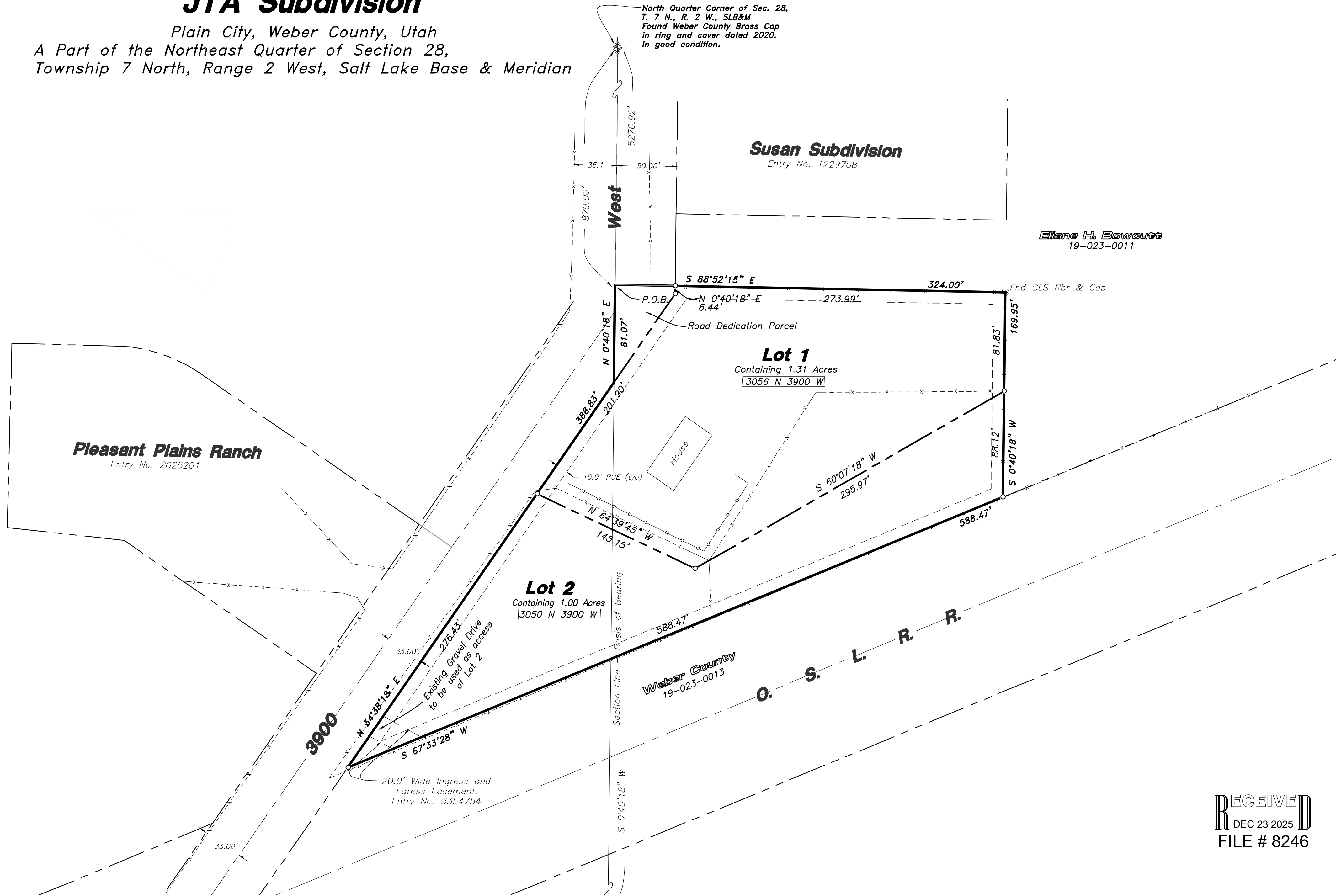


JTA Subdivision

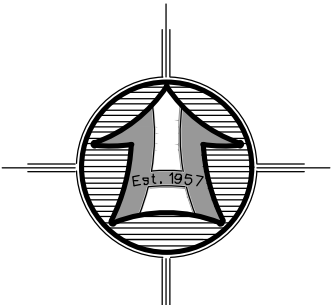
Plain City, Weber County, Utah
A Part of the Northeast Quarter of Section 28,
Township 7 North, Range 2 West, Salt Lake Base & Meridian



NOTE:

- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- ANY ON-SITE SEWAGE DISPOSAL SYSTEM MUST BE APPROVED BY WEBER COUNTY HEALTH DEPARTMENT.
- CULINARY WATER IS PROVIDED BY BONA VISTA WATER COMPANY.
- IRRIGATION IS PROVIDED BY PLAIN CITY IRRIGATION COMPANY.
- ANY EXISTING SWALE SHALL NOT BE PIPED OR FILLED IN EXCEPT FOR THE REINFORCED CONCRETE PIPE WHERE THE DRIVEWAY IS.

Developer:
Jerry and Teddy Anderson
3056 North 3900 West
Plain City, Utah 84404
(801) 391-7329



Scale: 1" = 50'
0 50 100
Scale in Feet
(Data in Parenthesis is Record)

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE PLAIN CITY COUNCIL.

SIGNED THIS _____, DAY OF _____, 2025.

MAYOR: _____

ATTEST: _____

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY ON Plain City CITY THIS _____ DAY OF _____ A.D., 2025.

BY: _____ DATE _____

CHAIRMAN

ATTEST: _____ DATE _____

SECRETARY

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Power Line
- Fence Line (Wire)
- Power Pole
- Existing Street Monument
- Street Monument to be set
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Plain City CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF Plain City CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2025.

BY: _____ DATE _____

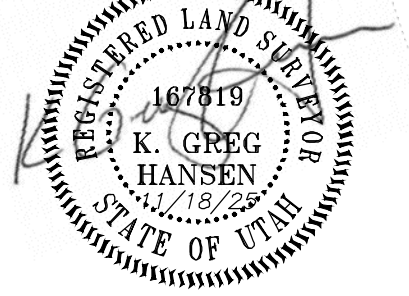
CITY ATTORNEY

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, know hereafter as JTA Subdivision located in Plain City, 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 on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Plain City City Concerning Zoning Requirements, regarding lot Measurements have been Complied with.

Signed this 18th day of November, 2025.

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



BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT BASE AND MERIDIAN:

BEGINNING AT A POINT 870.00 FEET SOUTH 00°40'18" WEST ALONG THE CENTER OF SECTION LINE FROM THE NORTHERN CORNER OF SAID NORTHWEST QUARTER:

RUNNING THENCE SOUTH 88°52'15" EAST 324.00 FEET; THENCE SOUTH 00°40'18" WEST 169.95 FEET TO THE NORTHERLY LINE OF THE OREGON SHORT LINE RAILROAD COMPANY PROPERTY; THENCE SOUTH 67°33'28" WEST 588.47 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF 4200 WEST STREET; THENCE NORTH 34°38'18" EAST 388.83 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°40'18" EAST 81.07 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT SOUTH 00°40'18" WEST 951.07 FEET ALONG EAST LINE OF SAID QUARTER SECTION LINE TO THE EAST RIGHT-OF-WAY LINE OF 4200 WEST STREET AND SOUTH 34°38'18" WEST 347.01 FEET ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 61°29'16" EAST 29.27 FEET TO THE NORTHERLY LINE OF THE OREGON SHORT LINE RAILROAD CO PROPERTY.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JERRY AND TEDDY ANDERSON AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF JTA SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, PLAIN CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HERON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID JTA SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT JERRY AND TEDDY ANDERSON, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, JERRY AND TEDDY ANDERSON, AS OWNERS, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF JERRY AND TEDDY ANDERSON.

JERRY ANDERSON FOR THE JERRY AND TEDDY ANDERSON FAMILY TRUST

TEDDY ANDERSON FOR THE JERRY AND TEDDY ANDERSON FAMILY TRUST

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2025, Jerry Anderson and Teddy Anderson, Trustees for the Jerry and Teddy Anderson Family Trust, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

State of Utah Notary Public, _____ Commission Number _____

Notary Printed Name _____ My Commission Expires _____

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 Teddy Anderson. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 28, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the center section line of said Section which bears South 00°40'18" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____, AT _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____

COUNTY RECORDER

BY _____

DEPUTY



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Since 1957

BY: _____ DATE _____

CITY ENGINEER

BY: _____ DATE _____

PLANNING DIRECTOR