

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap
- W Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Fence

JNL Business Park

A Commercial Subdivision

A part of Lots 36 and 37, Weber Industrial Park - Plat "B" and also being a part of the Southeast 1/4 of Section 36, T7N, R2W, SLB&M, U.S. Survey Weber County, Utah
December, 2022

North Quarter corner of Sec. 36, T7N, R2W SLB&M U.S. Survey

SURVEYOR'S CERTIFICATE
I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that JNL Business Park in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.
I also certify that all the lots within Weber Industrial Park Plat B Part of Lots 36 and 37 meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this _____ day of _____, 2022.

166484
License No.

Mark E. Babbitt

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said plat JNL Business Park and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County, together with recorded access and utility Easement over the common access of Foxrun Business Condominiums for the benefit of JNL Business Park
Signed this _____ day of _____, 2022.

Leeper Family Trust

Jeffery Leeper - Managing Member

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____ Print Name
On the _____ day of _____, 2022, personally appeared before me, Jeffery Leeper who being by me duly sworn did say that he is Managing Member of Buena Vista, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Jeffery Leeper acknowledged to me that said Corporation executed the same.

BOUNDARY DESCRIPTION

A part of Lots 36 and 37, Weber Industrial Park Plat "B", a commercial subdivision in Weber County, Utah and also a part of the Southeast Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:
Beginning at the Northwest corner of Foxrun Business Condominiums, Weber County, Utah which is also 3511.69 feet South 10°14'24" East and 300.00 feet South 24°51'29" East along the Westerly line of Rulon White Boulevard (1350 West Street) and 457.50 feet South 65°08'31" West along the Northerly line of said Foxrun Business Condominiums; thence North Quarter Corner of said Section 36; and running thence South 24°51'29" East 390.63 feet along the Westerly line of said Foxrun Business Condominiums, thence South 65°08'31" West 370.09 feet; thence North 18°45'40" West 392.85 feet to the Northerly line of said Lot 36 of Weber Industrial Park; thence North 65°08'31" East 328.36 feet along said Northerly line to the point of beginning.
Together with Access and Utility easements through Foxrun Business Condominiums as shown on the plat.
Contains 3.132 Acres

NARRATIVE

At the request of Jeffery Leeper of Buena Vista LLC, this property is being subdivided into two (2) commercial lots. Bearing base is South 24°51'29" East between brass cap monuments found on Rulon White Boulevard at 2100 North Street and at 1975 North Street. Property corners have been set as shown.

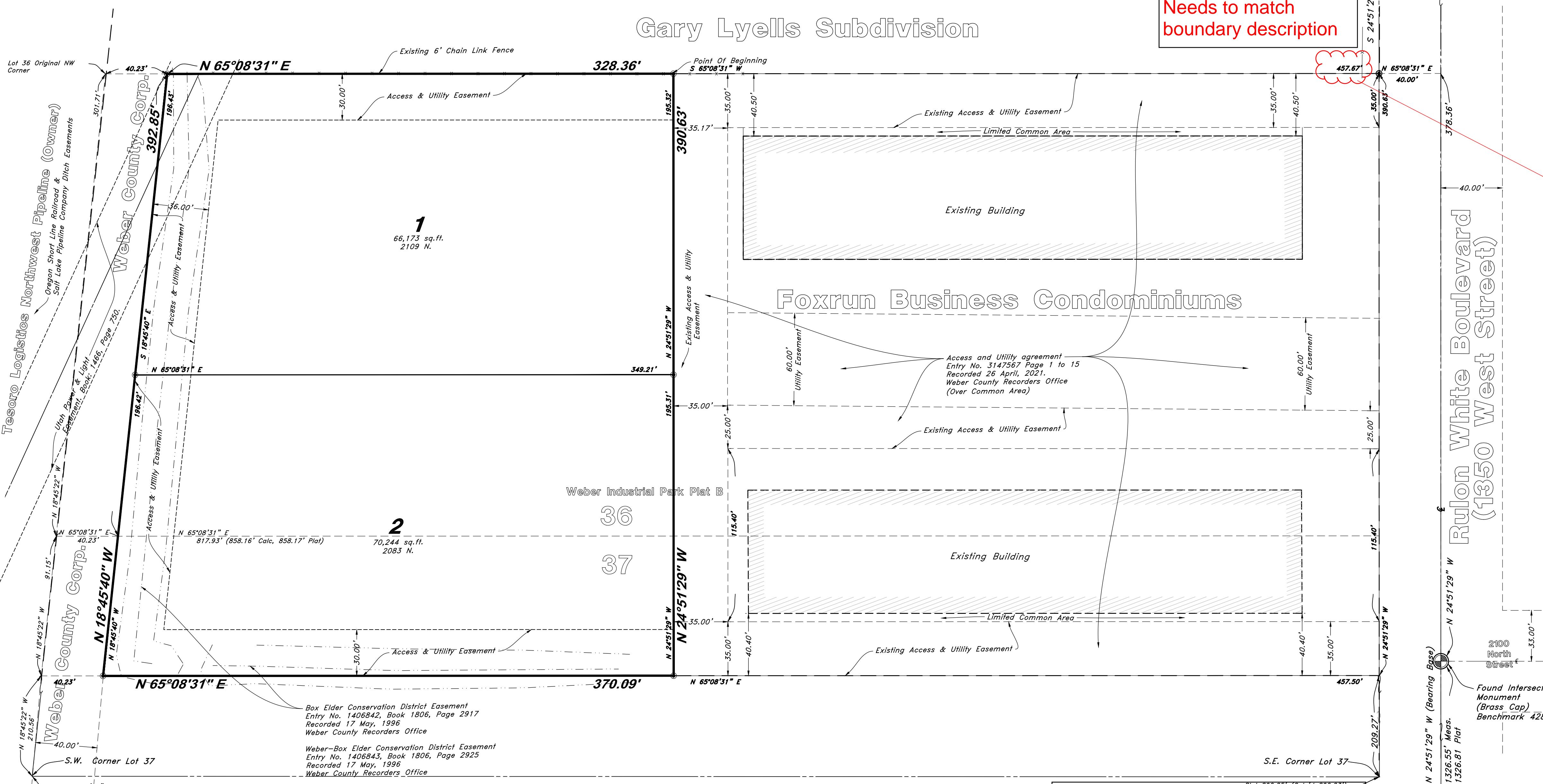
DEVELOPER

Buena Vida Asset Management
Jeffery Leeper
314 Iris Avenue
Corona Del Mar, California 92625
Phone: 949-922-1669
Email: jeff@bv-am.com

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 _____, 2022.

Chair, Weber County Commission



change year on signature dates and any others

Needs to match boundary description

Change planning signature block per Tammy in planning
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

GREAT BASIN ENGINEERING
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MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
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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 effect.
Signed this _____ day of _____, 2022.

Signature

WESTERN WEBER COUNTY PLANNING COMMISSION
This is to certify that this subdivision plat was duly approved by the Western Weber County Planning Commission on the _____ day of _____, 2022.

Chair, Western Weber County Planning Commission

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 _____, 2022.

Signature

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER
BY: _____ DEPUTY