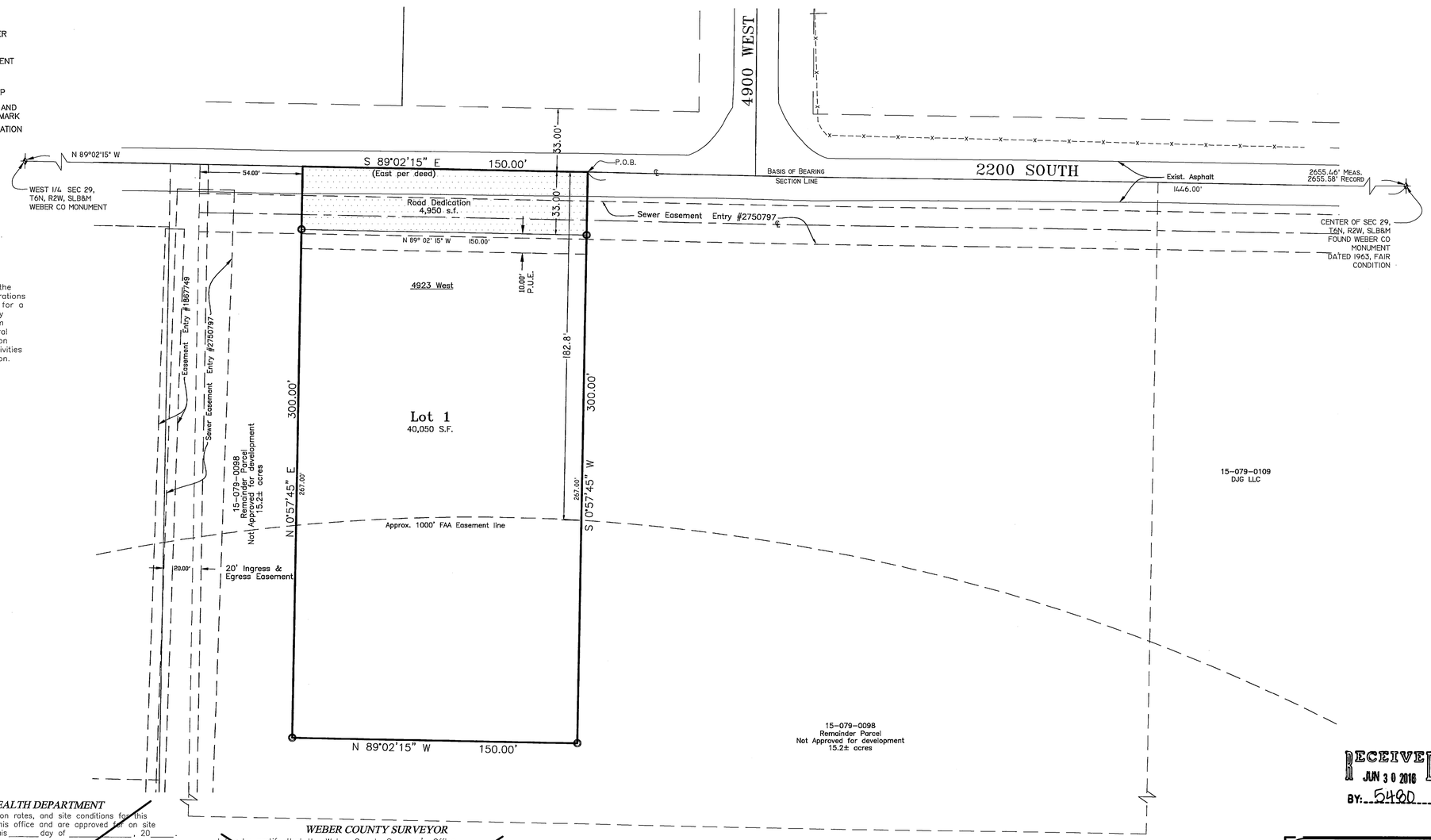
J&A GIBSON SUBDIVISION

PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: MAY 2016
RECORD OF SURVEY

Scale ~ 1" = 30'
0 30 60

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION



NOTE:
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(b)(5)]

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract J&A GIBSON SUBDIVISION:

We hereby dedicate to the governing entity for the purpose of 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 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, maintenance 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 to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said JOHN & AMY GIBSON FAMILY TRUST has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____, 20____.

JOHN GIBSON AMY GIBSON

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at _____, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the center line of 2200 South Street which is North 89°02'15" West along the Section line 1446.00 feet from the Northeast corner of said Quarter Section, and running thence South 0°57'45" West 300 feet, thence North 89°02'15" West 150.00 feet, thence North 0°57'45" East 300.00 feet to said centerline, thence South 89°02'15" East along said center line 150.00 feet to the point of beginning.

Contains 45,000 s.f.

NARRATIVE

The purpose of the survey is to create a 1 Lot subdivision from a larger parcel created by that Quit Claim Deed Entry #2495663 as found in the Weber County Recorders office. Said deed description was rotated 0°57'45" in a clockwise direction to match current Section Line bearings.

The basis of bearing of bearing is State Plane Grid Bearing between found monuments as shown.

RECEIVED
JUN 30 2016
BY: 5480

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____.

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 the _____ day of _____, 20___.

Chairman, Weber County Planning Commission

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 effect. Signed this _____ day of _____, 20___.

Signature

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___.

Signature

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that the 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 Attest: Title: Weber County Clerk

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

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 Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. 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.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 6/30/16 9008384 STATE OF UTAH

RECORD OF SURVEY

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: John Gibson
Address: 4905 W. 2200 S. Ogden UT, 84401
(801)-731-2905

SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision Plat

Revisions	
	DRAWN BY: TDK
	CHECKED BY: EDR
	DATE: 1-27-2016
	FILE: 3592v2

Weber County Recorder
Entry no. _____
Fee paid _____
Filed for record and recorded
_____ day of _____ 2016.
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____

File Name

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.