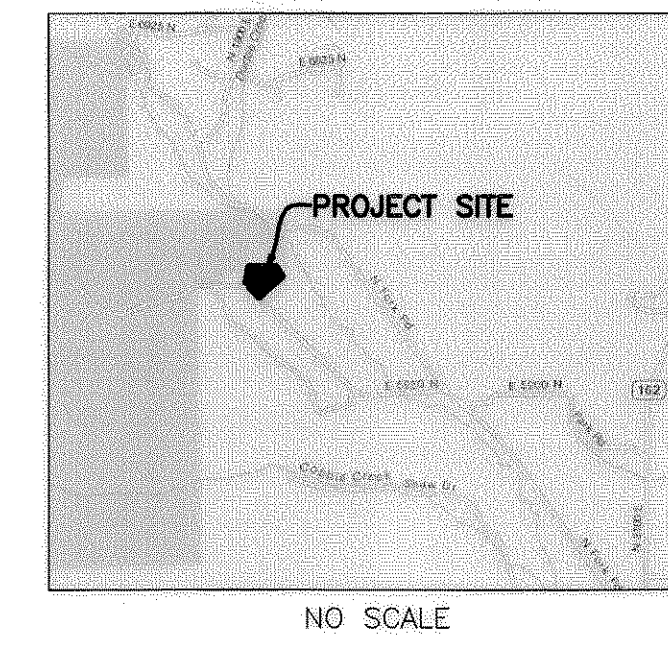


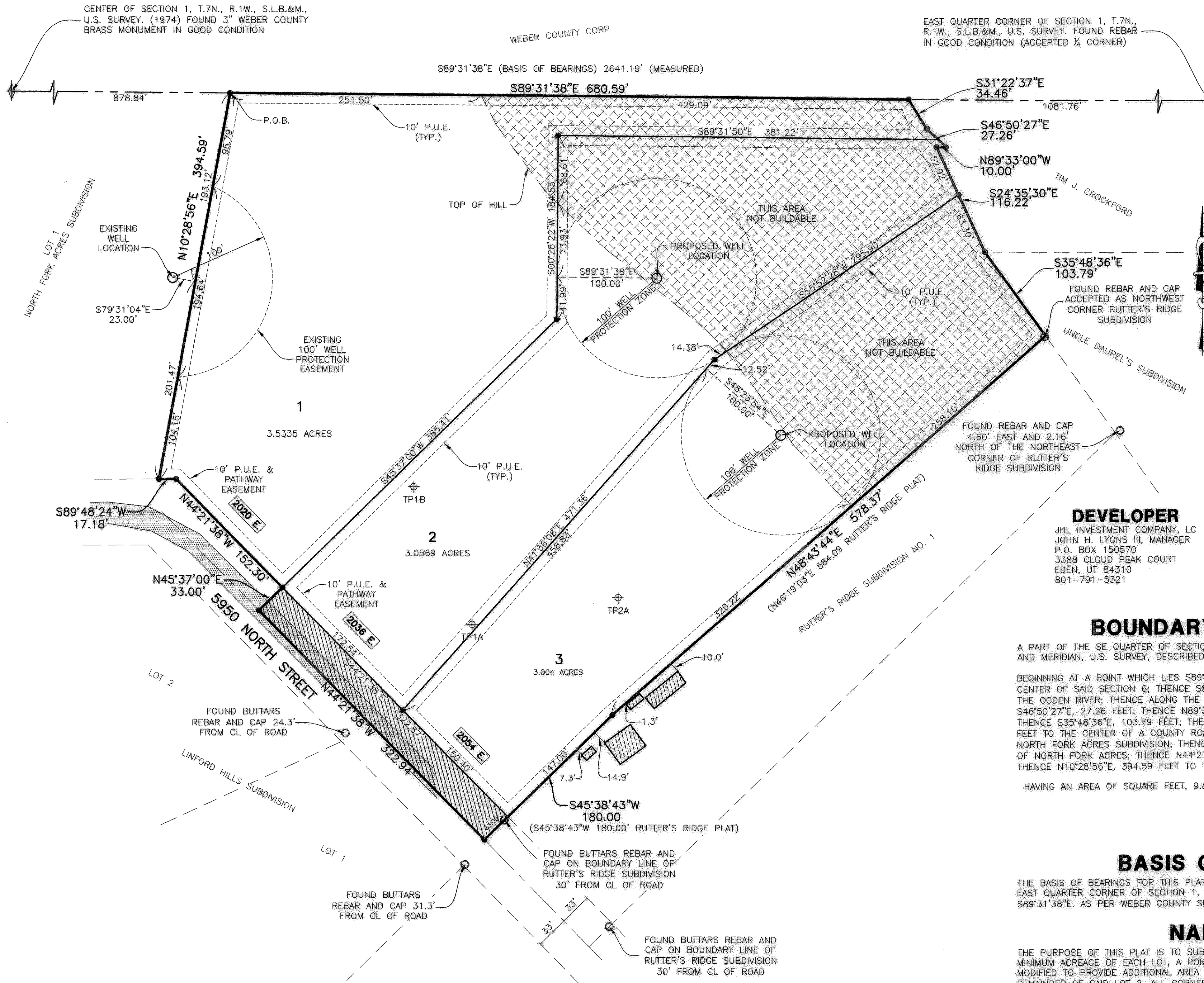
# JHL ACRES SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2010

## VICINITY MAP



**SURVEYOR'S CERTIFICATE**  
I, ROBERT D. KUNZ, 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 LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF JHL ACRES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER 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 11<sup>th</sup> DAY OF May, 2010.  
150228  
UTAH LICENSE NUMBER ROBERT D. KUNZ



## LEGEND

- = SECTION CORNER
  - = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - = SOIL PERCOLATION TEST
  - = FOUND REBAR MARKED "BUTTARS"
  - = BOUNDARY LINE
  - = LOT LINE
  - = ADJOINING PROPERTY
  - = EASEMENTS
  - = SECTION TIE LINE
  - = EXISTING PAVEMENT
  - = NON BUILDABLE AREA
  - = ROAD DEDICATION
  - = EXISTING BUILDING
  - = PUBLIC UTILITY EASEMENT
- Scale: 1" = 60'

## DEVELOPER

JHL INVESTMENT COMPANY, LC  
JOHN H. LYONS III, MANAGER  
P.O. BOX 150570  
3388 CLOUD PEAK COURT  
EDEN, UT 84310  
801-791-5321

## BOUNDARY DESCRIPTION

A PART OF THE SE QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH LIES S89°31'38"E ALONG THE SECTION LINE 878.84 FEET FROM THE CENTER OF SAID SECTION 6; THENCE S89°31'38"E, 680.59 FEET TO THE CENTER OF NORTH FORK OF THE OGDEN RIVER; THENCE ALONG THE CENTER LINE OF SAID RIVER S31°22'37"E, 34.46 FEET AND S46°50'27"E, 27.26 FEET; THENCE N89°33'00"W, 10.00 FEET; THENCE S24°35'30"E, 116.22 FEET; THENCE S35°48'36"E, 103.79 FEET; THENCE S48°43'44"W, 578.37 FEET; THENCE S45°38'43"W, 180.00 FEET TO THE CENTER OF A COUNTY ROAD; THENCE N44°21'38"W, 322.94 FEET TO THE BOUNDARY OF NORTH FORK ACRES SUBDIVISION; THENCE N45°37'00"E, 33.00 FEET TO THE SE CORNER OF LOT 2 OF NORTH FORK ACRES; THENCE N44°21'38"W, 152.30 FEET; THENCE S89°48'24"W, 17.18 FEET; THENCE N10°28'56"E, 394.59 FEET TO THE POINT OF BEGINNING.  
HAVING AN AREA OF SQUARE FEET, 9.8393 acres

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S89°31'38"E. AS PER WEBER COUNTY SURVEYOR RECORDS

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PARCEL INTO THREE LOTS. TO CREATE THE MINIMUM ACREAGE OF EACH LOT, A PORTION OF LOT 2, NORTH FORK ACRES SUBDIVISION WAS MODIFIED TO PROVIDE ADDITIONAL AREA TO LOT 2 OF THIS PLAT. LOT 1 OF THIS PLAT IS THE REMAINDER OF SAID LOT 2. ALL CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE CENTERLINE OF 5950 NORTH STREET WAS DETERMINED BY LINFORD HILLS SUBDIVISION.

**OWNERS DEDICATION AND CERTIFICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT JHL ACRES SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE 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 AND ALSO TO 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 AND ALSO TO DEDICATE THAT PORTION OF LOT 1 WITHIN A 100 FOOT RADIUS WELL PROTECTION EASEMENT AS SHOWN GRANTED TO THE OWNER OF LOT 1 OF NORTH FORK ACRES SUBDIVISION AND ALSO TO DEDICATE 100 FOOT RADIUS WELL PROTECTION EASEMENTS AS SHOWN ON LOT 2 AND 3 OF JHL ACRES SUBDIVISION.

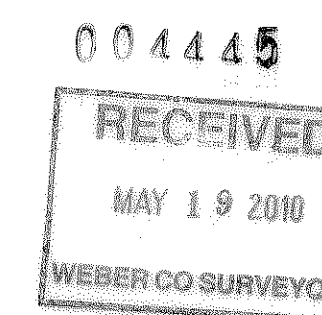
FOR: JHL INVESTMENT COMPANY, LC

BY: JOHN H. LYONS III, MANAGER

## Acknowledgment

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) ss.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN H. LYONS III, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE IS THE MANAGER OF SAID COMPANY AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC



## Project Info.

Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 06-29-09  
Name: JHL ACRES SUBDIVISION  
MYLAR 05-11-10  
Number: 5764-01  
Revision: MYLAR05/11/10  
Scale: 1"=50'  
Checked:



### 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

### 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.

WEBER COUNTY ENGINEER

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

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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

### 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 Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy.