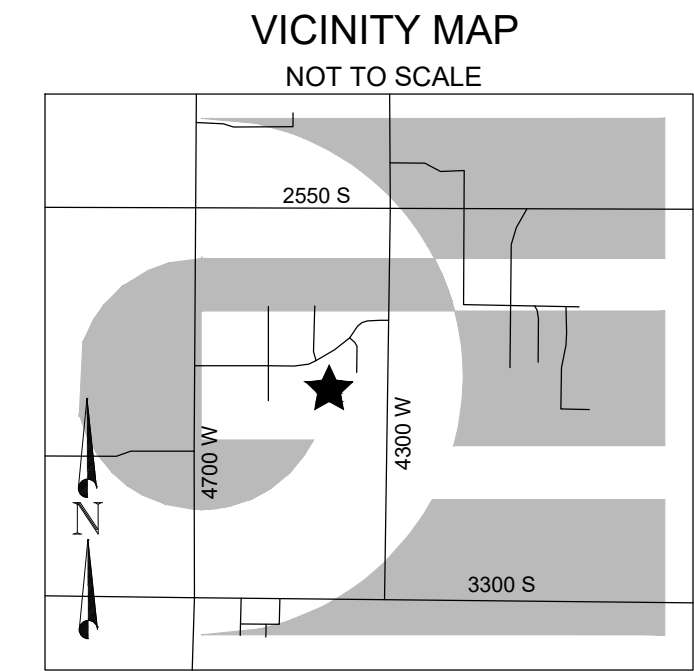


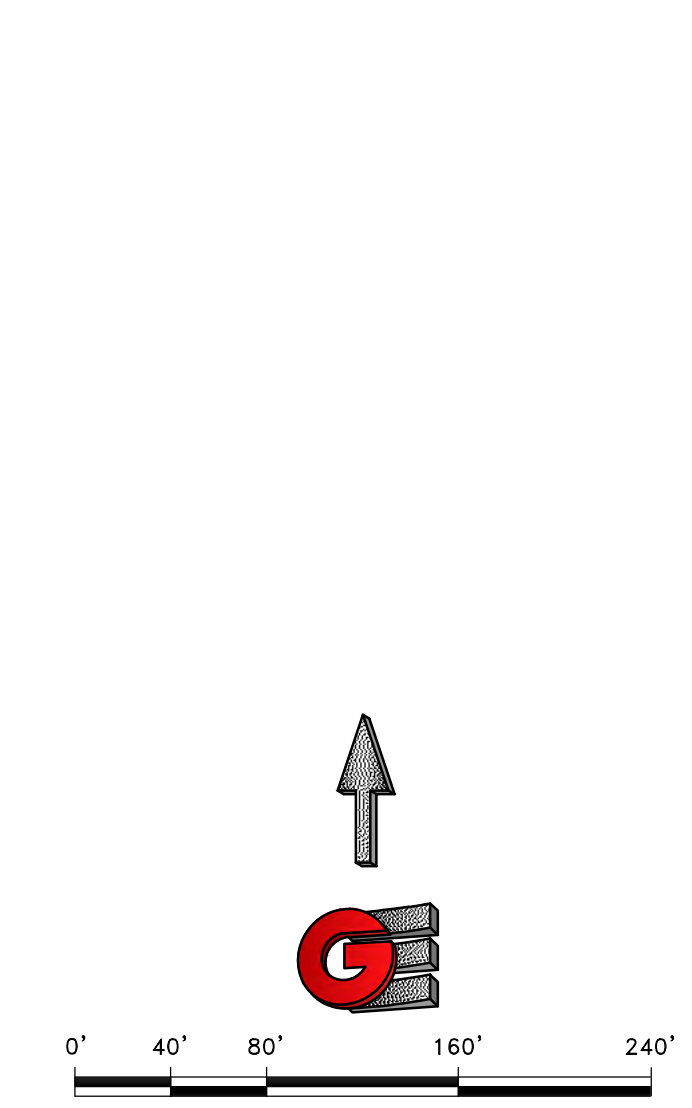
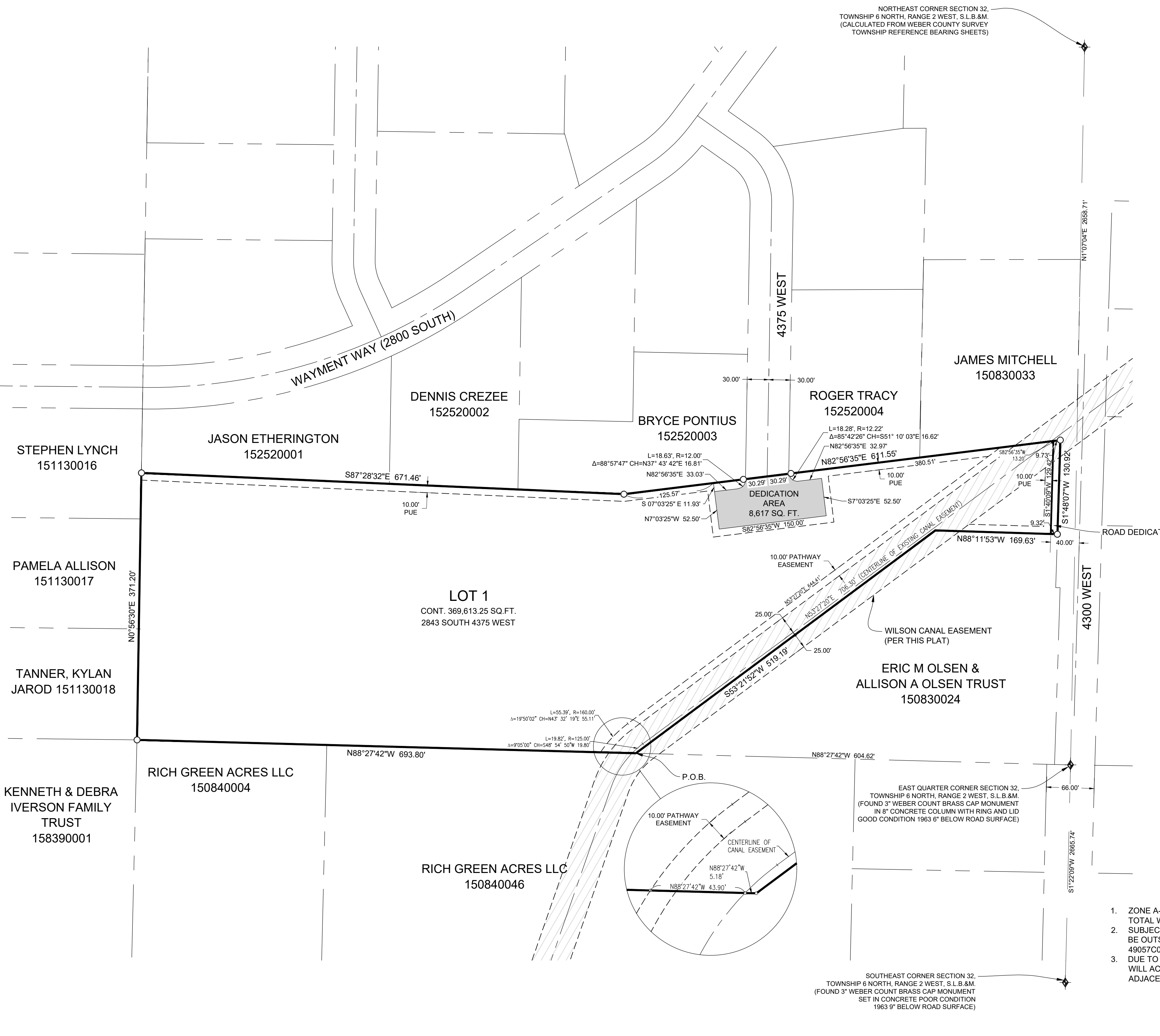
# JADE HADFIELD SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, MARCH 2026



**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 88°27'42" WEST 604.62 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 32, (BASIS OF BEARING BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 WHICH BEARS SOUTH 01°22'09" WEST); RUNNING THENCE ALONG SAID SOUTH LINE NORTH 88°27'42" WEST 693.80 FEET TO THE EAST BOUNDARY LINE OF THE WEST HILLS SUBDIVISION; THENCE ALONG THE EAST LINE OF THE WEST HILLS SUBDIVISION NORTH 00°56'30" EAST 371.20 FEET TO THE SOUTH LINE OF THE AMENDED LOTS 1, 10, 12, & 19 FRANK-LAND ESTATES PHASE-2 SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID AMENDED LOTS 1, 10, 12, & 19 FRANK-LAND ESTATES PHASE-2 SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 87°28'32" EAST 671.46 FEET; (2) NORTH 82°56'35" EAST 611.55 FEET TO THE WEST RIGHT-OF-WAY LINE OF 4300 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°48'07" WEST 130.92 FEET; THENCE NORTH 88°11'53" WEST 169.63 FEET; THENCE SOUTH 53°21'52" WEST 519.19 FEET TO THE POINT OF BEGINNING, CONTAINING 8.485 ACRES.

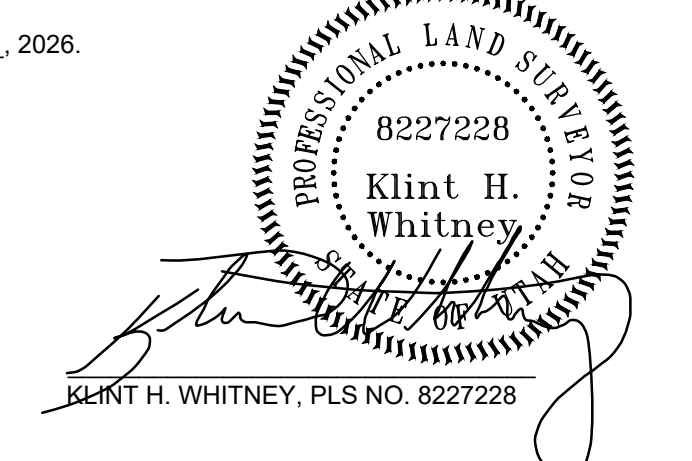


- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - - - ADJACENT PARCEL
  - - - SECTION LINE
  - - - PUBLIC UTILITY EASEMENT (PUE)
  - - - EXISTING FENCE LINE
  - - - SETBACK
  - - - ALTERNATE SETBACK
  - ▨ WILSON CANAL EASEMENT

- NOTES**
- ZONE A-1 CURRENT YARD SETBACKS: FRONT 30', SIDE YARD 10' MINIMUM WITH TOTAL WIDTH OF TWO SIDE YARDS NOT LESS THAN 24'. REAR 30'
  - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
  - 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.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS JADE HADFIELD SUBDIVISION IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**OWNER'S DEDICATION**

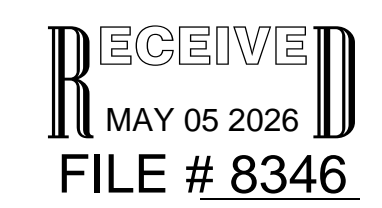
I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

**JADE HADFIELD SUBDIVISION**

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND DEDICATION AREA, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BY: JADE HADFIELD



**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me \_\_\_\_\_, A Notary Public, personally appeared JADE HADFIELD, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

**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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
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 EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
COUNTY ATTORNEY

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
COUNTY ENGINEER

**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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER - MORGAN HEALTH DEPARTMENT**

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
DIRECTOR WEBER-MORGAN HEALTH DEPT.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JADE HADFIELD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 01°22'09" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. RECORD OF SURVEY NUMBER 6008, THE DEDICATED PLATS OF FRANK LAND ESTATES PHASE 2, WEST HILLS SUBDIVISION, LASSEN SUBDIVISION, LINDEMAN ESTATES SUBDIVISION, WARRANTY DEED RECORDED AS ENTRY # 2909636, AND DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE THE SUBDIVISION BOUNDARY.

DEVELOPER: JADE HADFIELD 4577 S 4500 W WEST, HAVEN, UTAH 801-388-4063	<b>S1</b>  <b>1</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____
		FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		