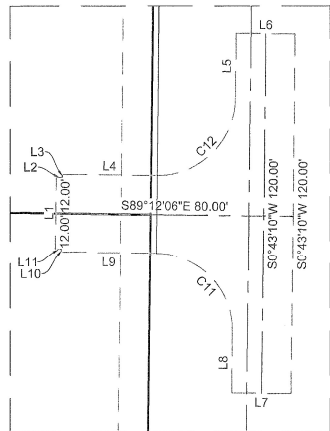


NOTES

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

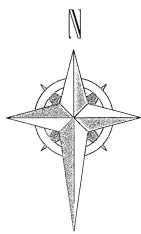
26' WIDE EAST TO WEST AND 20' WIDE NORTH TO SOUTH EASEMENT BEGINNING FROM A POINT N89°12'06"W A DISTANCE OF 32' FROM THE NORTHEAST CORNER OF LOT 11

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

990.06' (TIE) POINT OF BEGINNING

80' ROW

2200 S

147.87'

112.95'

N89°11'53"W 14060.48 SQ FT 0.323 ACRES

N89°11'53"W 326.83'

30' FOR FUTURE ROAD

AREA NOT SURVEYED

FOUND REBAR AND CAP MARK REEVE & ASSOCIATES

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

AREA NOT SURVEYED

DITCH TO BE FILLED IN

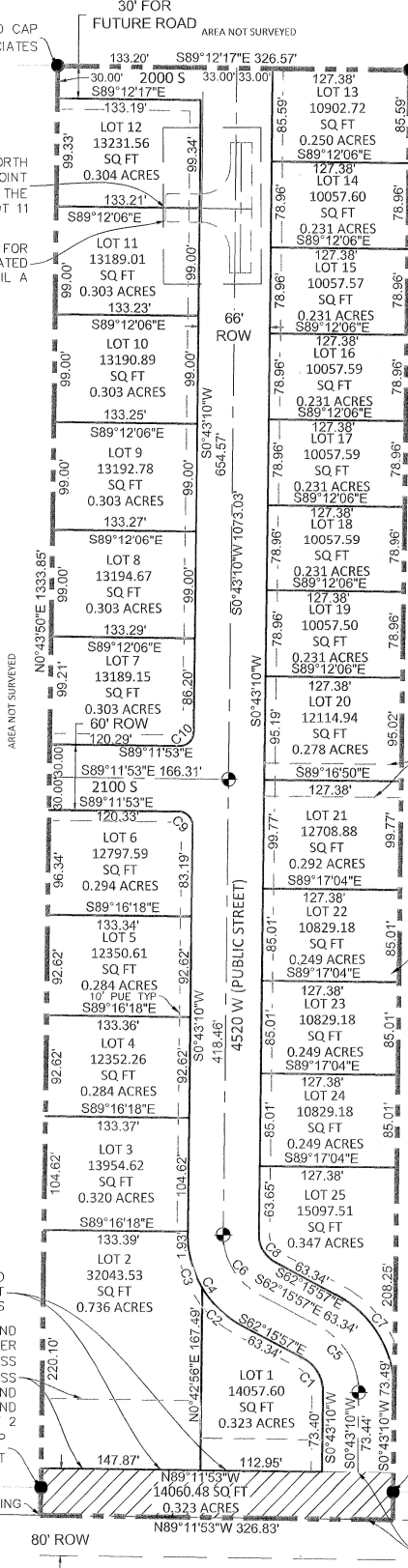
43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING PURPOSES

FOUND REBAR AND CAP MARK REEVE & ASSOCIATES

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'

SEE RECORD OF SURVEY # 8016

DEAN & KATHY MARTINI
LAND HOLDINGS LLC
150800020



WEBER SCHOOL DISTRICT
150800058

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

AREA NOT SURVEYED

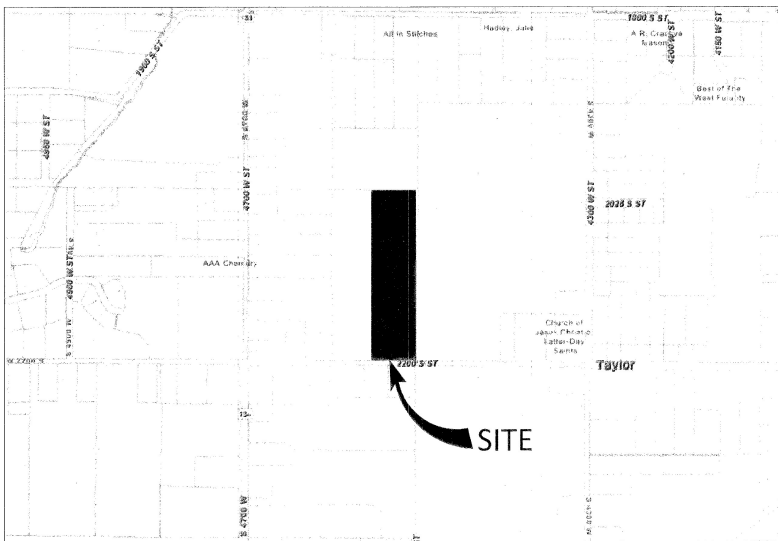
LOT ADDRESS	
LOT	ADDRESS
1	2177 S
2	2167 S
3	2153 S
4	2139 S
5	2125 S
6	2111 S & 4539 W
7	2087 S & 4538 W
8	2071 S
9	2057 S
10	2041 S
11	2027 S
12	2011 S & 4537 W
13	2006 S
14	2018 S
15	2030 S
16	2042 S
17	2054 S
18	2066 S
19	2078 S
20	2092 S
21	2106 S
22	2120 S
23	2132 S
24	2146 S
25	2166 S

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

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'			

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.

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

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 21st 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 23rd DAY OF May A.D. 2025

Chad J. Buck
Chad J. Buck, Member of Singletree Acres, LLC
ACKNOWLEDGEMENT:
STATE OF UTAH | S.S. 6.4.25 J. Buck

ON THE 23 DAY OF May 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: 10.18.28
NOTARY PUBLIC

DEVELOPER INFORMATION

NAME: CHAD BUCK
ADDRESS: 2205 SOUTH 400 EAST
CLEARFIELD, UTAH 84015
PHONE: (801) 725-3511
EMAIL: CTBHHOMES19@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 AFFECT.

SIGNED THIS 29 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 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 26 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 DAY OF May 2025

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 May 2025

CHAIRMAN, WEBER COUNTY COMMISSION

COUNTY RECORDER

ENTRY NO. 3371911 FEE PAID \$100.00
FILED FOR AND RECORDED 04 JUN 25
AT 2:14 PM IN BOOK 99 OF OFFICIAL RECORDS, PAGE 63 RECORDED
FOR SINGLETREE ACRES
B. RAHIMZADEGAN
COUNTY RECORDER
BY: B. Rahimzadegan

PROJECT INFORMATION

SINGLETREE ACRES SUBDIVISION
2205 S 4520 W, TAYLOR TOWNSHIP, WEBER.
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 2021-100	Sheet 1
DATE NOVEMBER 2021	1
HORIZONTAL SCALE 1" = 80'	

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