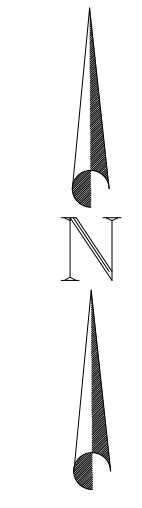


Range 2 West, S.L.B.&M., West 1/4 Corner of Section 21, Township 6 North, Weber County, Surveyors Office 2004 Monument 3" Brass Cap in Manhole Collar

HALCYON LAKE ESTATES PHASE 1 AMMENDED- A PRUD SUBDIVISION

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

Curve #	Length	Radius	CHORD DIST CHORD BRG
C1	190.242	328.823	187.599 N17° 26' 25"E
C2	190.242	328.823	187.599 N17° 26' 25"E
C3	155.525	268.842	153.365 N17° 26' 24"E
C4	155.525	268.842	153.365 N17° 26' 24"E
C5	190.242	328.823	187.599 N17° 26' 25"E
C6	45.116	61.965	44.126 S70° 01' 14"W
C7	46.533	62.000	45.449 S27° 40' 24"W
C10	114.894	50.000	91.233 S66° 32' 14"W
C11	114.536	50.000	91.086 S64° 55' 03"E
C12	21.683	30.001	21.214 N68° 20' 12"W
C13	21.683	30.001	21.214 S70° 15' 09"W
C17	2.931	30.208	2.930 N39° 07' 09"E
C18	21.681	30.000	21.213 S20° 11' 35"E
C19	172.524	328.483	170.548 N17° 26' 01"E
C20	50.284	32.000	45.268 N45° 50' 59"E
C21	50.068	32.000	45.115 S44° 18' 37"E
C23	114.676	50.000	91.144 N23° 46' 52"W
C24	114.676	50.000	91.144 S24° 48' 30"W
C25	5.777	62.000	5.775 S3° 30' 09"W
C26	97.007	62.000	87.411 N44° 18' 37"W
C27	18.75	30.01	18.444 S18° 25' 03"W



LEGEND

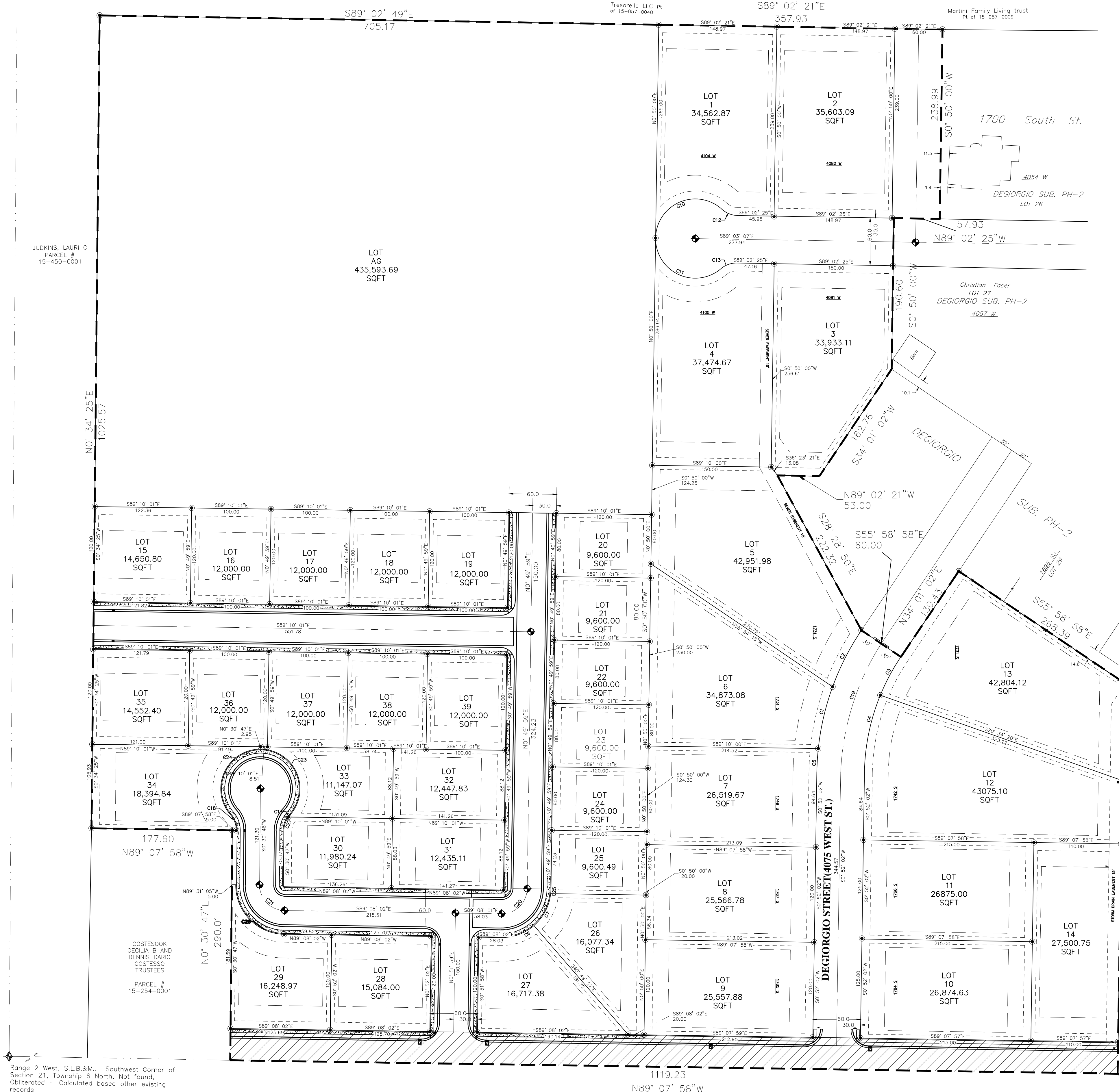
- SET REBAR AND CAP MARKED "NOTES"
- SUBDIVISION LINE
- LOT LINES
- SET BACK LINE
- PUE
- CENTER LINE
- SECTION LINE
- ◆ SUBDIVISION MONUMENT
- ROAD WAY DEDICATION
- FENCE
- ◆ SECTION CORNER



- 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:** 5' WIDE PUBLIC FOR EACH ZONE IN THIS SUBDIVISION THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE MEET OR EXCEED THE MINIMUM WIDTH ALLOWED IN THE ZONE. AN AMMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 106-2-4(B) OF THE WEBER COUNTY CODE
- NOTE:** BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON PAGE 2
- NOTE:** DISTANCES TO STRUCTURES SHOWN. IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY
- 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.

Dated 1963, +/- .04' Below Rd Surface
Prof. Weber County Surveyors Monument
Township 6 North, Range 2 West, S.L.B.&M.,
South Quarter Corner of Section 21, 3"
Brass Cap

BASIS OF BEARINGS IS BETWEEN THE W/ 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.



Range 2 West, S.L.B.&M., Southwest Corner of Section 21, Township 6 North, Not found, Obliterated - Calculated based other existing records

1800 SOUTH STREET