

HALCYON LAKE ESTATES PHASE 1 AMENDED- A PRUD SUBDIVISION

Part of the Southwest Quarter of Section 21, Township 6 North,
Range 2 West S.L.B&M
Weber County, Utah



SUBDIVISION LOCATION

LOT #	FRONTAGE(FT)	SIZE (SQFT)	LOT #	FRONTAGE(FT)	SIZE (SQFT)
1	148.97	34562.87	21	80.00	9600.00
2	148.97	35603.09	22	80.00	9600.00
3	150.00	33933.11	23	80.00	9600.00
4	150.00	37474.67	24	80.00	9600.00
5	97.69	42951.98	25	80.00	9600.49
6	99.72	34873.08	26	46.53	16077.34
7	124.47	26519.67	27	73.14	16717.38
8	120.00	25566.78	28	125.70	15084.00
9	120.00	25557.88	29	156.82	16248.97
10	125.00	26874.63	30	88.75	11980.24
11	125.00	26875.00	31	88.12	12435.11
12	185.21	43075.10	32	88.12	12447.83
13	185.35	42804.12	33	117.61	11147.07
14	110.00	27500.75	34	136.36	18394.84
15	121.82	14650.80	35	121.79	14552.40
16	100.00	12000.00	36	100.00	12000.00
17	100.00	12000.00	37	100.00	12000.00
18	100.00	12000.00	38	100.00	12000.00
19	100.00	12000.00	39	100.00	12000.00
20	80.00	9600.00	AG LOT	NULL	435595.40

NOTE: 5' WIDE PUBLIC UTILITY EASEMENT FOR ALL SIDE YARDS AND 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL REAR AND FRONT PORTIONS OF DISPLAYED LOTS UNLESS OTHERWISE NOTED.

NOTE: STANDARD SET BACK FOR ALL LOTS IS 30' ON THE FRONT AND REAR. STANDARD SET BACK FOR ALL LOTS IS 10' ON THE SIDE YARDS.

NOTE: DISTANCES TO STRUCTURES SHOWN, IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY(SEE PAGE 2)

NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NOTE: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON PAGE 2

NOTE: ALL LOTS ARE TO RETAIN THEIR OWN STORM WATER AS SHOWN ON THE IMPROVEMENT PLANS. ALL INHABITABLE SPACE BELOW NATURAL GRADE WILL REQUIRE THE APPROVAL OF THE ENGINEER TO VERIFY THAT SUMP PUMPS ARE NOT DISCHARGING INTO THE SEWER SYSTEM.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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 HALCYON LAKE ESTATES PHASE 1 AMENDED, A PRUD SUBDIVISION, 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 15TH OF MARCH, 2020



8334 SOUTH WILSON CREST WAY
WEST JORDAN, UTAH 84081
801-663-1641
WILLISLONG21@YAHOO.COM

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 ON THE PLAT AND NAME SAID TRACT HALCYON LAKE ESTATES PHASE 1 AMENDED, A PRUD SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION POND AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2020

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCCHLY, A MEMBER OF WAKELESS HOLDINGS, LLC

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

BRENCCHLY, BRANDON C & WF MELISSA W BRENCCHLY

NANNEY, ADAM K & WF ELIZABETH M NANNEY

STONE PEAK CONSTRUCTION LLC

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT WHICH IS N89°07'58"W 826.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N89°07'58"W 1119.47 FEET; THENCE N00°30'47"E 290.00 FEET; THENCE N89°07'58"W 177.60 FEET; THENCE N00°34'25"E 1025.57 FEET; THENCE S89°02'25"E 705.17 FEET; THENCE S89°02'21"E 357.93 FEET; THENCE S00°50'00"W 239.00 FEET; THENCE N89°02'25"W 57.93 FEET; THENCE S00°50'00"W 190.60 FEET; THENCE S34°01'02"W 162.76 FEET; THENCE N89°02'21"W 53.00 FEET; THENCE S28°28'50"E 222.32 FEET; THENCE S55°58'58"E 60.00 FEET; THENCE N34°01'02"E 130.43 FEET; THENCE S55°58'58"E 268.39 FEET; THENCE S34°01'02"W 27.01 FEET; THENCE S00°52'02"W 461.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT AREA WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE 3.

CONTAINING 1,424,807.06 SQFT/32.71 ACRES, MORE OR LESS

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS THE ACCURATELY LOCATE THE EXTERIOR BOUNDARIES OF SAID PROPOSED SUBDIVISION AND TO MAKE THE SUBDIVISION OF THESE LANDS AND MARK THE SAME ON THE GROUND IN HARMONY WITH EXISTING BOUNDARIES.

THIS SUBDIVISION PLAT IS AN AMENDMENT OF HALCYON LAKE ESTATES PHASE 1 " A LOT AVERAGED SUBDIVISION ". THIS PLAT WILL NO LONGER BE A LOT AVERAGED SUBDIVISION AND WILL CHANGE TO A PRUD SUBDIVISION PER THE CLIENTS' REQUEST.

BASIS OF BEARINGS IS BETWEEN THE WJ CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS OFFICE. WHICH BEARS N44°25'34"W 3741.99 FEET(GRID BEARING AND GROUND DISTANCE), SURROUNDING ENTITIES TO INCLUDE IRRIGATION, STORM, SEWER, SUBDIVISIONS, ROAD RIGHTS OF WAY AND INDIVIDUAL PROPERTIES WERE PLACED USING DEEDS OF RECORD PROVIDED ON MULTIPLE TITLE REPORTS AS WELL AS BEST AVAILABLE PHYSICAL EVIDENCE TO INCLUDE FOUND LOT / SUBDIVISION CORNERS AND EXISTING FENCE LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PAROLE EVIDENCE.

ACKNOWLEDGEMENT

STATE OF UTAH)
SS:)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCCHLY, A MEMBER OF WAKELESS HOLDINGS, LLC

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
SS:)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
SS:)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

NANNEY, ADAM K & WF ELIZABETH M NANNEY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
SS:)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

BRENCCHLY, BRANDON C & WF MELISSA W BRENCCHLY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
SS:)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

STONE PEAK CONSTRUCTION LLC

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THIS 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 _____ DAY OF _____, 2020

SIGNATURE WEBER COUNTY ATTORNEY

ACKNOWLEDGEMENT

STATE OF UTAH)
SS:)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCCHLY, A MEMBER OF WAKELESS HOLDINGS, LLC

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILE FOR RECORD AND RECORDED:
_____ 020, AT _____

IN BOOK _____ PAGE _____

OF OFFICIAL RECORDS

RECORDED FOR: _____

COUNTY RECORDER _____

BY: _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 2020.

SIGNATURE WEBER COUNTY ENGINEER

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 _____, 2020.

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 _____ DAY OF _____, 2020.

SIGNATURE WEBER COUNTY SURVEYOR

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 2020

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT