DEAN & KATHY MARTINI THIS SUBDIVISION WAS LAND HOLDINGS LLC ALLOWED FLEXIBLE LOT AREA 150800020 AND WIDTH IN EXCHANGE FOR FUTURE ROAD AREA NOT SURVEYED SUPERIOR STREET FOUND REBAR AND CAP CONNECTIVITY. A SUBDIVISION MARK REEVE & ASSOCIATES AMENDMENT WITHIN ANY S89°12'17"E 326.57' PART OF THE OVERALI FOUND REBAR AND CAP SUBDIVISION BOUNDARY S89°12'17"E SHALL COMPLY WITH SECTION MARK REEVE & ASSOCIATES __133.19'_ 10902.72 106-2-4.030 OF THE WEBER SQ FT LOT 12 COUNTY CODE 0.250 ACRES 13231.56 S89°12'06"E SQ FT 26' WIDE EAST TO WEST AND 20' WIDE NORTH 127.38' LOT 14 TO SOUTH EASEMENT BEGINNING FROM A POINT 0.304 ACRES N89°12'06"W A DISTANCE OF 32' FROM THE 10057.60 NORTHEAST CORNER OF LOT 11 SQ FT S89°12'06"E EASEMENT FOR 13189.01 TURNAROUND DEDICATED-SQ FT TO WEBER COUNTY SEE DETAIL A 10057.57 හි 0.303 ACRES SQ FT 133.23' S89°12'06"E ROW LOT 10 13190.89 10057.59 SQ FT SQ FT 0.303 ACRES 127.38 LOT 17 S89°12'06"E LOT 9 10057.59 13192.78 SQ FT SQ FT S89°12'06"E 80.00' 0.303 ACRES 127.38' LOT 18 S89°12'06"E 10057.59 SQ FT LOT 8 0.231 ACRES S89°12'06"E 13194.67 SQ FT 0.303 ACRES 10057.50 SQ FT S89°12'06"E 0.231 ACRES S89°12'06"E LOT 7 13189.15 127.38' SQ FT WEBER SCHOOL DISTRICT LOT 20 0.303 ACRES 12114.94 **DETAIL A** 60' ROW SQ FT ⁻⁻120 29' 30' WIDE PATHWAY EASEMENT 0.278 ACRES DEDICATED TO WEBER COUNTY TO BE MAINTAINED BY LOT 20 S89°16'50"E WHITE, BYRON D 1950 S 127.38' 150800057 ■ S89°11'53"E 120.33' ____ 12708.88 LOT 6 SQ FT **RADIUS** DELTA 12797.59 0.292 ACRES SQ FT S89°17'04"E 0.294 ACRES 95.00' 30°59'49" LOT 22 C3 95.00' 133.34' 10829.18 95.00' SQ FT 12350.61 BE FILLED IN 0.249 ACRES C5 68.00' SQ FT S89°17'04"E C6 62.00' 0.284 ACRES 127.38' 10' PUE TYP > S89°16'18"E C7 101.00' LOT 23 10829.18 C8 29.00' 133.36' SQ FT LOT 4 C9 13.00' 0.249 ACRES 12352.26 S89°17'04"E C10 13.00' SQ FT 0.284 ACRES 26.00' LOT 24 S89°16'18"E 10829.18 26.00' 133.37' SQ FT 0.249 ACRES LOT 3 S89°17'04"E 13954.62 SQ FT LOT 25 0.320 ACRES 15097.51 S89°16'18"E 133.39' 0.347 ACRES 32043.53 NO ACCESS TO LOT 1 AND LOT— SQ FT 2 ALONG 2200 S 0.736 ACRES EASEMENT FOR SD POND HORIZONTAL: 1" = 80DEDICATED TO WEBER COUNTY 64' WIDTH ACROSS LOT 2 29.5' WIDTH ACROSS-LOT 1 OWNED AND 14057.60 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" SET REBAR AND CAP BELOW ROAD IN RING AND LID -MARK REEVE & ASSOCIATES AT THE CENTER OF SECTION 25' OFFSET 25' OFFSET 29 T6N, R2W SLB&M DATED 2021 990.06' (TIE) POINT OF BEGINNING 0.323 ACRES BASIS OF BEARING S89°11'53"E 2633.22' N89°11'53"W 326.83' 43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING PURPOSES WEBER COUNTY ATTORNEY DEVELOPER INFORMATION NAME: CHAD BUCK I HAVE EXAMINED THE FINANCIAL GUARANTEE AND ADDRESS: 2205 SOUTH 400 EAST

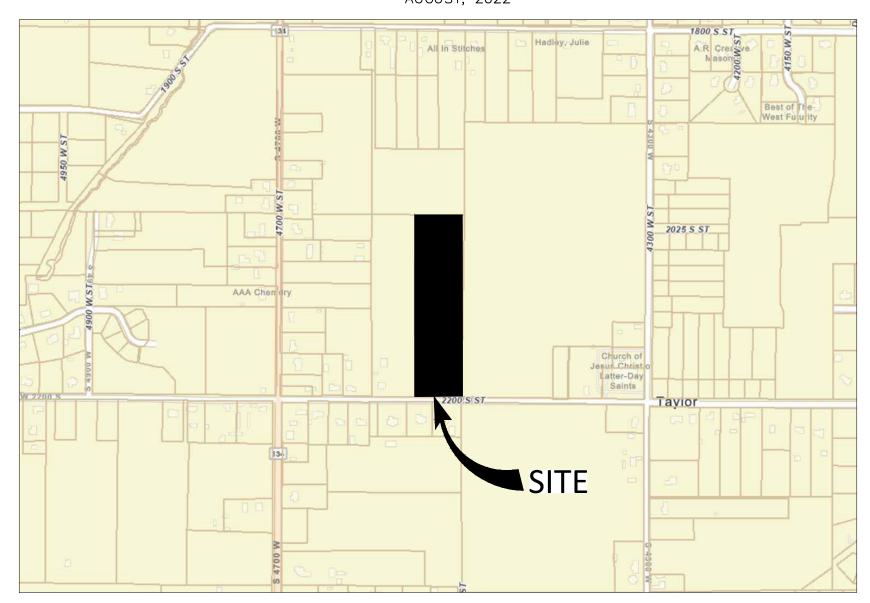
CLEARFIELD, UTAH 84015

PHONE: (801) 725-3511

EMAIL: CTBHOMES19@GMAIL.COM

SINGLETREE ACRES SUBDIVISION PLAT CONNECTIVITY-INCENTIVIZED SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH AUGUST, 2022



VICINITY MAP N.T.S

CURVE DATA LENGTH CHORD CHORD LENGTH 36.57' 50.77' 32°18'50" 53.59' S15°06'37"E 52.88' 63°18'51" 104.99' S30°36'28"E 62°59'07" 74.75' S30°46'23"E 71.04' 62°59'07" 68.16' S30°46'23"E 64.78' 62°59'07" 111.03' S30°46'23"E 105.52' 62°59'07" S30°46'23"E 31.88' 30.30' 89°55'03" 20.40' S44°14'21"E 18.37' 90°04'57" 20.44' S45°45'39"W 18.40' N44°13'53"W 89°54'23" 40.80' 36.74' S45°40'18"W 89°54'04" 40.80' 36.74'

LINE DATA							
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE		
L1	N00°43'10"E	24.00'	L7	N89°12'06"W	20.00'		
L2	S89°12'06"E	2.08'	L8	N00°43'10"E	20.36'		
L3	N00°43'10"E	1.00'	L9	N89°12'06"W	31.96'		
L4	S89°12'06"E	31.88'	L10	N00°43'10"E	1.00'		
L5	N00°43'10"E	21.64	L11	N89°12'06"W	2.08'		
L6	S89°12'06"E	20.00'					

FOUND WEBER COUNTY 3" BRASS MONUMENT 5" BELOW ROAD IN RING AND LID AT THE EAST QUARTER CORNER OF SECTION 29 T6N, R2W SLB&M DATE 2004 CONDITION: GOOD BENCHMARK: 4239.7

LEGEND:

BOUNDARY LINE NEIGHBOR BOUNDARY LINE

LOT LINE R.O.W. LINE

MONUMENT LINE

EASEMENT LINE

43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING **PURPOSES**

- SET 5/8" REBAR AND CAP STAMPED VARA 3D (UNLESS OTHERWISE NOTED) ALL OTHER LOT CORNER TO BE SET WITH 5/8" REBAR AND CAP
- FOUND MONUMENTS AS NOTED
- STREET MONUMENTS TO BE SET

, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

SINGLETREE ACRES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS______DAY OF_____, 20___



JAMES V. HEINRITZ, PLS 11072412-2201 FOR AND ON BEHALF OF VARA 3D, INC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY-FIVE (25) LOT CLUSTER SUBDIVISION AS SHOWN

THE PROPERTY LINES WERE ESTABLISHED BASED ON RECORD OF SURVEY NUMBER 8016 AND WARRANTY DEED ENTRY NUMBER 3121772.

THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON.

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89"11"53" EAST ALONG SAID LINE A DISTANCE OF 990.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET; THENCE SOUTH 89"12'17" EAST A DISTANCE OF 326.57 FEET: THENCE SOUTH 00°43'10" WEST A DISTANCE OF 1333.89 FEET; THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.

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

SINGLETREE ACRES

WE HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS. PUBLIC STREETS AND PATHWAY. THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO FURTHER DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, OR ANY OTHER UTILITY OR STREET-RELATED FACILITY AS AUTHORIZED BY THE COUNTY. WE HEREBY GRANT A TURNAROUND EASEMENT, A 30 FEET WIDE PATHWAY EASEMENT TO BE MAINTAINED BY LOT 20 AND LOT 21, AND A STORM DRAIN POND EASEMENT BEING 64 FEET WIDE ACROSS LOT 2 AND 29.5 FEET WIDE ACROSS LOT 1 AND TO BE MAINTAINED BY LOT 1 AND LOT 2 TO WEBER COUNTY.

IN	WITNESS	HEREOF	WE	HAVE	SET	OR	HANDS	THIS	 DAY	
					4 D	202	5			

ACKNOWLEDGEMENT: STATE OF UTAH

COUNTY OF SALT LAKE |

ON THE _____ DAY OF _____ ___, A.D. 2025, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

OTHER DOCUMENTS ASSOCIATED WITH THIS SUDIVISION PLAT AND IN MY OPINION THEY CONFORM | ALL CONDITIONS FOR APPROVAL BY THIS OFFICE WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

WEBER COUNTY ATTORNEY

SIGNED THIS___DAY OF_____, 20__.

WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND HAVE BEEN SATISFIED. THE APPROVAL OF THIS RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES

AND/OR LIABILITIES ASSOCIATED THEREWITH SIGNED THIS___DAY OF_____

WEBER COUNTY SURVEYOR

COUNTY ENGINEER

HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH COUNTY STANDARDS AND THE AMOUNT OF PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS___DAY OF_____, 20__.

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVal:

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION ON THE___DAY OF____, 20__.

CHAIRMAN, WEBER COUNTY PLANNING COMMISION

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_____

HAIRMAN, WEBER COUNTY COMMISION				
	HAIRMAN,	WEBER	COUNTY	COMMISION

COUNTY RECORDER ENTRY NO.____FEE PAID_____

FILED FOR AND RECORDED_____ AT____. IN BOOK____OF OFFICIAL RECORDS, PAGE____. RECODED

COUNTY RECORDER

PROJECT INFORMATION

 \Box 0 7

REV.# REVISION NOTES

5693 S 675 E MURRAY, UT 8410 801-707-1012

2021-100 NOVEMBER 2023 1" = 80'

SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS