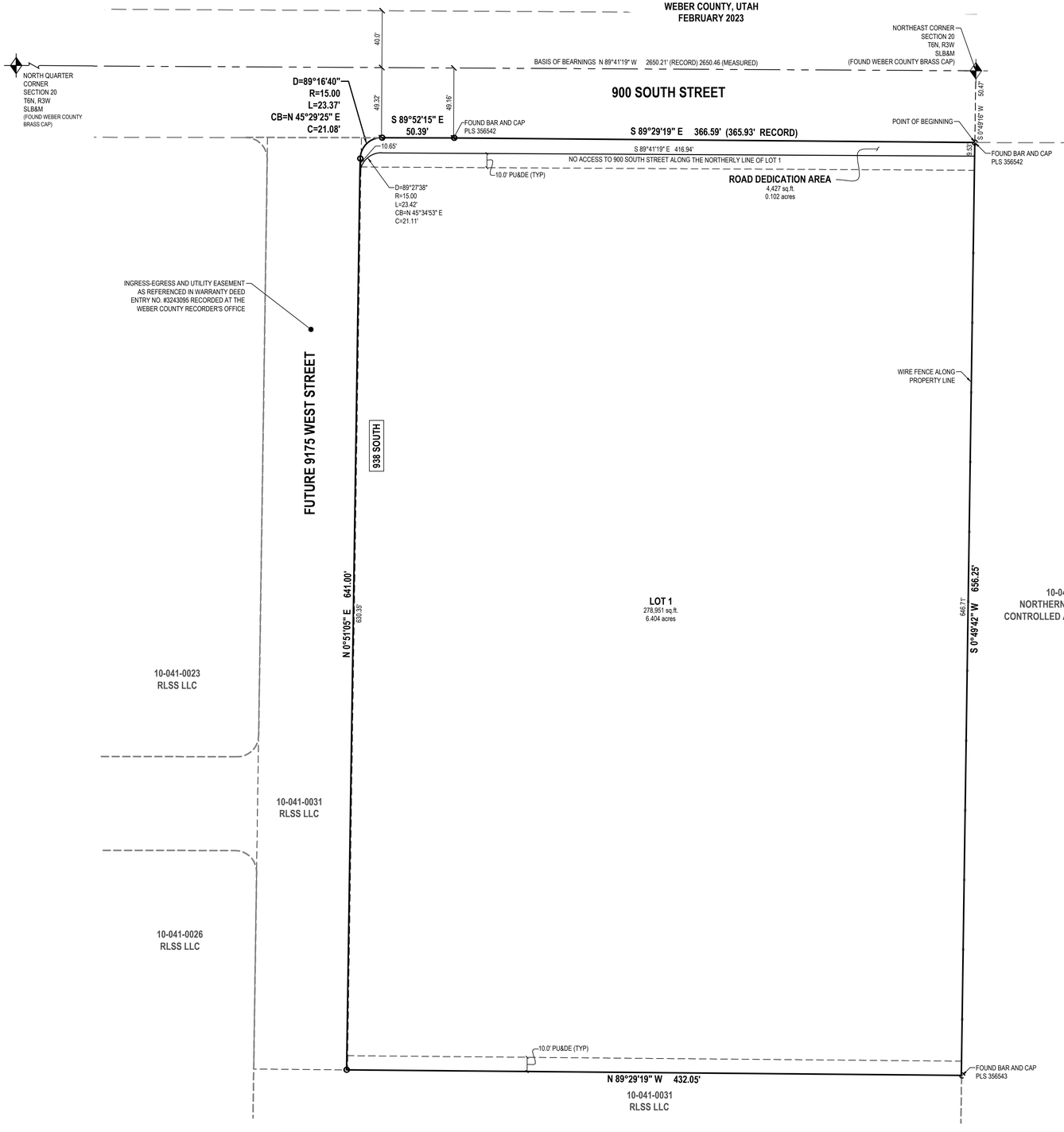
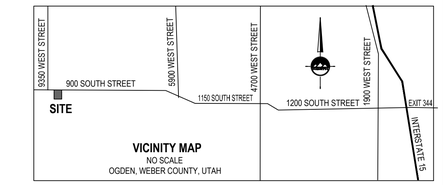
JANISAN WEST WEBER SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 20
TOWNSHIP 6 NORTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2023





LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT
- ADJACENT RIGHT OF WAY

GENERAL NOTES:

1. PROPERTY IS ZONED M3.
   A. FRONT YARD SETBACK IS 50'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. IN ADDITION, ANY FENCES LOCATED ON LOT 204 THAT BLOCKS THE ACCESS EASEMENT MUST INCLUDE A 12' WIDE ACCESS GATE TO ALLOW FOR EQUIPMENT TO ENTER.
4. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
5. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
6. PLEASE SEE BOUNDARY SURVEY AS RECORDED ON MARCH 14, 2022 AS FILE NO. 7161 FOR EVIDENCE OF OCCUPATION INFORMATION.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
JANISAN INCORPORATED
PO BOX 160332
CLEARFIELD, UTAH 84016
801-444-3446

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as JANISAN WEST WEBER SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat in accordance with Section 17-23-17. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to dedicate a portion of 900 South Street to create a full 120-foot (60-foot half width) wide road right-of-way and create a one lot subdivision that officially creates a buildable lot. Used to created this plat is the recorded deed that Janisan Inc. used to purchase this parcel and referencing the filed Record of Survey that covers this and adjacent parcels for the development happening in this area. Basis of bearings is North 89°41'19" West between the Northeast Corner and the North Quarter Corner of Section 20, Township 6 North, Range 3 West.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 900 South Street, said point being South 0°49'42" West 50.47 feet from the Northeast corner of Section 20, Township 6 north, Range 3 West, Salt Lake Base and Meridian and running thence:

South 0°49'42" West 656.24 feet along the section;

thence North 89°29'19" West 432.05 feet;

thence North 0°51'05" East 641.00 feet;

thence northeasterly 23.37 feet along the arc of a 15.00-foot radius curve to the left (center bears South 89°08'55" East and the long chord bears North 45°29'25" East 21.08 feet with a central angle of 89°16'40") to said southerly right-of-way of 900 South Street;

thence along said right-of-way line the following Two (2) courses

1) South 89°52'15" East 50.39 feet
2) South 89°29'19" East 366.59 feet (365.93 feet record) to the Point of Beginning.

Contains: 283,204 square feet or 6.505 acres and 1 lot.

PROFESSIONAL LAND SURVEYOR
Electronic Seal
No. 8034679
TRENT R. WILLIAMS
STATE OF UTAH

February 22, 2023

Date:

Trent R. Williams, PLS
License no. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

JANISAN WEST WEBER SUBDIVISION

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. Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof We(I) have hereto set our hands(s) this _____ day of _____ A.D., 20____.

_____.
By: Janisan Properties, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Weber)S.S.

On the _____ day of _____ A.D., 20____, Mike Hampton, personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He is the _____, of Janisan Properties, LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

JANISAN WEST WEBER SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 20
TOWNSHIP 6 NORTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

_____
WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIED 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 RESPONSIBILITES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20_____.

WEBER COUNTY SURVEYOR WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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 _____, 20_____.

SIGNATURE

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 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

SHEET 1 OF 1

PROJECT NUMBER : 11930
MANAGER : T.WILLIAMS
DRAWN BY : A.SHELBY
CHECKED BY : T.WILLIAMS
DATE : 2/22/2023