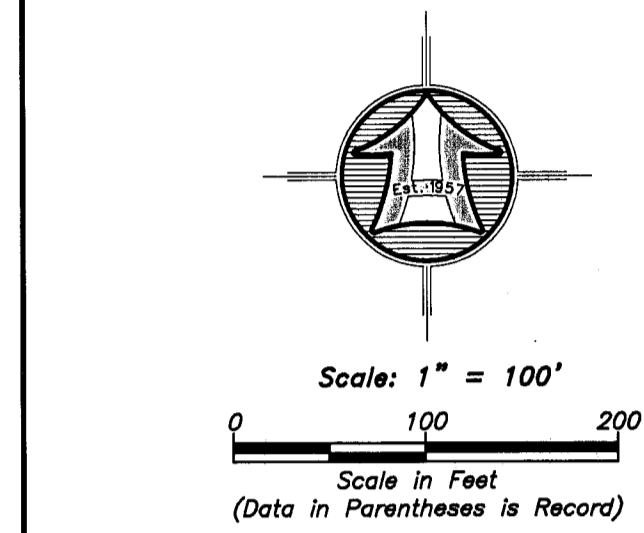
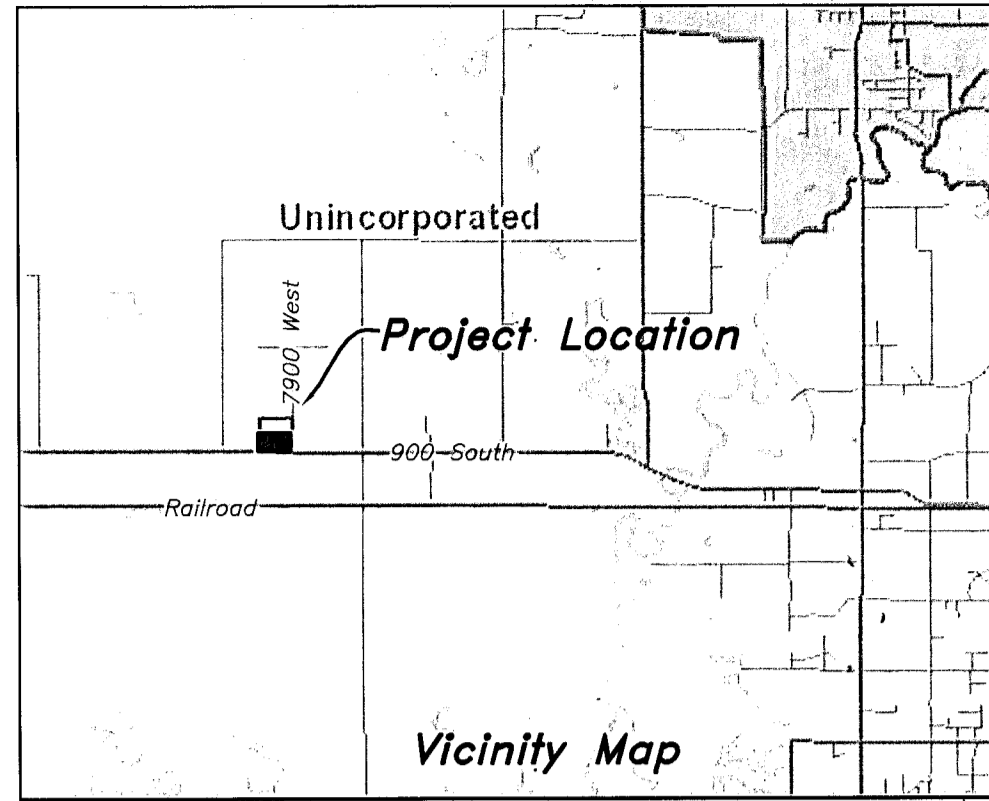


# Jamesidney Subdivision

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



- LEGEND**
- Subject Property Line
  - - - Interior Lot Lines
  - - - Adjoining Property Line
  - - - Centerline
  - - - Public Utility Easement (PUE)
  - - - Ditch
  - - - Fence Line
  - - - Edge of Existing Asphalt
  - - - Found rebar set by others
  - - - Set 5/8"x24" Rebar With Cap
  - - - Section Corner

Barbara Higgs "Trustee"  
 10-037-0011

## 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 \_\_\_\_\_, 2020.

Weber County Engineer

## WEBER COUNTY PLANNING COMMISSION APPROVAL

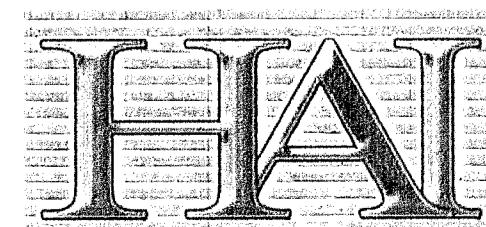
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

Chairman, Weber County Planning Commission

### NOTE:

- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- 2 - Rebar and cap set on all back lot corners.
- 3 - Sewer system to be individual septic sewer systems approved by the Weber-Morgan Health Department.
- 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 and gutter is installed.
- 5 - Due to high ground water the lowest habitable floor elevation can not be lower than 4216' (N.G.V.D. 29)
- 6 - An Excavation Permit is required for all work done within the existing right-of-way.
- 7 - Deferral of asphalt, curb & gutter and sidewalk was granted by Administrative Approval on Feb. 19, 2020.

Developer:  
 Nate Christensen  
 P.O. Box 937  
 Centerville, Utah 84014  
 (801) 706-1921



**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at [www.haies.net](http://www.haies.net)  
 Brigham City Ogden Logan  
 (435) 723-3491 (801) 389-4905 (435) 752-8272  
 Celebrating over 60 Years of Business

## 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

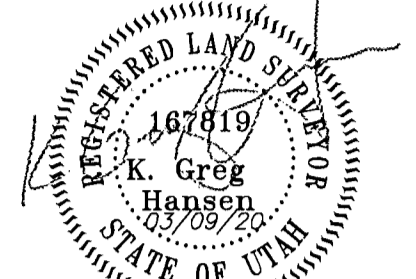
Weber-Morgan Health Department

## 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 Jamesidney 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 9th day of March, 2020.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor Licence 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 THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET AND THE EAST LINE OF SAID SOUTHWEST QUARTER LOCATED 47.60 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 NORTH 89°22'35" WEST 41.09 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF RANDALL & HOLLIE THOMPSON PROPERTY, TAX ID NO. 10-037-0010; THENCE ALONG THE BOUNDARY OF SAID THOMPSON PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°29'13" EAST (NORTH BY RECORD) 167.07 FEET; (2) NORTH 89°04'09" WEST (WEST BY RECORD) 250.00 FEET; AND (3) SOUTH 00°29'13" WEST (SOUTH BY RECORD) 167.92 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°07'35" WEST 1042.26 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°36'23" EAST 740.56 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°07'13" EAST 1331.81 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°29'13" WEST 739.65 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 21.689 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, Jamesidney 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.

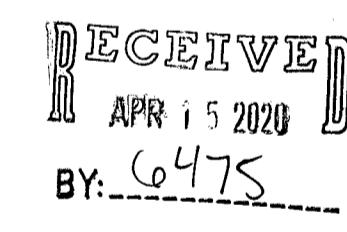
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020, 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 Nate Christensen. The control used to establish the property corners was the existing Weber County Surveyor 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. 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 N.A.D.83 Bearing.

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND

RECORDED \_\_\_\_\_

\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY