

Sunset Equestrian Cluster Subdivision Phase 1

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2017

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-18(c)(5).

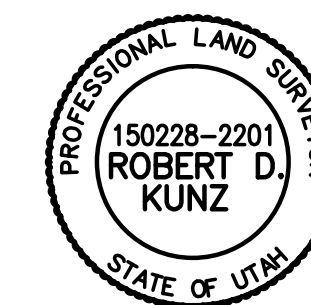
The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act", UCA 17-27a-604(4)(b)(i)

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 1** IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

150228-2201
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, PARCELS, AND OPEN SPACE, AS SHOWN ON THE PLAT AND NAME SAID TRACT **SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 1**, AND DO HEREBY GRANT, DEDICATE, AND CONVEY TO WEBER COUNTY, THE STREETS HEREON SHOWN AS PUBLIC RIGHTS OF WAY AND ALSO A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE THE OPEN SPACE TO THE HOA, TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

Please use the Public Utility, Drainage, and canal maintenance dedication language from code, WCO 106-7-1

Please use open space language from code, WCO 106-7-1

Printed name of any and all owners of record.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

Individual and corporate acknowledgment will be needed for owners of record if ownership of title does not change.

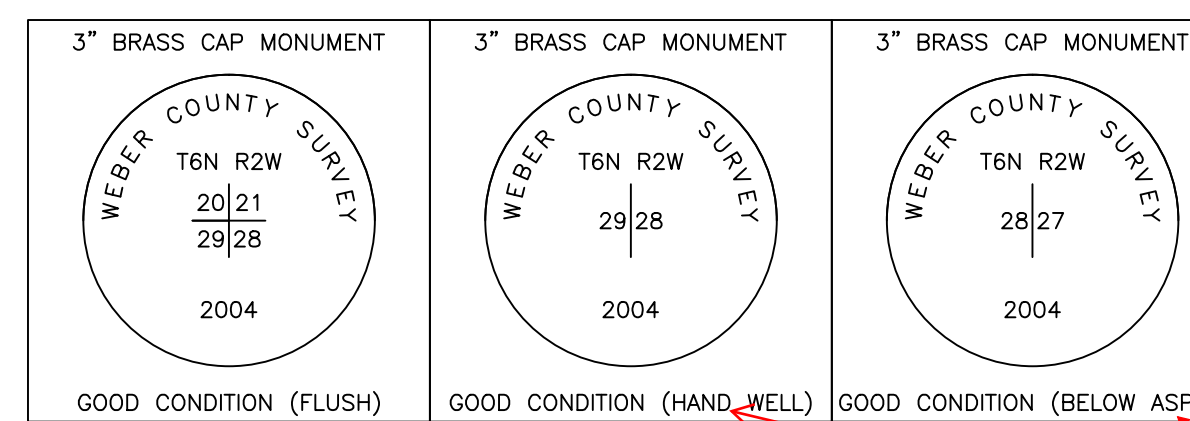
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

PROJECT INFO.

Surveyor: R. KUNZ
Designer: D. CAVE
Begin Date: 9-28-2017
Name: SUNSET EQUESTRIAN CLUSTER SUB. PHASE 1
Number: 5336-01
Revision: 1"=100'
Checked: _____



Monument Detail 1 (NOT TO SCALE)

Monument Detail 2 (NOT TO SCALE)

Monument Detail 3 (NOT TO SCALE)

Distance below surface?

Narrative

THIS SURVEY WAS BASED ON THE WEBER COUNTY STATE PLANE COORDINATES. THE BEARINGS FOR THIS SECTION WAS PLOTTED FROM THE WEBER COUNTY BEARING SHEETS FOR TOWNSHIP 6 NORTH, RANGE 2 WEST. THE BASIS OF BEARING FOR THE SURVEY IS THE CENTER EAST-WEST 1/2 LINE BETWEEN THE FOUND MONUMENTS FOR THE EAST 1/2 AND THE WEST 1/2, WHICH BEARS S89°13'14"E. THE BOUNDARY WAS BASED ON THE ALLOCATE PART SYSTEM WHERE THE ORIGINAL PARCELS INCLUDED THE NW QUARTER OF SECTION 28 AND THE NW QUARTER OF THE NE QUARTER OF SECTION 26. SEVERAL SUBDIVISIONS HAVE BEEN CREATED WITHIN THE ORIGINAL BOUNDARY AND HAVE BEEN EXCEPTED FROM THE PRESENT BOUNDARY. THESE SUBDIVISIONS INCLUDE HAZY ACRES, BOYD RUSSELL, BELMONT PARK PHASES 1-3, OLIVIA SUBDIVISION, AND SOME INDIVIDUAL PARCELS. THE BOUNDARY IS THE REMAINDER OF THE ORIGINAL PARCELS. FIELD WORK DISCOVERED REBAR AND CAP WHICH VERIFIED THE LOCATION OF THE ABOVE MENTIONED SUBDIVISION.

The narrative explains and identifies the purpose of the survey. UCA 17-2317(4)(a)(i) Missing

Please show on map for Olivia Subdivision

Basis of Bearings

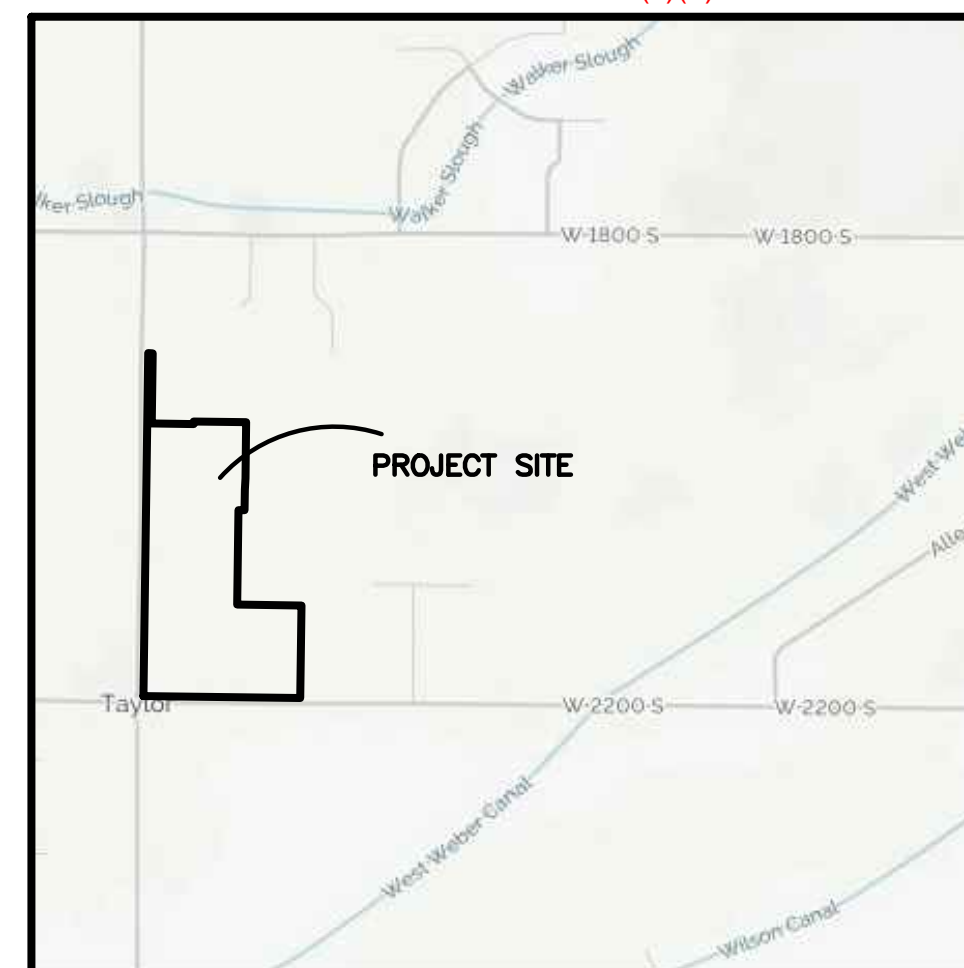
THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°13'14"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE N00°49'18"E ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 4300 WEST STREET), 1994.38 FEET; THENCE S00°49'10"W 407.99 FEET; (2) S89°10'50"E 244.00 FEET; (3) N00°49'10"E 14.50 FEET; THENCE S89°10'50"E 304.73 FEET; THENCE S00°49'20"W 325.87 FEET; THENCE S02°19'25"W 66.02 FEET; THENCE S00°49'20"W 120.00 FEET; THENCE N89°10'40"W 35.00 FEET; THENCE S00°49'20"W 549.64 FEET; THENCE S89°15'58"E 374.19 FEET; THENCE S00°48'39"W 539.28 FEET TO A POINT ON THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 2200 SOUTH STREET); THENCE N89°13'14"W ALONG SAID LINE, 913.30 FEET TO SAID WEST QUARTER CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 1,090,182 SQUARE FEET OR 25.027 ACRES MORE OR LESS



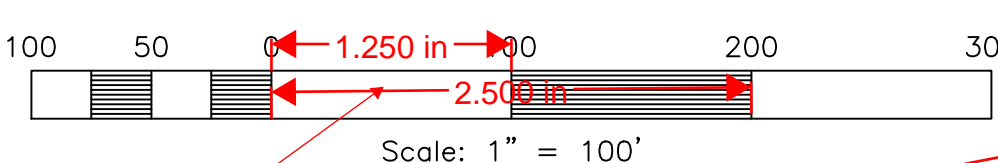
Vicinity Map (NOT TO SCALE)

Notes

- ALL EASEMENTS ARE 10' PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
- ROAD DEDICATION IS 92,433 SQUARE FEET OR 2.122 ACRES IN TOTAL AREA.
- THE ADDRESS FOR EACH LOT IS SHOWN IN THE ADDRESS TABLE SHOWN HEREON
- AGRICULTURAL PRESERVATION PARCELS SHOWN AS (AP) ON THIS PLAT AND SHALL BE SOLD TO LOT OWNERS SO AS TO NOT CREATE "LAND LOCKED" PARCELS.
- ALL EASEMENTS ARE 10' P.U.E. UNLESS NOTED OTHERWISE.
- ALL STREETS ARE PUBLIC RIGHT-OF-WAY

Legend

- SECTION CORNER
- SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- AGRICULTURAL PRESERVATION PARCEL LINE
- 15' TRAIL EASEMENT
- 10' PUBLIC UTILITY EASEMENTS
- RIGHT-OF-WAY CENTERLINE
- SECTION TIE LINE
- ROAD DEDICATION AREA (92,433 S.F. OR 2.122 ACRES)
- EXISTING DITCH



Scale: 1" = 100'

Scale of the map no smaller than 1" = 100' unless specified by the county surveyor. WCO 106-1-5(a); WCO 106-18(c)(1)

Developer Info.

FIELDBROOK PROPERTIES, INC.
CHRIS HAERTEL / DOUG NOSLER
IRVINE, CA 92618

FIELDBROOK PROPERTIES, INC.
CHRIS HAERTEL / DOUG NOSLER
IRVINE, CA 92618

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-18(c)(1). Missing lot corners

Parcels of land to be dedicated as public park or to be permanently reserved for private common open space area shall be numbered and labeled in accordance with the policies of the county recorder. WCO 106-18(c)(1)g Lot needs to be labeled as a parcel with an Alpha character.

Address Table

LOT #	ADDRESS
LOT 101	XXXX S. XXXX W.
LOT 102	XXXX S. XXXX W.
LOT 103	XXXX S. XXXX W.
LOT 104	XXXX S. XXXX W.
LOT 105	XXXX S. XXXX W.
LOT 106	XXXX S. XXXX W.
LOT 107	XXXX S. XXXX W.
LOT 108	XXXX S. XXXX W.
LOT 109	XXXX S. XXXX W.
LOT 110	XXXX S. XXXX W.
LOT 111	XXXX S. XXXX W.
LOT 112	XXXX S. XXXX W.
LOT 113	XXXX S. XXXX W.
LOT 114	XXXX S. XXXX W.
LOT 115	XXXX S. XXXX W.
LOT 116	XXXX S. XXXX W.
LOT 117	XXXX S. XXXX W.
LOT 118	XXXX S. XXXX W.
LOT 119	XXXX S. XXXX W.
LOT 120	XXXX S. XXXX W.

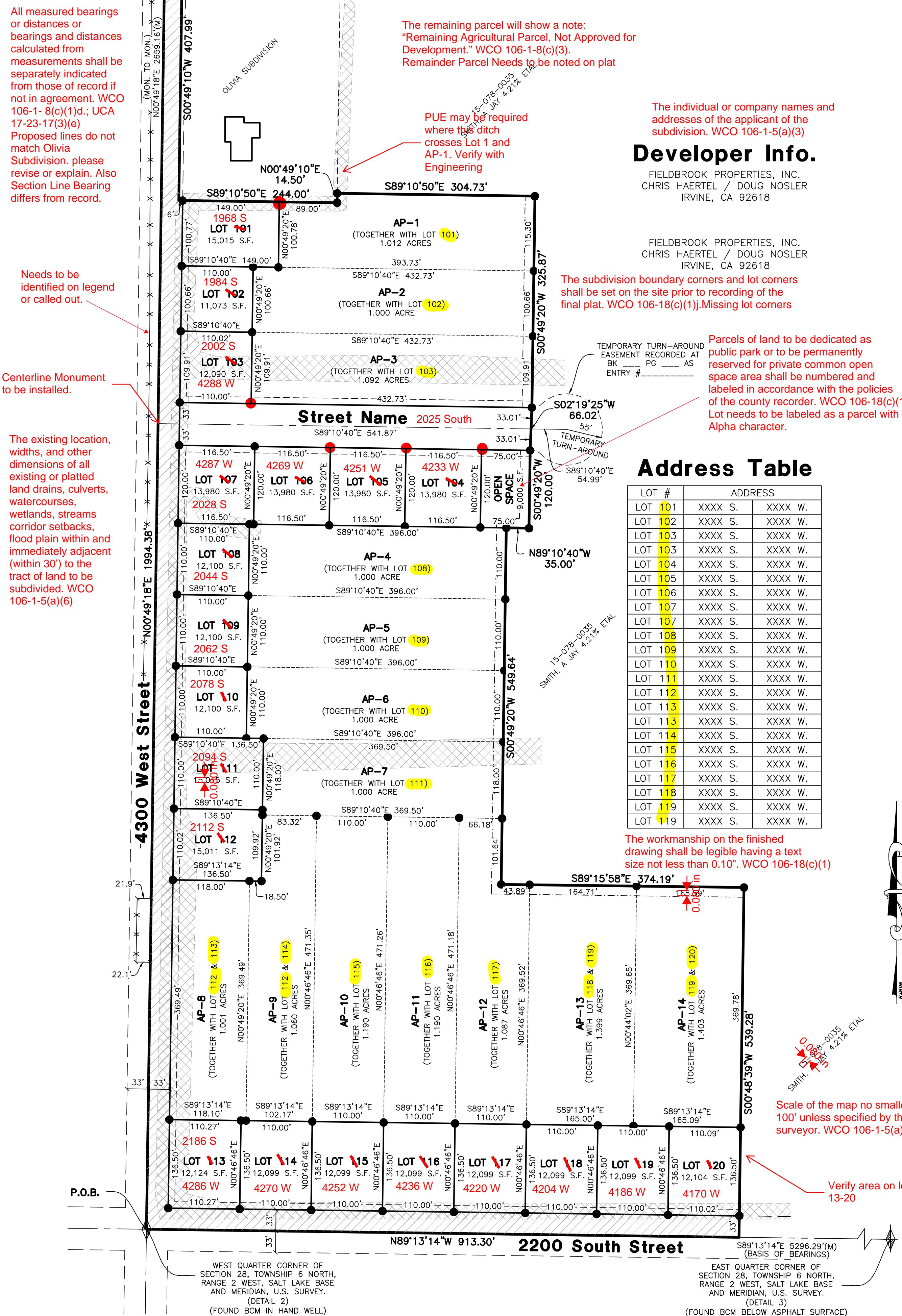
The workmanship on the finished drawing shall be legible having a text size not less than 0.10". WCO 106-18(c)(1)

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(e) Proposed lines do not match Olivia Subdivision. please revise or explain. Also Section Line Bearing differs from record.

Needs to be identified on legend or called out.

Centerline Monument to be installed.

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)



WEST HAVEN CITY ENGINEER
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ACCEPTANCE

WEST HAVEN CITY ATTORNEY
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Recorded, _____ At _____
In Book _____ Of The
Official Records, Page _____
Recorded For: _____
Weber County Recorder _____ Deputy.

Wrong signature blocks.