

JAMESIDNEY SUBDIVISION FIRST AMENDMENT AMENDING LOT 1, JAMESIDNEY SUBDIVISION

WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2025

NOTE:

- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 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' (N.G.V.D. 29)
- AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE EXISTING RIGHT-OF-WAY.
- DEFERRAL OF ASPHALT, CURB & GUTTER AND SIDEWALK WAS GRANTED BY ADMINISTRATIVE APPROVAL ON FEB. 19, 2020.
- OUTDOOR WATERING RESTRICTIONS ARE BASED ON APPROVED WATER RIGHT WR 35-14561, WHICH IS LIMITED TO AN IRRIGATED ACREAGE OF ONLY 1/4 ACRE, WITH A SEASONAL USAGE CAP OF 1 ACRE FOOT.

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 401602 E 4567325 N)
0-12" SILT LOAM, BLOCKY STRUCTURE
12-22" CLAY LOAM, BLOCKY STRUCTURE
22-52" FINE SANDY LOAM, GRANULAR STRUCTURE
GROUNDWATER ENCOUNTERED AT 52"

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 THESES IMPROVEMENTS.

SIGNED THIS _____, DAY OF _____, 2025.

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 _____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SOUTHWEST CORNER OF SEC. 15,
T. 6 N., R. 3 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT
5" BELOW TOP OF ASPHALT
(HARD TO READ)

DEVELOPER:
NATE CHRISTENSEN
P.O. BOX 937
CENTERVILLE, UTAH 84014
(801) 706-1921



HANSEN & ASSOCIATES, INC.
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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 _____, 2025.

WEBER COUNTY SURVEYOR

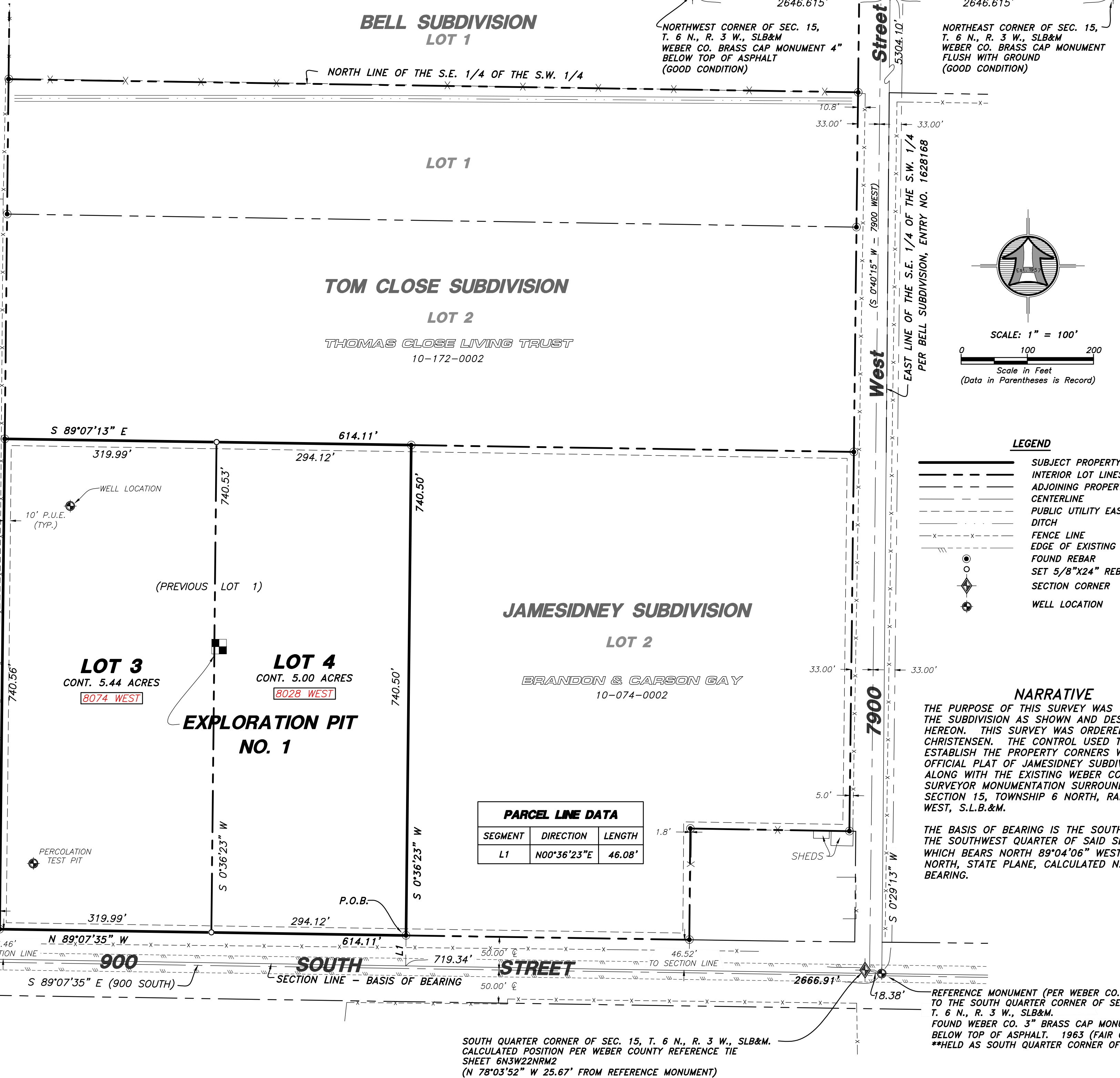
WEBER COUNTY ATTORNEY

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 _____, 2025.

WEBER COUNTY ATTORNEY

WESTERN BASIN LAND & LIVESTOCK LLC
10-037-0011



PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N00°36'23"E	46.08'

- 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 5/8"x24" REBAR WITH CAP
 - SECTION CORNER
 - WELL LOCATION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY NATE CHRISTENSEN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF JAMESIDNEY SUBDIVISION ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.

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.

REFERENCE MONUMENT (PER WEBER CO. 2018) TO THE SOUTH QUARTER CORNER OF SEC. 15, T. 6 N., R. 3 W., SLB&M.
FOUND WEBER CO. 3" BRASS CAP MONUMENT 5" BELOW TOP OF ASPHALT 1963 (FAIR CONDITION)
HELD AS SOUTH QUARTER CORNER OF SEC. 15

RECEIVED
DEC 23 2025
FILE # 8243

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 _____, 2025.

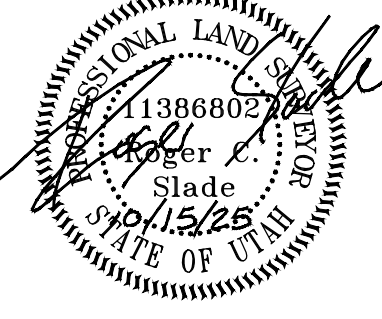
WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS JAMESIDNEY SUBDIVISION FIRST AMENDMENT 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 15TH DAY OF OCTOBER, 2025.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 1, JAMESIDNEY SUBDIVISION, RECORDED AS ENTRY NO. 3068235 IN THE WEBER COUNTY RECORDER'S OFFICE SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET LOCATED 719.34 FEET NORTH 89°04'06" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND 46.08 FEET NORTH 00°36'23" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°07'35" WEST 614.11 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; (2) NORTH 00°36'23" EAST 740.56 FEET; (3) SOUTH 89°07'13" EAST 614.11 FEET; AND (4) SOUTH 00°36'23" WEST 740.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.44 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 AS SHOWN HERON AND NAME SAID TRACT, JAMESIDNEY SUBDIVISION FIRST AMENDMENT AND DO HEREBY 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2025.

JOHN W. BOWEN - MEMBER G N J PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

NATHAN R. CHRISTENSEN - MEMBER G N J PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, JOHN W. BOWEN AND NATHAN R. CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT THEY ARE MEMBERS OF G N J PROPERTIES, 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 AGENTS 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.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____

RECORDED FOR _____

COUNTY RECORDER

BY: _____

DEPUTY