

# PLEASANT PLAINS RANCH

A PART OF THE N.W. 1/4 OF SECTION 28,  
T. 7 N., R. 2 W., S.L.B.&M.  
WEBER COUNTY, UTAH  
OCTOBER 20TH, 2003

North Quarter Corner of Section 21,  
Township 7 North, Range 2 West,  
S.L.B. & M. Weber Co.  
Surveyors Brass Cap Mon.

## OWNERS DEDICATION

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 PLEASANT PLAINS RANCH, 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 DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 19th DAY OF April, 2004

Kenneth L. Jackson  
Linda W. Jackson

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF WEBER  
ON THIS 19th DAY OF April, 2004  
PERSONALLY APPEARED Kenneth L. Jackson and Linda W. Jackson  
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.  
NOTARY PUBLIC Shari Sallitoe RESIDING AT Weber Co.  
MY COMMISSION EXPIRES: June 18, 2006

## 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 200

SIGNATURE

## 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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 13th DAY OF November, 2003

Curtis Christensen  
SIGNATURE

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 5th DAY OF April, 2004

Jim K. Semler  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## 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 THIS DAY OF 200

CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 19th DAY OF April, 2004

County Surveyor of Utah

## 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 THE DAY OF 200

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

## LEGEND:

- ( ) DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- \*-\* EXISTING FENCES.
- SET 5/8" REBAR/C. & L.S. CAP.
- /// STREET DEDICATION = 2,550 SQ. FT.

## COUNTY RECORDER

ENTRY NO. 2075201 FEE PAID \$20.00  
FILED FOR RECORD AND RECORDED:  
19-April 2004 AT 9:43A  
IN BOOK 59 PAGE 169  
OF OFFICIAL RECORDS.  
RECORDED FOR:  
Kenneth L. Jackson  
COUNTY RECORDER:  
Doug Crofts  
BY: Camie Klotz

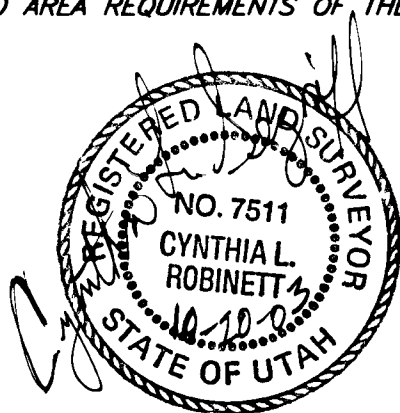
## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:  
BEGINNING AT A POINT WHICH BEARS S.0°40'18"W. 892.00 FEET ALONG SECTION TO THE CENTERLINE OF 4200 WEST STREET, S.34°38'18"W. 237.96 FEET AND N.55°21'42"W. 33.00 FEET TO THE WESTERLY SIDE OF 4200 WEST STREET PER BOOK 116  
PAGE 14 OF THE WEBER COUNTY RECORDS, FROM THE NORTH QUARTER CORNER OF SAID SECTION (AS MONUMENTED) AND RUNNING THENCE S.34°38'18"W. 150.00 FEET ALONG SAID ROAD, THENCE N.55°21'42"W. 193.72 FEET, THENCE N.83°42'04"W. 97.76 FEET, THENCE N.01°25'02"E. 103.73 FEET, THENCE S.88°34'58"E. 86.80 FEET TO A POINT OF CURVE, THENCE 73.86 FEET ALONG THE ARC OF A 127.38 FOOT RADIUS CURVE TO THE RIGHT (L.C. BEARS S.71°58'20"E. 72.83 FEET), THENCE S.55°21'42"E. 221.20 FEET TO THE POINT OF BEGINNING.  
CONTAINING 51,355 Sq. Ft., MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7511(170143) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE, AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT AND THAT I FURTHER CERTIFY THAT ALL LOTS IN STARNES ESTATES HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRUFF P.L.S. 7511(170143)  
Fka CYNTHIA L.S. ROBINETT



REMAINING PARCEL - NOT APPROVED FOR DEVELOPMENT.  
WEBER COUNTY RECORDS TAX I.D. No. 19-026-0003 (STATE PLANE GRID BEARINGS)

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:  
BEGINNING AT A POINT 660 FEET SOUTH (S.01°09'58"W. 660.00 FEET, STATE PLANE GRID, TYP.) FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: AND RUNNING THENCE SOUTH 660 FEET (S.01°09'58"W. 660.00 FEET), THENCE EAST (S.88°34'58"E. 2338.87 FEET), TO THE WEST LINE OF A 4 ROD ROAD, THENCE N.34°05'E. (N.34°38'18"E. 132.06 FEET) ALONG THE WEST LINE OF SAID ROAD TO THE SOUTHEAST CORNER OF PROPOSED SUBDIVISION, THENCE THREE COURSES ALONG THE BOUNDARY OF SAID SUBDIVISION AS FOLLOWS: THENCE (N.88°34'58"E. 103.73 FEET), THENCE (N.83°42'04"W. 97.76 FEET), AND (N.01°25'02"E. 49.31 FEET) TO THE NORTH DEED LINE OF TAX I.D. No. 19-026-0003 OF THE WEBER COUNTY RECORDS, THENCE WEST (N.88°34'58"E. 740.97 FEET), THENCE NORTH (N.01°09'58"E. 371.14 FEET), THENCE WEST (N.88°34'58"E. 1412.00 FEET) TO THE POINT OF BEGINNING.  
CONTAINING 26.6 ACRES, MORE OR LESS.

REMAINING PARCEL - NOT APPROVED FOR DEVELOPMENT.  
WEBER COUNTY RECORDS TAX I.D. No. 19-026-0002 (STATE PLANE GRID BEARINGS)

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:  
BEGINNING AT A POINT WHICH BEARS SOUTH (S.0°40'18"W. 666.94 FEET) ALONG SECTION LINE AND WEST (N.88°34'58"E. 33.00 FEET) TO THE WESTERLY LINE OF 4200 WEST STREET PER BOOK 116 PAGE 14 OF THE WEBER COUNTY RECORDS, FROM THE NORTH QUARTER CORNER OF SAID SECTION (AS MONUMENTED) AND RUNNING THENCE WEST (N.88°34'58"E. 1206.27 FEET), THENCE SOUTH (S.01°09'58"W. 371.14 FEET), THENCE EAST (S.88°34'58"E. 740.97 FEET) TO THE WEST BOUNDARY OF A PROPOSED SUBDIVISION, THENCE FOUR COURSES ALONG THE BOUNDARY OF SAID SUBDIVISION, AS FOLLOWS: THENCE (N.01°25'02"E. 103.73 FEET), THENCE (S.88°34'58"E. 86.80 FEET), TO A POINT OF CURVE, THENCE 73.86 FEET ALONG THE ARC OF A 127.38 FOOT RADIUS CURVE TO THE RIGHT (L.C. BEARS S.71°58'20"E. 72.83 FEET), AND THENCE (S.55°21'42"E. 221.20 FEET) TO THE WESTERLY LINE OF SAID STREET, THENCE N.34°05'E. (N.34°38'18"E. 227.88 FEET) ALONG SAID STREET, THENCE NORTH (N.0°40'18"E. 214.99 FEET) TO THE POINT OF BEGINNING.  
CONTAINING 417,572 Sq. Ft./9.6 Ac., MORE OR LESS.

PREPARED BY:  
C. L. S., Inc.  
810 CANYON ROAD  
OGDEN, UTAH 84404

Ph. (801) 399-4935 Fax. (801) 627-1068

## NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

KENNETH L. JACKSON & Wf. LINDA W. - 0002  
REMAINING PARCEL-NOT APPROVED FOR DEVELOPMENT

PLEASANT PLAINS RANCH INC. -0003  
REMAINING PARCEL-NOT APPROVED FOR DEVELOPMENT

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE KEY JACKSON WITH A 1-LOT SUBDIVISION FOR HIS EXISTING HOME ON 4200 WEST ST. PART OF THIS PARCEL OF LAND IS WITHIN WEBER COUNTY TAX I.D. No. 19-026-0002 AND 19-026-0003. WE HAVE TAKEN THE REMAINDER OF -0003, LOCATED NEAR THE NORTHEAST CORNER OF LOT 1, AND COMBINED THAT PORTION INTO -0002 REMAINDERS PORTION. AND HAVE ALSO WROTE A REMAINDER OF -0003. BOTH OF THESE LEGAL DESCRIPTIONS ARE SHOWN ON THIS PLAT.  
BASIS OF BEARINGS IS CALCULATED, AS BEING S.0°50'50"W. BETWEEN THE WEBER COUNTY SURVEYORS BRASS CAP MONUMENTS MARKED AS BEING THE NORTH QUARTER CORNER OF SECTION 21, AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BASED ON THE WEBER COUNTY SURVEYORS SECTION DATA SHEETS.

PLEASANT PLAINS RANCH INC. -0010

