

# THOMPSON ESTATES SUBDIVISION

WEBER COUNTY, UTAH  
A PART OF THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
JANUARY 2021

NORTHEAST CORNER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 2 WEST,  
SLB&M, WEBER COUNTY 3" BRASS  
MONUMENT SET 1963, GOOD CONDITION

(2592.70')  
2592.72'

## 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 \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ENGINEER

## 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\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

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.  
SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## BONA VISTA WATER APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY  
APPROVED BY BONA VISTA WATER.  
SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONA VISTA WATER

## 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 \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY NO.

## 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 SUZANNE THOMPSON. THE CONTROL USED TO  
ESTABLISH THE PROPERTY CORNERS WAS THE HIDEAWAY ESTATES SUBDIVISION, ENTRY NO. 2609233, REMUDA  
SUBDIVISION AND GOLF COURSE PHASE 1, ENTRY NO. 1668834 AND OTHER SUBDIVISIONS ALONG 2975 WEST STREET  
ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 22, TOWNSHIP 7  
NORTH, RANGE 2 WEST, S.L.B.&M.

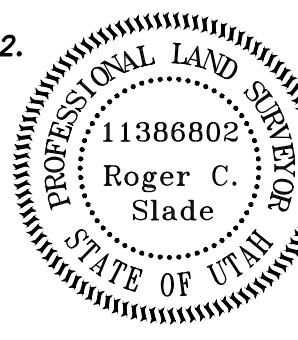
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH  
89°40'08" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

## SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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  
THOMPSON ESTATES 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.

ROGER C. SLADE, P.L.S.  
UTAH LAND SURVEYOR LICENCE NO. 11386802



## SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH,  
RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE CENTERLINE OF 2975 WEST STREET, A PRIVATE  
STREET LOCATED 846.57 FEET SOUTH 89°40'08" EAST ALONG THE NORTH LINE  
OF SAID NORTHEAST QUARTER AND 2311.44 FEET SOUTH 00°57'32" WEST FROM  
THE NORTH QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE SOUTH 89°02'28" EAST 320.40 FEET TO THE SOUTHEAST  
CORNER OF HIDEAWAY ESTATES SUBDIVISION, RECORDED AS ENTRY NO.  
2609233 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH  
00°57'32" WEST 132.69 FEET TO AN EXISTING FENCE LINE; THENCE NORTH  
89°21'15" WEST 210.87 FEET ALONG SAID EXISTING FENCE LINE; THENCE  
SOUTH 00°57'32" WEST 15.56 FEET; THENCE NORTH 89°21'15" WEST 109.53  
FEET TO SAID CENTERLINE; THENCE NORTH 00°57'32" EAST 150.00 FEET ALONG  
SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 1.022 ACRES.

## 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 LOTS AND PRIVATE ROAD AS  
SHOWN ON THE PLAT AND NAME SAID TRACT THOMPSON ESTATES SUBDIVISION,  
AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR  
GRANTEES AND ASSIGNS, A PRIVATE ROAD TO BE USED IN COMMON WITH ALL  
OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISION THAT MAY  
BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS)  
ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND  
DESIGNATED ON SAID PLAT AS PRIVATE ROADS AS ACCESS TO THE INDIVIDUAL  
LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNER ASSOCIATION WHOSE  
MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSOR, OR  
ASSIGNS AND ALSO TO LANDS DESIGNATED HEREON 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.

T. LEE THOMPSON

SUZANNE B. THOMPSON

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, T. LEE THOMPSON AND  
SUZANNE B. THOMPSON, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY  
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID  
COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED  
OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY  
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR RECORD AND

RECORDED \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_, RECORDED

FOR \_\_\_\_\_

COUNTY RECORDER

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

## AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE  
AGRICULTURE ZONES. AGRICULTURE OPERATIONS  
AS SPECIFIED IN THE ZONING ORDINANCE FOR A  
PARTICULAR ZONE ARE PERMITTED AT ANY TIME  
INCLUDING THE OPERATION OF FARM MACHINERY  
AND NO ALLOWED AGRICULTURE USE SHALL BE  
SUBJECT TO RESTRICTION ON THAT IT  
INTERFERES WITH ACTIVITIES OF FUTURE  
RESIDENTS OF THIS SUBDIVISION

## NOTES:

1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE  
10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 - ALL US BUREAU OF RECLAMATION EASEMENTS  
WILL BECOME WEBER COUNTY DRAINAGE  
EASEMENTS AT THE SAME TIME WHEN THE US  
BUREAU OF RECLAMATION EITHER ABANDONS OR  
SHARES THE DRAINS WITH WEBER COUNTY,  
AND/OR OTHER GOVERNING AUTHORITIES.

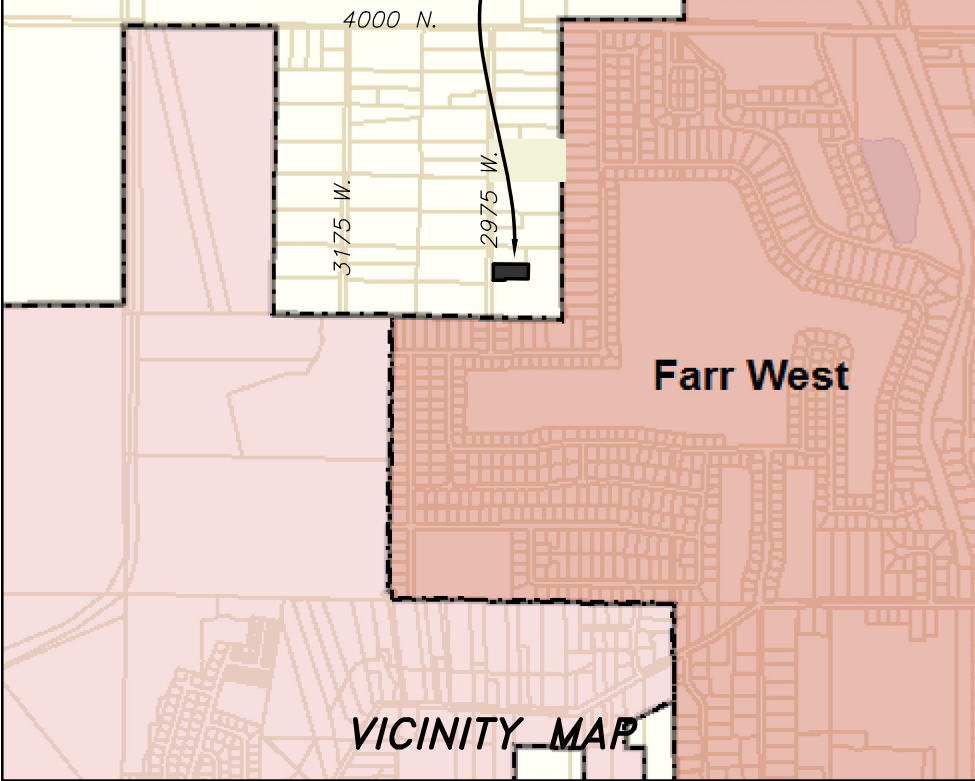
3 - A DEFERRAL AGREEMENT RECORDED AT THE  
WEBER COUNTY RECORDER'S OFFICE IS REQUIRED  
FOR CURB & GUTTER AND SIDEWALK THAT ARE TO  
BE CONSTRUCTED AT A LATER DATE.

4 - 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 & GUTTER IS INSTALLED.

5 - BASED ON ORAL TESTIMONY OF THE  
DEVELOPER THERE IS AN EXISTING ROAD AT THE  
SOUTH END OF 2975 WEST THAT CONNECTS TO  
3175 WEST. THIS EXISTING ROAD HAS BEEN  
USED BY THE PUBLIC AND MAINTAINED BY LOCAL  
LANDOWNERS AS AN ALTERNATIVE ACCESS FOR A  
LONG PERIOD OF TIME (OVER 10 YEARS). UTAH  
STATE CODE, STATES THAT A ROAD IS "DEDICATED  
AND ABANDONED TO THE USE OF THE PUBLIC  
WHEN IT HAS BEEN CONTINUOUSLY USED AS A  
PUBLIC THOROUGHFARE FOR A PERIOD OF 10  
YEARS". (72-5-104-2a)

DEVELOPER:  
SUZANNE THOMPSON  
3896 NORTH 2975 WEST  
OGDEN, UTAH 84404  
(801) 540-7882

## PROJECT LOCATION



## VICINITY MAP



**HANSEN & ASSOCIATES, INC.**  
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