## SINGLETREE ACRES , 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 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 PART OF THE OVERALI HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF FOUND REBAR AND CAP SUBDIVISION BOUNDARY SUBDIVISION MARK REEVE & ASSOCIATES SHALL COMPLY WITH SECTION SINGLETREE ACRES SUBDIVISION 10902.72 106-2-4.030 OF THE WEBER SQ FT COUNTY CODE AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, 0.250 ACRES 13231.56 S89°12'06"E AS SHOWN ON THIS PLAT SQ FT WEBER COUNTY. UTAH 26' WIDE EAST TO WEST AND 20' WIDE NORTH $\Box$ 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 2018 **SOUTH** 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 2030 SOUTH 10057.57 3 0.303 ACRES SQ FT 133.23' S89°12'06"E ROW LOT 10 JAMES V. HEINRITZ, PLS 11072412-2201 13190.89 10057.59 წ**I** 2042 SOUTH NOTE: MONUMENT IMPROVEMENT FOR AND ON BEHALF OF VARA 3D, INC SQ FT SQ FT AGREEMENT DOCUMETS WILL BE 0.303 ACRES 2025 S ST $\Box$ UPLOADED WITH THIS REVIEW. REVIEW NARRATIVE AND COMPLETE ALL DOCUMENTS PRIOR 127.38 LOT 17 S89°12'06"E TO SIGNATURE BY THE WEBER COUNTY THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY-FIVE (25) LOT CLUSTER LOT 9 10057.59 SURVEYOR'S OFFICE. MONUMENTS **2054 SOUTH** SUBDIVISION AS SHOWN 13192.78 SQ FT REQUIRED AT SHOWN LOCATIONS. SQ FT 0.231 ACRES S89°12'06"E THE PROPERTY LINES WERE ESTABLISHED BASED ON RECORD OF SURVEY NUMBER 8016 S89°12'06"E 80.00' 0.303 ACRES AND WARRANTY DEED ENTRY NUMBER 3121772. 127.38' LOT 18 THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON. S89°12'06"E 10057.59 SQ FT LOT 8 LEGAL DESCRIPTION: 0.231 ACRES S89°12'06"E 13194.67 2071 SOUTH 8 ■ A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER SQ FT COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 0.303 ACRES 10057.50 COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE SQ FT S89°12'06"E THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID 0.231 ACRES S89°12'06"E LOT 7 SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE 13189.15 FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; 127.38' **2087 SOUTH** SQ FT WEBER SCHOOL DISTRICT LOT 20 0.303 ACRES THENCE SOUTH 89"11"53" EAST ALONG SAID LINE A DISTANCE OF 990.06 FEET TO THE 12114.94 2092 SOUTH 150800058 **DETAIL A** 60' ROW POINT OF BEGINNING; SQ FT <sup>-1</sup>20 29' 30' WIDE PATHWAY EASEMEN' VICINITY MAP N.T.S 0.278 ACRES DEDICATED TO WEBER COUNTY THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET; TO BE MAINTAINED BY LOT 20 S89°16'50"E WHITE, BYRON D THENCE SOUTH 89°12'17" EAST A DISTANCE OF 326.57 FEET; 1950 S 2100 SOU 127.38' 150800057 THENCE SOUTH 00°43'10" WEST A DISTANCE OF 1333.89 FEET; **I**S √S89°11'53"E THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF 120.33' **CURVE DATA** 12708.88 2106 SOUTH LOT 6 SQ FT NO. RADIUS DELTA LENGTH CHORD CHORD LENGTH LEGEND: 12797.59 CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES. 0.292 ACRES 2111 SOUTH SQ FT 36.57' S89°17'04"E 0.294 ACRES 95.00' 50.77' 30°59'49" **BOUNDARY LINE** LOT 22 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY C3 95.00' 32°18'50" 53.59' S15°06'37"E 52.88' 133.34' 10829.18 SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND C4 95.00' 63°18'51" 104.99' S30°36'28"E NEIGHBOR BOUNDARY LINE SQ FT DITCH TO 12350.61 BE FILLED IN 0.249 ACRES C5 68.00' 62°59'07" 74.75' S30°46'23"E 71.04' 0 2125 **SOUTH** SQ FT S89°17'04"E SINGLETREE ACRES LOT LINE C6 62.00' 62°59'07" 68.16' S30°46'23"E 64.78' 0.284 ACRES 127.38' 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 5**1**2132 SOUTH R.O.W. LINE C8 29.00' 62°59'07" S30°46'23"E 31.88' 30.30' 133.36' SQ FT LOT 4 C9 13.00' 89°55'03" 20.40' S44°14'21"E 18.37' 0.249 ACRES 12352.26 2139 SOUTH & S89°17'04"E MONUMENT LINE C10 13.00' 90°04'57" 20.44' S45°45'39"W 18.40' SQ FT WE HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE PARTS 0.284 ACRES N44°13'53"W 26.00' 89°54'23" 40.80' 36.74' LOT 24 EASEMENT LINE OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS. PUBLIC STREETS AND PATHWAY. S89°16'18"E 10829.18 C12 S45°40'18"W 26.00' 89°54'04" 40.80' 36.74' THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO FURTHER DEDICATE, GRANT, 133.37' SQ FT AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, 43' WIDTH DEDICATED TO WEBER 0.249 ACRES UPON, AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENTS, THE S89°17'04"E 2153 SOUTH & COUNTY FOR ROAD WIDENING 13954.62 SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC SQ FT UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, OR ANY OTHER REV.# REVISION NOTES **PURPOSES LINE DATA** LOT 25 0.320 ACRES UTILITY OR STREET-RELATED FACILITY AS AUTHORIZED BY THE COUNTY. 15097.51 BEARING DISTANCE LINE | BEARING | DISTANCE WE HEREBY GRANT A TURNAROUND EASEMENT, A 30 FEET WIDE PATHWAY EASEMENT TO **■**2166 SOUTH S89°16'18"E SET 5/8" REBAR AND CAP STAMPED BE MAINTAINED BY LOT 20 AND LOT 21, AND A STORM DRAIN POND EASEMENT BEING 64 N89°12'06"W | L1 N00°43'10"E 133.39' 0.347 ACRES FEET WIDE ACROSS LOT 2 AND 29.5 FEET WIDE ACROSS LOT 1 AND TO BE MAINTAINED VARA 3D (UNLESS OTHERWISE NOTED) L2 | S89°12'06"E L8 N00°43'10"E BY LOT 1 AND LOT 2 TO WEBER COUNTY. ALL OTHER LOT CORNER TO BE SET WITH 32043.53 NO ACCESS TO L3 N00°43'10"E 1.00' N89°12'06"W 31.96' LOT 1 AND LOT— SQ FT IN WITNESS HEREOF WE HAVE SET OR HANDS THIS \_\_\_\_\_ DAY OF 5/8" REBAR AND CAP 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' **1** ≥ 2167 SOUTH EASEMENT FOR SD POND FOUND MONUMENTS AS NOTED HORIZONTAL: 1" = 80\_\_\_\_\_ DEDICATED TO WEBER L6 | S89°12'06"E 20.00' COUNTY 64' WIDTH ACROSS LOT 2 29.5' WIDTH ACROSS-ACKNOWLEDGEMENT: 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" SET REBAR AND CAP COUNTY OF SALT LAKE | 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 29 T6N, R2W SLB&M DATED 2021 ON THE \_\_\_\_\_, A.D. 2025, PERSONALLY QUARTER CORNER OF SECTION 29 APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY T6N, R2W SLB&M DATE 2004 CONDITION: GOOD 990.06' (TIE) ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. POINT OF BEGINNING 0.323 ACRES BENCHMARK: 4239.7 BASIS OF BEARING S89°11'53"E 2633.22' N89°11'53"W 326.83' MY COMMISSION EXPIRES: 43' WIDTH DEDICATED TO WEBER COUNTY NOTARY PUBLIC FOR ROAD WIDENING PURPOSES 5693 S 675 E MURRAY, UT 8410 801-707-1012 WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY COUNTY ENGINEER WEBER COUNTY PLANNING WEBER COUNTY COMMISSION DEVELOPER INFORMATION COUNTY RECORDER ACCEPTANCE: COMMISSION APPROV<del>al:</del> 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\_\_\_\_\_ SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS OTHER DOCUMENTS ASSOCIATED WITH 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 OF\_\_\_\_, 20\_\_. IMPROVEMENTS ASSOCIATED WITH THIS RELIEVE THE LICENSED LAND SURVEYOR WHO INSTALLATION OF THESE IMPROVEMENTS. 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