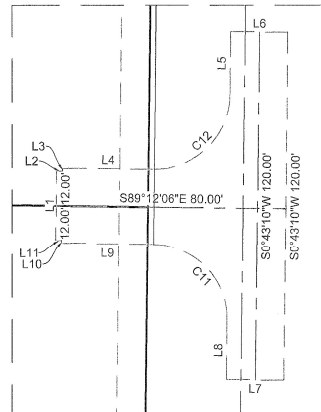


## NOTES

THIS SUBDIVISION WAS ALLOWED FLEXIBLE LOT AREA AND WIDTH IN EXCHANGE FOR SUPERIOR STREET CONNECTIVITY. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.030 OF THE WEBER COUNTY CODE.

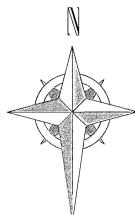
26' WIDE EAST TO WEST AND 20' WIDE NORTH TO SOUTH EASEMENT BEGINNING FROM A POINT N89°12'06"W A DISTANCE OF 32' FROM THE NORTHEAST CORNER OF LOT 11

EASEMENT FOR TURNAROUND DEDICATED TO WEBER COUNTY SEE DETAIL A



DETAIL A

WHITE, BYRON D  
150800057



SCALE

HORIZONTAL: 1" = 80'

POINT OF COMMENCEMENT FOUND WEBER COUNTY 3" BRASS MONUMENT 6" BELOW ROAD IN RING AND LID AT THE CENTER OF SECTION 29 T6N, R2W SLB&M DATED 2021 CONDITION: GOOD

EASEMENT FOR SD POND DEDICATED TO WEBER COUNTY 64' WIDTH ACROSS LOT 2 29.5' WIDTH ACROSS LOT 1 OWNED AND MAINTAINED BY LOT 1 AND LOT 2

SET REBAR AND CAP

25' OFFSET

POWER POLE

POINT OF BEGINNING

BASIS OF BEARING S89°11'53"E 2633.22'

990.06' (TIE)

80' ROW

2200 S

43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING PURPOSES

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

25' OFFSET

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

25' OFFSET

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

25' OFFSET

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

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25' OFFSET

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

25' OFFSET

DEAN & KATHY MARTINI  
LAND HOLDINGS LLC  
150800020

30' FOR FUTURE ROAD

AREA NOT SURVEYED

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

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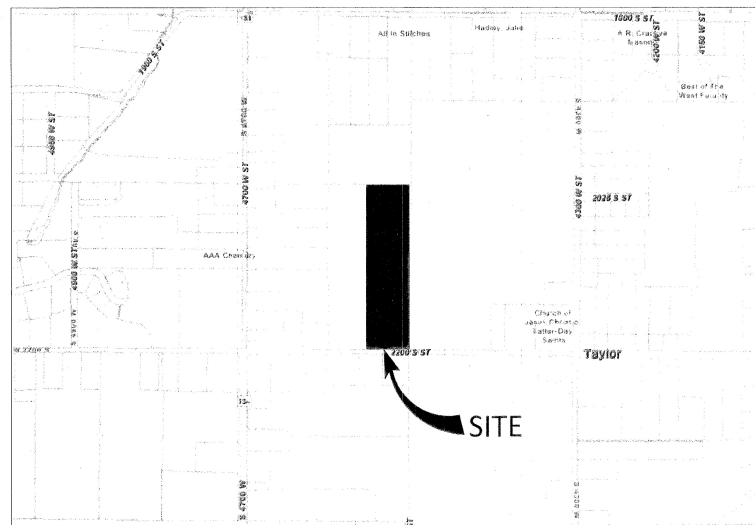
FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

FOUND REBAR AND CAP MARK REEVE &amp; ASSOCIATES

# 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.

| LOT ADDRESS |                 |
|-------------|-----------------|
| LOT         | ADDRESS         |
| 1           | 2177 S          |
| 2           | 2167 S          |
| 3           | 2153 S          |
| 4           | 2139 S          |
| 5           | 2125 S          |
| 6           | 2111 S & 4539 W |
| 7           | 2087 S & 4538 W |
| 8           | 2071 S          |
| 9           | 2057 S          |
| 10          | 2041 S          |
| 11          | 2027 S          |
| 12          | 2011 S & 4537 W |
| 13          | 2006 S          |
| 14          | 2018 S          |
| 15          | 2030 S          |
| 16          | 2042 S          |
| 17          | 2054 S          |
| 18          | 2066 S          |
| 19          | 2078 S          |
| 20          | 2092 S          |
| 21          | 2106 S          |
| 22          | 2120 S          |
| 23          | 2132 S          |
| 24          | 2146 S          |
| 25          | 2166 S          |

WEBER SCHOOL DISTRICT  
150800058

30' WIDE PATHWAY EASEMENT DEDICATED TO WEBER COUNTY TO BE MAINTAINED BY LOT 20 AND LOT 21

| CURVE DATA |         |           |         |                     |
|------------|---------|-----------|---------|---------------------|
| NO.        | RADIUS  | DELTA     | LENGTH  | CHORD               |
| C1         | 35.00'  | 62°59'07" | 38.48'  | S30°46'23"E 36.57'  |
| C2         | 95.00'  | 30°59'49" | 51.39'  | S46°46'02"E 50.77'  |
| C3         | 95.00'  | 32°18'50" | 53.59'  | S15°06'37"E 52.88'  |
| C4         | 95.00'  | 63°18'51" | 104.99' | S30°36'28"E 99.72'  |
| C5         | 68.00'  | 62°59'07" | 74.75'  | S30°46'23"E 71.04'  |
| C6         | 62.00'  | 62°59'07" | 68.16'  | S30°46'23"E 64.78'  |
| C7         | 101.00' | 62°59'07" | 111.03' | S30°46'23"E 105.52' |
| C8         | 29.00'  | 62°59'07" | 31.88'  | S30°46'23"E 30.30'  |
| C9         | 13.00'  | 89°55'03" | 20.40'  | S44°14'21"E 18.37'  |
| C10        | 13.00'  | 90°04'57" | 20.44'  | S45°45'39"W 18.40'  |
| C11        | 26.00'  | 89°54'23" | 40.80'  | N44°13'53"W 36.74'  |
| C12        | 26.00'  | 89°54'04" | 40.80'  | S45°40'18"W 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'   |      |             |          |

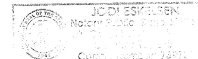
## LEGEND:

- 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

SEE RECORD OF SURVEY # 8016



## SURVEYOR'S CERTIFICATE

I, 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 I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED 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 23<sup>rd</sup> DAY OF May, 2025

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 BEGINNING.

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.

## 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

## SINGLETREE ACRES SUBDIVISION

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 WHEREOF WE HAVE SET OUR HANDS THIS 23<sup>rd</sup> DAY OF May, A.D. 2025

Chad J. Buck  
BY Chad J. Buck, Member of Singletree Acres, LLC

## ACKNOWLEDGEMENT:

STATE OF UTAH

COUNTY OF SALT LAKE

COUNTY OF SALT LAKE

COUNTY OF SALT LAKE

COUNTY OF SALT LAKE

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## DEVELOPER INFORMATION

NAME: CHAD BUCK  
ADDRESS: 2205 SOUTH 400 EAST  
CLEARFIELD, UTAH 84015  
PHONE: (801) 725-3511  
EMAIL: CTBHOME19@GMAIL.COM

## 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 23<sup>rd</sup> DAY OF May, 2025  
WEBER COUNTY ATTORNEY

## 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 23<sup>rd</sup> DAY OF May, 2025  
WEBER COUNTY SURVEYOR

## COUNTY ENGINEER

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

SIGNED THIS 23<sup>rd</sup> DAY OF May, 2025  
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 29<sup>th</sup> DAY OF May, 2025

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER COUNTY COMMISSION ACCEPTANCE: