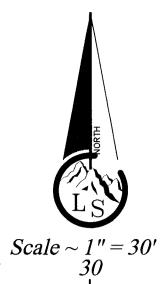
## J&A GIBSON SUBDIVISION PHASE 3

PART OF THE SW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2022 RECORD OF SURVEY



---x---x- EXISTING FENCE

— — EASEMENTS (as labeled or granted)

---- ADJACENT PROPERTY

—— — SECTION LINE (ROW CENTERLINE)

FND SECTION CORNER

FND REBAR AND CAP

SET #5x24" REBAR AND CAP STAMPED LANDMARK

RECORD DATA

MEASURED DATA

1  $\setminus$  Due to the topography and the location of this subdivision a owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed

2 Agriòulture is the preferred use in the agriculture zones Agriculture operations as specified in the Land Use Code for a particular zage are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. WCO 106-1-8

3 These parcels are outside of and are not affected by the 750 foot or 1000 foot radius easements around the FAA tower.

WEBER COUNTY COMMISSION ACCEPTANCE This is to certify that this subdivision plat, the dedication of streets and

other public ways and financial guarantee of pullic improvements associated with this subdivision thereon are ackslashereby approved and accepted by the Commissioners of Weber County, Vah this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_

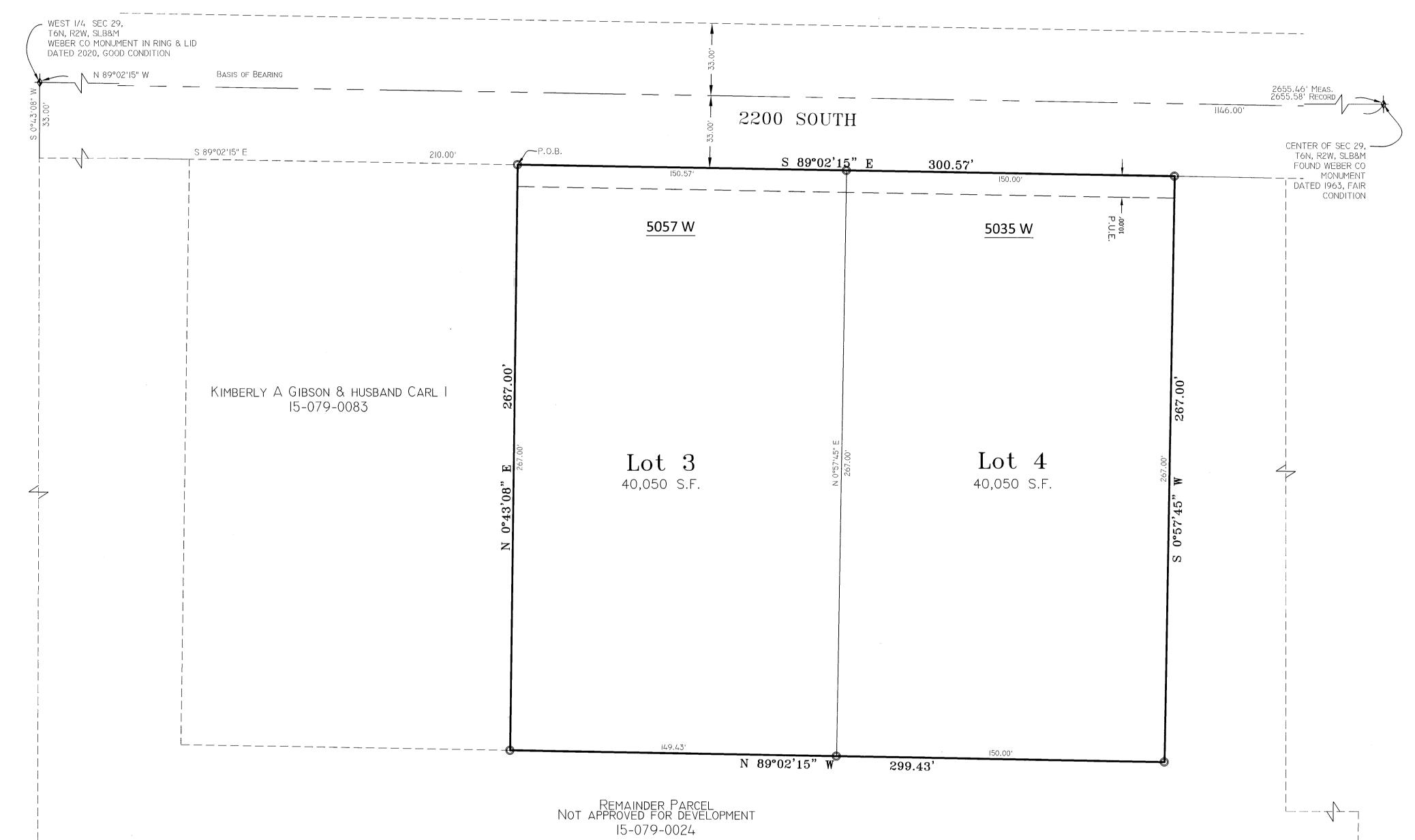
Chairman, Weber County Commission itle: Weber County Clerk

WEBER-MORGAN HEAL TH DEPARTMENT I hereby certify that the soils, pervolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this \_\_\_\_\_

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 \_\_\_\_

I have examined the financial guarantee and other documents associated with Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_. 20\_\_\_\_.

Chairman, Weber County Planning Commission WEBER COUNTY ATTORNEY this subdivision plat and in my opinion they conform with the County



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

SURVEYOR'S CERTIFICATE

9008384

I, Tyler D. Knight, do hereby certify that I am a

professional land surveyor in the State of Utah in

accordance with Title 58, Chapter 22, Professional

shown hereon in accordance with UCA 17-23-17.

this survey and from documents and records as

noted hereon. Monuments have been placed as

represented on the plat.

That this plat was prepared from the field notes of

Engineers and Land Surveyors Act: and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s)

## OWNER'S DEDICATION

the undersigned owners of the herein described tract of land, do hereby part and subdivide the same into lots and streets as shown hereon name said tract J&A GIBSON SUBDIVISION PHASE 3: ereby dedicate to the governing entity for the purpose of public use all parts or portions of said tract of land designated as street(s) and/or 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 authorized by the governing entity. We hereby trant 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 charnels 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 edgements. We hereby grant and dedicate unto all owners of tots 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

IN WITNESS WHEREOF, said BRICE and MELISSA LYTHGOE FAMILY TRUST, dated the 1st day of May 2015, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_day of \_\_\_\_\_\_, 20\_\_\_.

MELISSA LYTHGOE BRICE A. LYTHGOE STATE OF UTAH COUNTY OF WEBER

On the date first above written personally appeared 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. hand and official stamp the date in this certificate first above

Residing in:

0°43'08" East 267.00 feet to the point of beginning.

mmission Expires:

maintenance and operation

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 South right-of-way line of 2200 South Street which is South 0°43'08" West 33.00 feet and South 89°02'15" East 210.00 feet from the Northwest corner of said Quarter Section said point also being the Northeast corner of that parcel described in Warranty Deed Entry No. 1885077 of Weber County Records; and running thence South 89°02'15" East along said right-of-way 300.57 feet, thence South 0°57'45" West 267.00 feet, thence North 89°02'15" West 299.43 feet to the Southeast corner of said parcel, thence North

Contains 80,100 s.f.

*NARRATIVE* 

The purpose of the survey is to create a 2 Lot subdivision from a larger parcel created by that Quit Claim Deed Entry #3184185 as found in the Weber County Recorders office.

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

## DEAADD AE ALIDIEEL

Landmark Surveying, 7uc.  A Complete Land Surveying Service  www.LandmarkSurveyUtah.com  801-731-4075		Weber County Recorder  Entry no.  Filed for record and recorded	
<b>DEVELOPER: John Gibson</b> Address: 4905 W. 2200 S. Ogden UT, 84401 (801)-731-2905		1	at of of official record
W 1/4 of Section 29, Township 6 North, Cange 2 West, Salt Lake Base and Meridian.	Subdivision		on pageCounty Recorder: Leann H Kilts
evisions	DRAWN BY: CHECKED BY: DATE: 12/19/. PROJ: 4067-pb	2021	By Deputy: Fee paid

## WEBER COUNTY SURVEYOR'S CERTIFICATE

exeby certify that the Weber County Surveyor's Office has review 🔀 and all conditions for approval by this office have b The approval of this plat by the Weber County Su does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Weber County Surveyor Record of Survey #

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings onform with County standards and the amount of the for this subdivision is sufficient for the installation of these improvements. financial guarants Signed this