — BRINDY M LIPHAM

RICHARD H. GONZALES — BRITTANY GONZALES

STATE OF UTAH)
: SS
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: (print name below 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____.

CJ HOMES DEVELOPMENT INC.

CRAIN STANDING: PRESIDENT — JULIE STANDING: VICE PRESIDENT

STATE OF UTAH)
: SS
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.
As a Notary Public commissioned in Utah, having commission number _____ WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: (print name below signature): — My Commission Expires:

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: Jacquelyn Estates HOA
Address: 4855 W. Jacquelyn Park Ln. Ogden UT, 84401

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

Subdivision

Revisions	
	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 12-15-2021
	PROJ: 3010-PH1 AMD-2021

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature 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 unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

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 _____

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Project Name: "3010plat1 and 2021Files Save Date: September 23, 2022, 8:44 AM Sheet: 1/1"