SINGLETREE ACRES I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND PROJECT INFORMATION **DEAN & KATHY MARTINI** SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN THIS SUBDIVISION WAS LAND HOLDINGS LLC ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SUBDIVISION PLAT ALLOWED FLEXIBLE LOT AREA LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS 150800020 AND WIDTH IN EXCHANGE FOR HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT FUTURE ROAD AREA NOT SURVEYED SUPERIOR STREET IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS FOUND REBAR AND CAP CONNECTIVITY-INCENTIVIZED CONNECTIVITY. A SUBDIVISION THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED MARK REEVE & ASSOCIATES AMENDMENT WITHIN ANY AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE 133.20' S89°12'17"E 326.57' PART OF THE OVERALI HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF FOUND REBAR AND CAP SUBDIVISION BOUNDARY SUBDIVISION \$89°12'17"E SHALL COMPLY WITH SECTION MARK REEVE & ASSOCIATES SINGLETREE ACRES SUBDIVISION 10902.72 106-2-4.030 OF THE WEBER SQ FT LOT 12 COUNTY CODE A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND 0.250 ACRES 13231.56 S89°12'06"E AS SHOWN ON THIS PLAT SQ FT 26' WIDE EAST TO WEST AND 20' WIDE NORTH WEBER COUNTY, UTAH \Box 127.38' LOT 14 0.304 ACRES TO SOUTH EASEMENT BEGINNING FROM A POINT AUGUST, 2022 SIGNED THIS_____, 20___ N89°12'06"W A DISTANCE OF 32' FROM THE 10057.60 NORTHEAST CORNER OF LOT 11 SQ FT S89°12'06"E THIS NEEDS TO LOT 11 BE INCLUDED IN EASEMENT FOR 13189.01 TURNAROUND DEDICATED-THE OWNER'S SQ FT TO WEBER COUNTY SEE DETAIL A DEDICATION 10057.57 0.303 ACRES SQ FT 133.23' SHOW WIDTH OF ROW S89°12'06"E SOMEWHERE ALONG ROAD LOT 10 JAMES V. HEINRITZ, PLS 11072412-2201 13190.89 10057.59 FOR AND ON BEHALF OF VARA 3D, INC SQ FT SQ FT 0.303 ACRES 2025 S ST NOTE: ADDRESSES WILL BE \Box **ASSIGNED ON FINAL REVIEW** NARRATIVE S89°12'06"E THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY-FIVE (25) LOT CLUSTER LOT 9 10057.59 SUBDIVISION AS SHOWN 13192.78 SQ FT SQ FT THE PROPERTY LINES WERE ESTABLISHED BASED ON RECORD OF SURVEY NUMBER 7510 S89°12'06"E 80.00' 0.303 ACRES AND WARRANTY DEED ENTRY NUMBER 3121772. 127.38' LOT 18 THE NEW RECORD OF SURVEY FILED 4/1/2025 IS #8016 THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON. S89°12'06"E 10057.59 SQ FT LOT 8 0.231 ACRES S89°12'06"E 13194.67 YOU MAY WANT TO SHOW RECORD SQ FT VS MEASURED ALONG THE A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER 0.303 ACRES **BOUNDARY SINCE THE DEED** COUNTY. UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 10057.50 SHOWS AN ALIQUOT PART SQ FT S89°12'06"E COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE 0.231 ACRES S89°12'06"E LOT 7 THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID 12922.57 SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE 127.38' SQ FT FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; WEBER SCHOOL DISTRICT LOT 20 0.297 ACRES 12114.94 **DETAIL A** 60' ROW THENCE SOUTH 89"11'53" EAST ALONG SAID LINE A DISTANCE OF 990.06 FEET TO THE SQ FT ⁻⁻120 29' 30' WIDE PATHWAY EASEMENT VICINITY MAP N.T.S POINT OF BEGINNING; BE INCLUDED IN 0.278 ACRES DEDICATED TO WEBER COUNTY THE OWNER'S O BE MAINTAINED BY LOT 1 S89°16'50"E WHITE, BYRON D THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET; **DEDICATION** AND LOT 2 1950 S 127.38' 150800057 THENCE SOUTH 89°12'17" EAST A DISTANCE OF 326.57 FEET; ■ S89°11'53"E THENCE SOUTH 00°43'10" WEST A DISTANCE OF 1333.89 FEET; LOT 21 120.33' **CURVE DATA** THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF 12708.88 **CHECK AREA** LOT 6 SQ FT **RADIUS** DELTA LENGTH CHORD CHORD LENGTH LEGEND: 12530.91 0.292 ACRES SQ FT 36.57' S89°17'04"E 0.288 ACRES 95.00' 50.77' 30°59'49" **BOUNDARY LINE** CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES LOT 22 C3 95.00' 32°18'50" 53.59' S15°06'37"E 52.88' 133.34' 10829.18 95.00' 63°18'51" 104.99' S30°36'28"E NEIGHBOR BOUNDARY LINE OWNERS' DEDICATION: SQ FT 12350.61 BE FILLED IN 0.249 ACRES C5 68.00' 62°59'07" 74.75' S30°46'23"E 71.04' WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY 0 SQ FT S89°17'04"E SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND LOT LINE C6 62.00' 62°59'07" 68.16' S30°46'23"E 64.78' 0.284 ACRES 127.38' NAME SAID TRACT 7 10' PUE TYP > S89°16'18"E C7 101.00' 62°59'07" 111.03' S30°46'23"E 105.52' LOT 23 10829.18 SINGLETREE ACRES SUBDIVISION R.O.W. LINE C8 29.00' 62°59'07" S30°46'23"E 133.36' 31.88' 30.30' SQ FT LOT 4 C9 13.00' 89°55'03" 20.40' S44°14'21"E 18.37' 0.249 ACRES 12352.26 S89°17'04"E MONUMENT LINE S45°45'39"W C10 13.00' 90°04'57" 20.44' 18.40' SQ FT 0.284 ACRES N44°13'53"W 26.00' 89°54'23" 40.80' 36.74' LOT 24 EASEMENT LINE S89°16'18"E 10829.18 S45°40'18"W 89°54'04" 40.80' 36.74' 26.00' 133.37' SQ FT THESE MONUMENTS CAN BE REMOVED WE HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE PARTS 43' WIDTH DEDICATED TO WEBER 0.249 ACRES LOT 3 MONUMENT IMPROVEMENT AGREEMENT OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS. PUBLIC STREETS AND PATHWAY S89°17'04"E COUNTY FOR ROAD WIDENING 13954.62 THIS NEEDS TO DOCUMENTS WILL BE SENT WITH FINAL REVIEW THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO FURTHER DEDICATE, GRANT, SQ FT REV.# REVISION NOTES BE INCLUDED IN **PURPOSES** AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, **LINE DATA** LOT 25 0.320 ACRES THE OWNER'S UPON, AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENTS, THE 15097.51 LINE | BEARING | DISTANCE BEARING DISTANCE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC **DEDICATION** S89°16'18"E SET 5/8" REBAR AND CAP STAMPED UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, OR ANY OTHER N89°12'06"W | L1 N00°43'10"E 133.39' o.347 ACRES UTILITY OR STREET-RELATED FACILITY AS AUTHORIZED BY THE COUNTY. VARA 3D (UNLESS OTHERWISE NOTED) L2 | S89°12'06"E L8 N00°43'10"E ALL OTHER LOT CORNER TO BE SET WITH 32043.53 NO ACCESS TO IN WITNESS HEREOF WE HAVE SET OR HANDS THIS _____ DAY OF L3 N00°43'10"E 1.00' N89°12'06"W 31.96' SQ FT LOT 1 AND LOT— 5/8" REBAR AND CAP _____, A.D. 2024 N00°43'10"E L4 S89°12'06"E L10 1.00' 2 ALONG 2200 S 0.736 ACRES L5 N00°43'10"E 21.64 L11 N89°12'06"W 2.08' EASEMENT FOR SD POND FOUND MONUMENTS AS NOTED HORIZONTAL: 1" = 80DEDICATED TO WEBER L6 | S89°12'06"E | 20.00' COUNTY 64' WIDTH ACROSS ACKNOWLEDGEMENT: LOT 2 29.5' WIDTH ACROSS-STREET MONUMENTS TO BE SET LOT 1 OWNED AND 14057.60 STATE OF UTAH POINT OF COMMENCEMENT MAINTAINED BY LOT 1 AND SQ FT FOUND WEBER COUNTY LOT 2 0.323 ACRES FOUND REBAR AND CAP 3" BRASS MONUMENT 6" COUNTY OF SALT LAKE | SET REBAR AND CAP BELOW ROAD IN RING AND LID -MARK REEVE & ASSOCIATES FOUND WEBER COUNTY 3" BRASS MONUMENT 5" AT THE CENTER OF SECTION 25' OFFSET BELOW ROAD IN RING AND LID AT THE EAST 25' OFFSET ON THE _____ DAY OF _____ ___, A.D. 2024, PERSONALLY 29 T6N, R2W SLB&M DATED 2021 QUARTER CORNER OF SECTION 29 APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY T6N, R2W SLB&M DATE 2004 CONDITION: GOOD ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. 990.06' (TIE) POINT OF BEGINNING 0.323 ACRES BENCHMARK: 4239.7 BASIS OF BEARING S89°11'53"E 2633.22' MY COMMISSION EXPIRES: N89°11'53"W 326.83' NOTARY PUBLIC 43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING PURPOSES 5693 S 675 E MURRAY, UT 8410 801-707-1012 WEBER COUNTY SURVEYOR WEBER COUNTY PLANNING WEBER COUNTY ATTORNEY COUNTY ENGINEER WEBER COUNTY COMMISSION DEVELOPER INFORMATION COUNTY RECORDER COMMISSION APPROVal: ACCEPTANCE: HEREBY CERTIFY THAT THE WEBER COUNTY NAME: CHAD BUCK I HAVE EXAMINED THE FINANCIAL GUARANTEE AND HEREBY CERTIFY THAT THE REQUIRED PUBLIC ENTRY NO.____FEE PAID_____ OTHER DOCUMENTS ASSOCIATED WITH THIS SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS 2021-100 ADDRESS: 2205 SOUTH 400 EAST THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT SUDIVISION PLAT AND IN MY OPINION THEY CONFORM | ALL CONDITIONS FOR APPROVAL BY THIS OFFICE SUBDIVISION CONFORM WITH COUNTY STANDARDS FILED FOR AND RECORDED_____ WAS DULY APPROVED BY WEBER COUNTY THE DEDICATION OF STREETS AND OTHER PUBLIC CLEARFIELD, UTAH 84015 WITH THE COUNTY ORDINANCE APPLICABLE THERETO HAVE BEEN SATISFIED. THE APPROVAL OF THIS WITH COUNTY STANDARDS AND THE AMOUNT OF PLANNING COMMISSION ON THE___DAY WAYS AND FINANCIAL GUARANTEE OF PUBLIC AND NOW IN FORCE AND AFFECT. PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE PHONE: (801) 725-3511 AT____. IN BOOK____OF OFFICIAL NOVEMBER 2023 IMPROVEMENTS ASSOCIATED WITH THIS OF____, 20__. INSTALLATION OF THESE IMPROVEMENTS. RELIEVE THE LICENSED LAND SURVEYOR WHO SUBDIVISION, THEREON ARE HEREBY APPROVED EMAIL: CTBHOMES19@GMAIL.COM SIGNED THIS___DAY OF_____, 20__. EXECUTED THIS PLAT FROM THE RESPONSIBILITIES RECORDS, PAGE____. RECODED AND ACCEPTED BY THE COMMISSIONERS OF WEBER AND/OR LIABILITIES ASSOCIATED THEREWITH SIGNED THIS___DAY OF_____, 20__. 1" = 80' CHAIRMAN, WEBER COUNTY PLANNING COMMISION COUNTY, UTAH THIS___DAY OF_____ WEBER COUNTY ATTORNEY SIGNED THIS___DAY OF_____ WEBER COUNTY ENGINEER COUNTY RECORDER CHAIRMAN, WEBER COUNTY COMMISION WEBER COUNTY SURVEYOR SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS