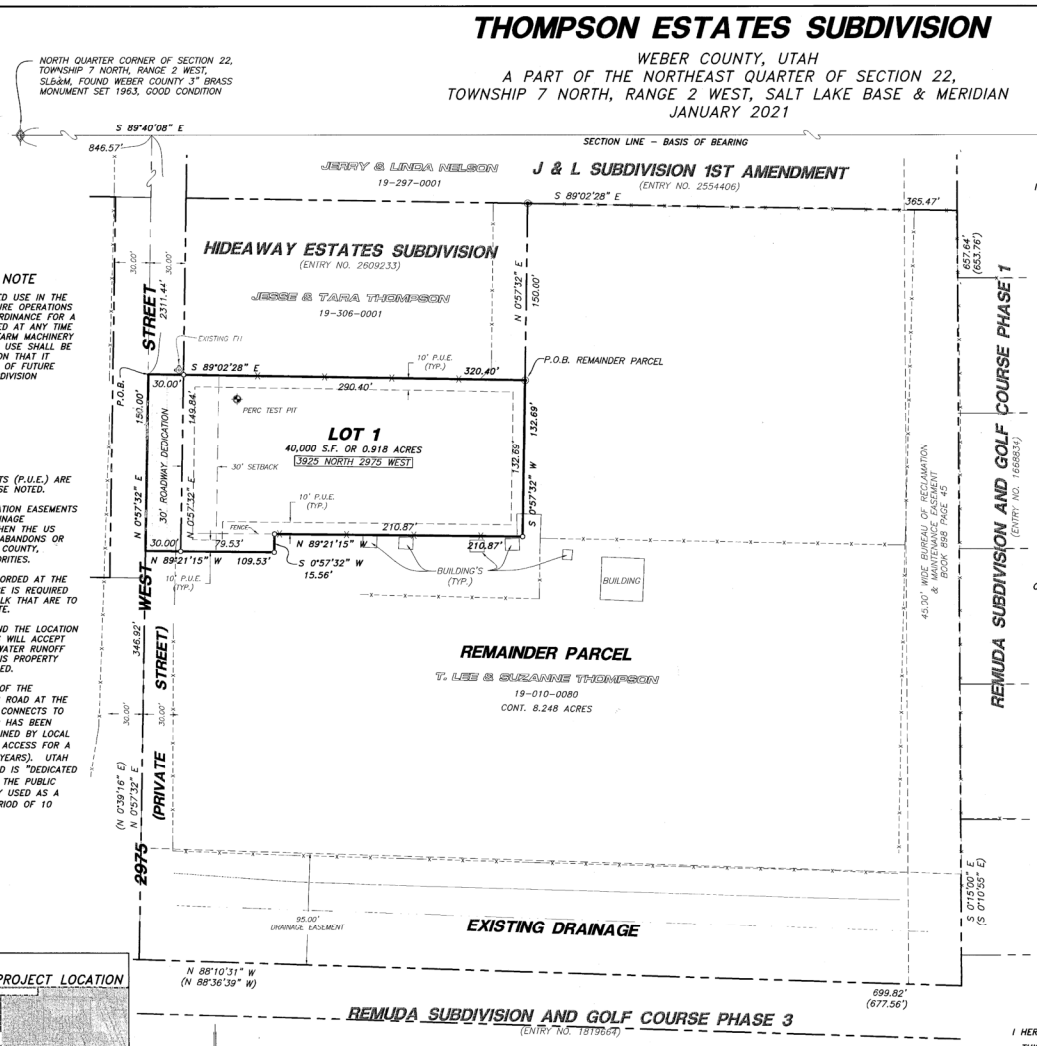
9L-96

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



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.

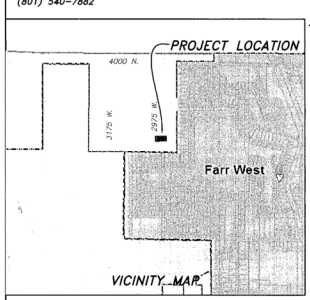
2 – ALL US BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE SAME TIME WHEN THE US BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY, AND/OR OTHER GOVERNING AUTHORITIES.

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



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

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING SUBDIVISION
- ADJOINING PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PUE)
- FENCE LINE
- ROADWAY DEDICATION
- FOUND REBAR SET BY HAI
- SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER

REMAINDER PARCEL 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 THE SOUTHEAST CORNER OF HIDEAWAY ESTATES SUBDIVISION, RECORDED AS ENTRY NO. 2609233 IN THE WEBER COUNTY RECORDER'S OFFICE 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 AND 320.40 FEET SOUTH 89°02'28" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE NORTH 00°57'32" EAST 150.00 FEET TO THE NORTHEAST CORNER OF SAID HIDEAWAY ESTATES SUBDIVISION, BEING A POINT ON THE SOUTH LINE OF J & L SUBDIVISION 1ST AMENDMENT, ENTRY NO. 2554406; THENCE SOUTH 89°02'28" EAST 365.47 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, ENTRY NO. 1668834; THENCE SOUTH 00°15'00" EAST 657.64 FEET (SOUTH 00°10'55" EAST 653.76 BY RECORD) ALONG SAID WEST LINE TO THE NORTH LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 3, ENTRY NO. 1819864; THENCE NORTH 88°10'31" WEST 899.82 FEET (NORTH 88°36'39" WEST 677.56 FEET BY RECORD) ALONG SAID NORTH LINE TO THE CENTERLINE OF 2975 WEST STREET, A PRIVATE STREET; THENCE NORTH 00°57'32" EAST (NORTH 00°39'16" EAST BY RECORD) 346.92 FEET ALONG SAID CENTERLINE; THENCE SOUTH 89°21'15" EAST 109.53 FEET; THENCE NORTH 00°57'32" EAST 15.56 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89°21'15" EAST 210.87 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH 00°57'32" EAST 132.69 FEET TO THE POINT OF BEGINNING. CONTAINING 8.248 ACRES.

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 16th DAY OF November, 2023.

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 27 DAY OF November, 2023

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 28th DAY OF November, 2023.

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 28TH DAY OF NOVEMBER, 2023.

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 27TH DAY OF NOVEMBER, 2023.

WEBER COUNTY SURVEYOR

7691
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 HEREAFTER 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 31TH DAY OF OCTOBER, 2023.

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

LICENSED PROFESSIONAL LAND SURVEYOR 11386802 ROGER C. SLADE 10/31/23 STATE OF UTAH

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 13th DAY OF November, 2023.

T. LEE THOMPSON

SUZANNE B. THOMPSON

ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF WEBER)

ON THIS 13 DAY OF November 2023, 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.

720438

June Nelson
NOTARY PUBLIC

Weber county Commission acceptance
This is to certify that this subdivision plat, the dedication of streets and other public ways and guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the commissioners of Weber County, Utah this 27th day of Nov, 2023.

Chairman, Weber County Commission

Attest Ricky D. Hatch
Title Clerk/Auditor

WEBER COUNTY RECORDER

ENTRY NO. 3306483 FEE PAID $50.00 FILED FOR RECORD AND RECORDED 28-NOV-2023 IN BOOK 96 OF OFFICIAL RECORDS, PAGE 76 RECORDED FOR SUZANNE THOMPSON

LEANN H. KUHS
COUNTY RECORDER
BY: Carrie Mauchly
DEPUTY

HAI
HANSEN & ASSOCIATES, INC.
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22-3-185 22-3-185v19.dwg 10/31/2023 RS

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