

JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH

MARCH 2016

OWNERS DEDICATION
 N 1/4 COR OF SEC 29,
 T6N, R2W, S18M
 FOUND WEBER CO MONUMENT
 DATED 1963, FAIR CONDITION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets and Private Streets as shown hereon and name said tract **JACQUELYN ESTATES CLUSTER SUBDIVISION**.

We hereby dedicate to public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plot as Private Streets as access to the individual lot(s), common area(s), open space(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Jacquelyn Estates HOA Inc. Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and convey to Jacquelyn Estates HOA Inc. Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Jacquelyn Park Lane street is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use as in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute statutory dedication to the public of the Temporary Turnaround Easement.

Signed this _____ day of _____ 20____

Craig Standing - President C.J. Jones.

CORPORATE ACKNOWLEDGMENT

State of Utah)
 County of _____)
 On this _____ day of _____, 20____, personally appeared before me _____ whose identity is _____
 personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____
 (Title or Official) (Name of Corporation)
 and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution) of its Board of Directors, and said _____ (Name of document signer) acknowledged to me that said Corporation executed the same.

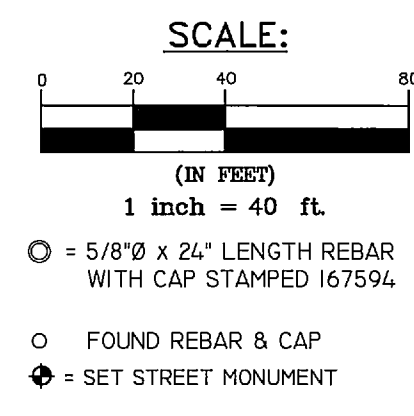
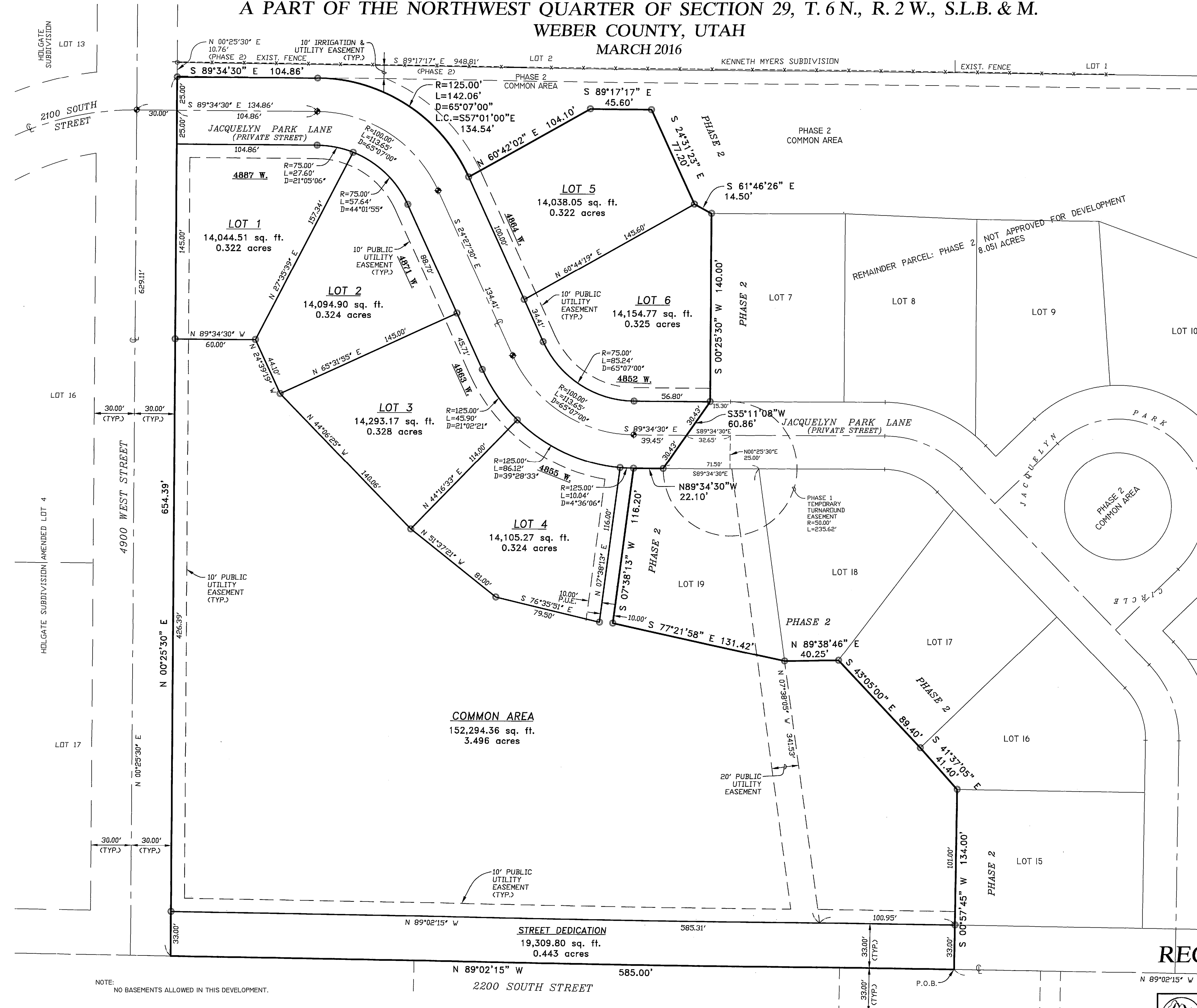
Notary Public _____

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, S1/4 LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT ALSO BEING NORTH 89°02'15" WEST 742.78 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER OF SAID SECTION 29, AND RUNNING THENCE NORTH 89°02'15" WEST 585.00 FEET ALONG THE QUARTER SECTION LINE TO THE EAST R.O.W. LINE OF 4900 WEST STREET EXTENDED; THENCE NORTH 00°25'30" EAST 654.39 FEET ALONG SAID R.O.W. LINE OF 4900 WEST STREET; THENCE SOUTH 89°34'30" EAST 104.86 FEET; THENCE SOUTH 89°17'17" EAST 45.60 FEET; THENCE SOUTH 24°31'23" EAST 77.20 FEET; THENCE SOUTH 61°46'26" EAST 14.50 FEET; THENCE SOUTH 00°25'30" WEST 140.00 FEET; THENCE SOUTH 59°18'08" WEST 60.86 FEET; THENCE NORTH 89°34'30" EAST 40.25 FEET; THENCE SOUTH 43°05'00" EAST 89.40 FEET; THENCE SOUTH 41°37'05" EAST 41.40 FEET; THENCE SOUTH 00°57'45" WEST 134.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 281,635.82 SQ.Ft = 6.465 ACRES.

RECORD OF SURVEY

CENTER OF SEC 29,
 T6N, R2W, S18M
 FOUND WEBER CO MONUMENT
 DATED 1963, FAIR CONDITION



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 BELIEVE THE LICENSED LAND SURVEYOR WHO EXERCISED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20____

 SIGNATURE

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 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 THEREBY AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____ 20____

 SIGNATURE

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20____

 DIRECTOR, 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 ON _____ DAY OF _____ 20____

 CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS, 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____

 TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

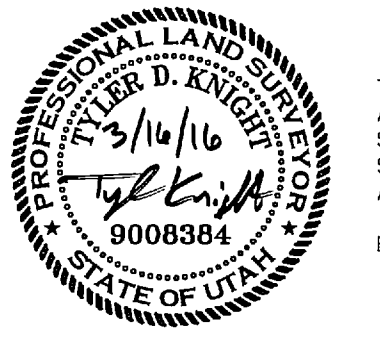
NOTE: NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

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 THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyors' Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-25-17, verifying measurements, and have placed monuments as represented. That this plat was prepared from field notes of this survey and from documents and records as noted hereon. I do also hereby certify that this plat of JACQUELYN ESTATES CLUSTER SUBDIVISION in Weber County, Utah, has been correctly drawn to 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 Records Office, Weber County Surveyors Office and of a survey made on the ground. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the county.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIX (6) LOT CLUSTER SUBDIVISION AS SHOWN.
 SURVEYS USED TO AID IN THIS PLAT:
 STEVE WEST SUBDIVISION, HOGGATE SUBDIVISION AND HOGGATE SUBDIVISION - AMENDED LOT 4 AS FOUND IN THE WEBER COUNTY RECORDERS OFFICE.
 BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

DEVELOPER:
 CJ HOMES
 PH 801-540-4989

RECEIVED
 MAR 16 2016
 BY: 5442

LANDMARK SURVEYING INC.
 A COMPLETE LANDSURVEYING SERVICE
 4846 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
 PHONE 801-731-0775 FAX 801-731-8506
 LANDMARKSURVEY.UTAH.COM

CLIENT: CRAIG STANDING PH 801-540-4989
 LOCATION: A PART OF THE NORTHWEST 1/4 OF SECTION 29, T.6N., R.2W., S.L.B.&M. WEBER COUNTY, UTAH
 SURVEYED: JAN 2014

REVISIONS:	DRAWN BY: D.B. & L.A.
	CHECKED BY: TK
	DATE: AUG 05, 2015
	FILE: 3310FIN-PLAT-MYLAR.DWG

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
 FILED FOR RECORD & RECORDED
 THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF _____
 PAGE _____

 WEBER COUNTY RECORDER
 BY _____ DEPUTY