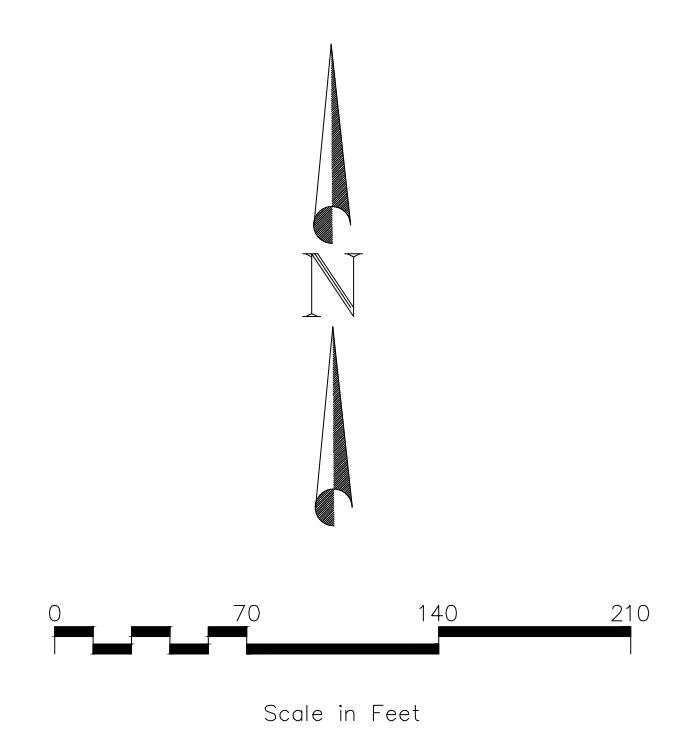


Range 2 West, S.L.B.&M., West 1/4 Corner of Section 21, Township 6 North, Weber County Surveyors Office 2004 Monument 3" Brass Cap in Manhole Collar

HALCYON LAKE ESTATES PHASE 1 AMMENDED- A PRUD SUBDIVISION

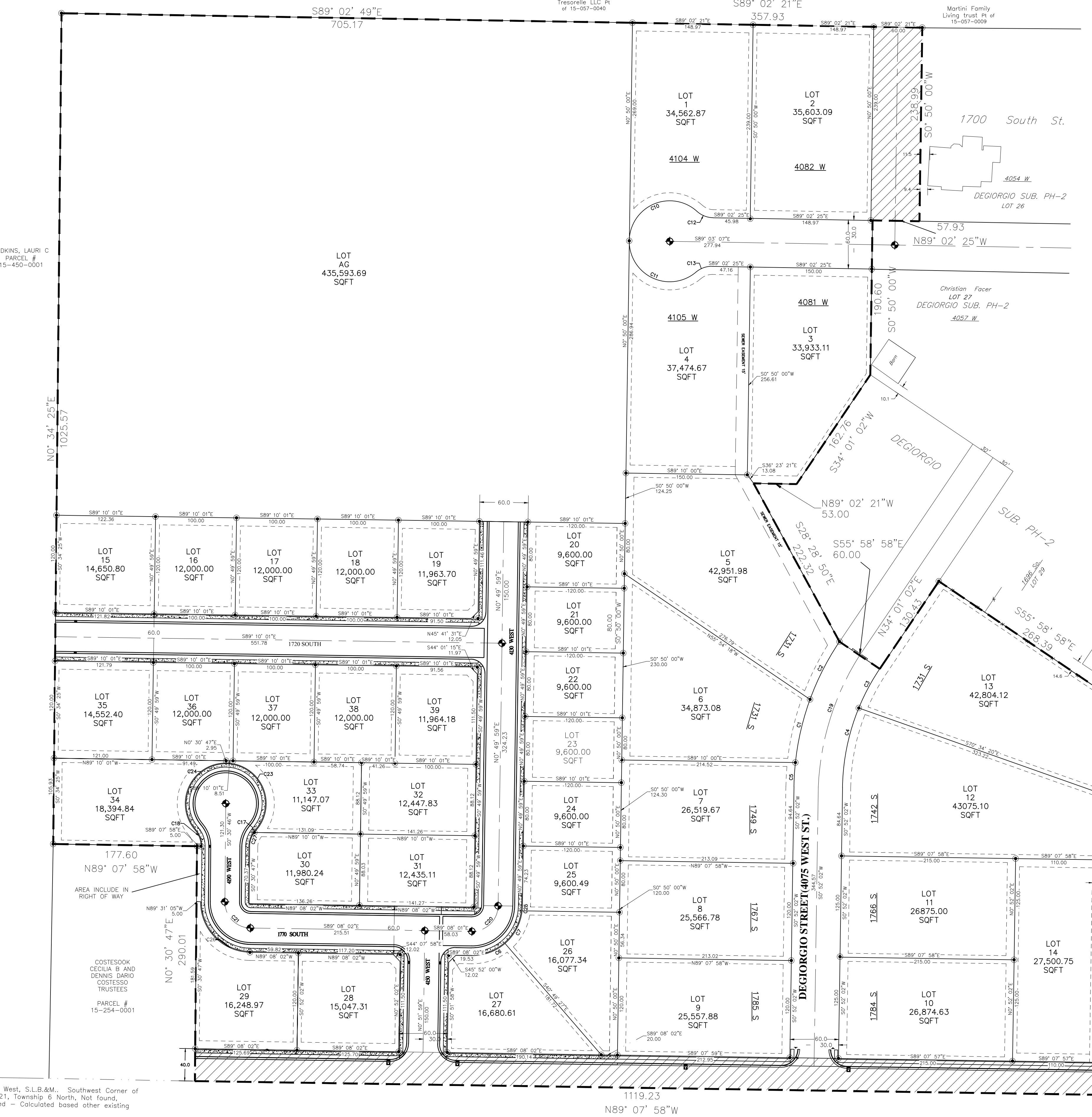
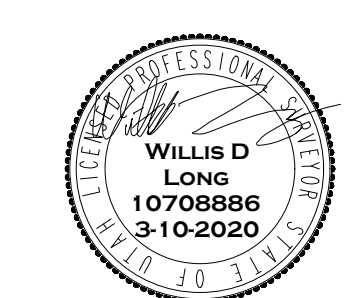
Part of the SW Quarter of Section 21, Township 6 North,
Range 2 West S.L.B.&M
Weber County, Utah

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 "10708886"
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY EASEMENT
- 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 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 8' 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: DISTANCES TO STRUCTURES SHOWN. IF STRUCTURE IS WITHIN 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.

NOTE: LOTS ONE THROUGH FOURTEEN 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.

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

Dated 1963, +/- 0.4' Below Rd Surface, Fnd: 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 WEST QUARTER 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