

Tom Close Subdivision

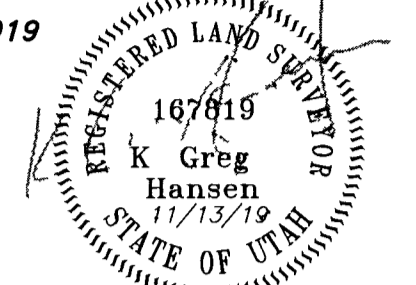
Weber County, Utah
 A Part of the Southwest Quarter of Section 15,
 Township 6 North, Range 3 West, Salt Lake Base & Meridian
 June 2019

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 two (2) lots known hereafter as Tom Close 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 13th day of November, 2019

K. Greg Hansen P.L.S.
 Utah Land Surveyor License No. 167819



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER LOCATED 787.25 FEET NORTH 00°29'13" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15

RUNNING THENCE WITH NORTH 89°07'13" WEST 1331.81 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER THENCE ALONG THE BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°36'23" EAST 543.12 FEET TO THE SOUTHWEST CORNER OF BELL SUBDIVISION RECORDED AS ENTRY NO. 1628168 IN THE WEBER COUNTY RECORDERS OFFICE (2) SOUTH 89°07'13" EAST 1330.68 FEET AND (3) SOUTH 00°29'13" WEST 543.13 FEET TO THE POINT OF BEGINNING CONTAINING 16.598 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 streets as shown hereon and name said tract Tom Close Subdivision and do hereby 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 grant and dedicate a perpetual right and easement over upon and under the lands designated hereon as public utility easements the same to be used for the installation maintenance and operation of public utilities as may be authorized by the governing authority with no buildings or structures being erected within such easements

Signed this _____ day of _____, 2019

James R Bowen Registered Agent of Jamesidney Enterprises LLC a Utah Limited Liability Company

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)

On this _____ day of _____, 2019 personally appeared before me James R Bowen who being by me duly sworn did say and acknowledge that he is a Registered Agent of Jamesidney Enterprises, LLC a Utah Limited Liability Company (LLC) which LLC is the Owner of the real property listed herein and executed the foregoing instrument as the authorized agent of the LLC and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers the Certificate of Organization and/or the Operating Agreement of the LLC

Notary Public

NARRATIVE

The purpose of this survey was to establish and set the property corners of the Two Lot Subdivision as shown and described hereon. This survey was ordered by Tom Close. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 15 Township 6 North Range 3 West S.L.B.&M. The North Right-of-Way of 900 South Street was determined from Entry No. 2736753 in the Weber County Recorder's Office. The Right-of-Way and Bearing of 7900 West Street was determined from Fall Widow Subdivision Phase 2 recorded as Entry No. 2891540 & Bell Subdivision recorded as Entry No. 1628168. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 89°04'06" West Utah North State Plane Calculated NAD 83 Bearing.

RECEIVED

JAN 13 2020

BY 6404

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND

IN BOOK _____ OF OFFICIAL

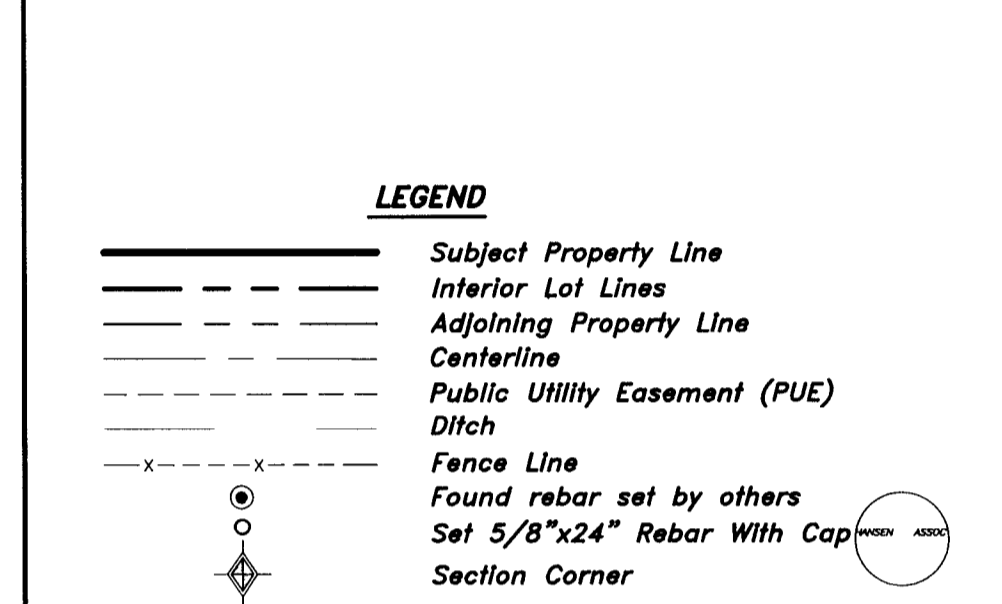
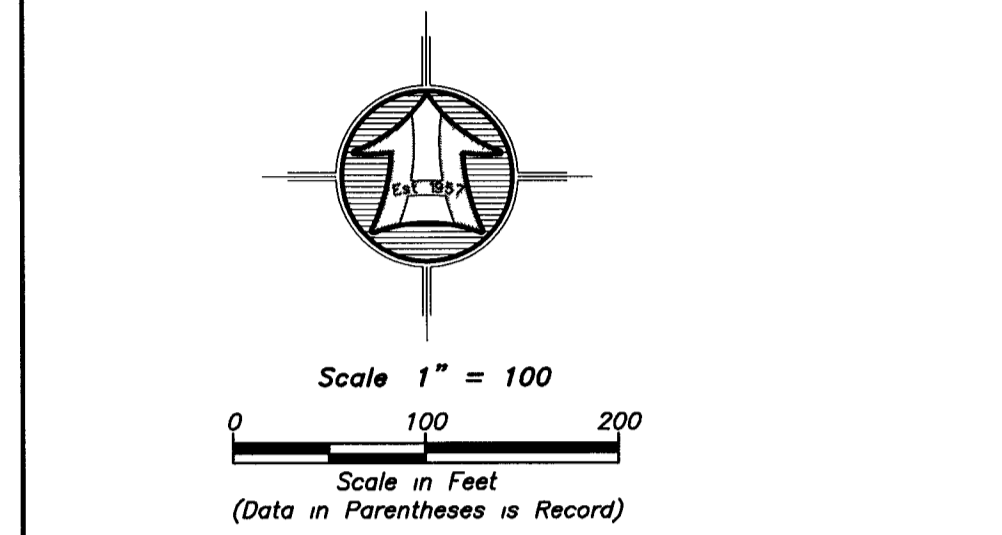
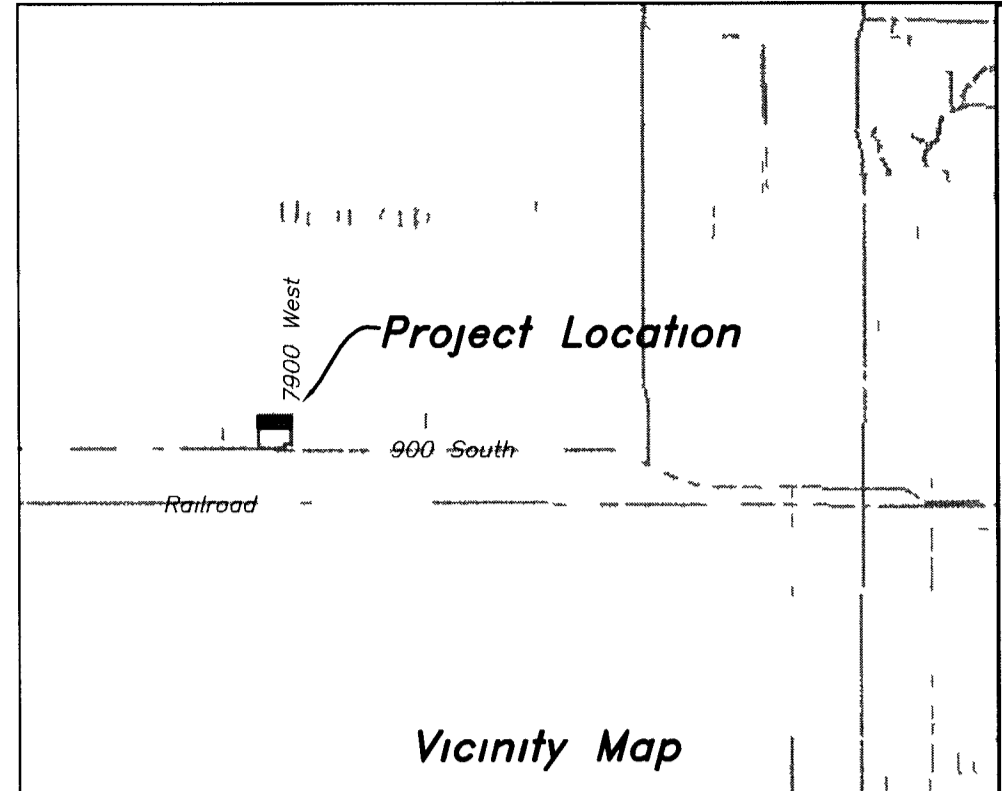
RECORDS PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY _____

DEPUTY



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 _____, 2019

Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

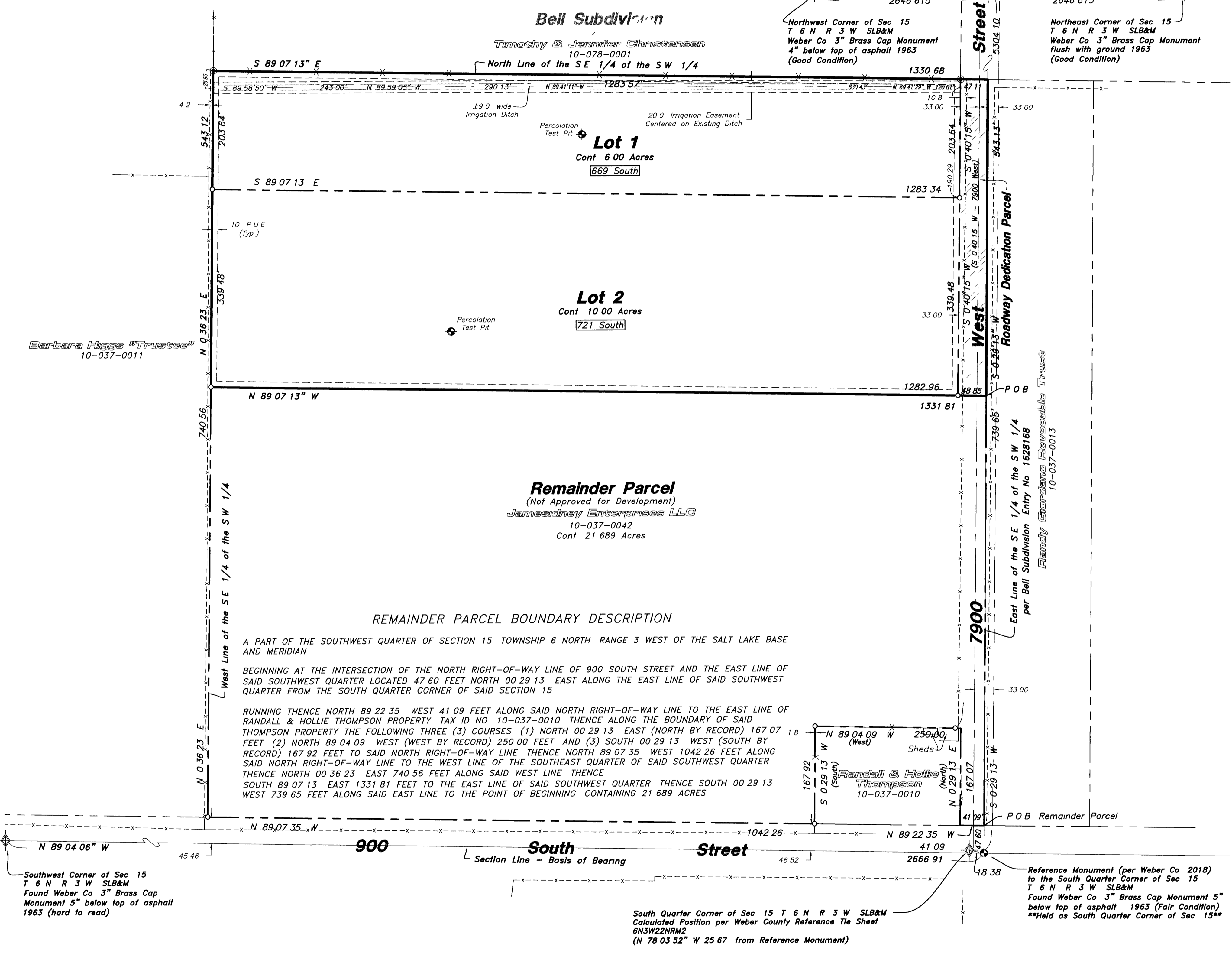
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission

Signed this _____ Day of _____, 2019

Chairman Weber County Planning Commission

- NOTE**
- All public utility easements (PUE) are 100 foot wide unless otherwise noted
 - Rebar and cap set on all back lot corners
 - Sewer system to be individual septic sewer systems approved by the Weber-Morgan Health Department
 - 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 and gutter is installed
 - Due to high ground water the lowest habitable floor elevation can not be lower than 4216 (NGVD 29)

Developer
 Tom Close
 2991 North 2575 West
 Farr West Utah 84404
 (801) 564-1634



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 _____, 2019

Chairman Weber County Commission

Attest

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 _____, 2019

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 _____, 2019

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 _____, 2019

Weber-Morgan Health Department