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 106-1-8(c)(5)

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

Date of the survey noted in the heading (Meaning the date, year and

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 I 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

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 PONDS 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 ERECTED WITHIN SUCH EASEMENTS. FURTHER MORE THE UNDERSIGNED OWNERS GRANT AND CONVEY TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE AGRICULTURAL PRESERVATION PARCEL TO GUARANTEE TO THE PUBLIC THAT THE AGRICULTURAL OPEN SPACE PARCEL REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED OPEN SPACE PURPOSES IN A MANNER CONSISTENT WITH THE APPROVED SPACE PLAN.

Missing MCCARTHY, Mitch & WF Sydney Rasmusse

the subdivision. WCO 106-1-8(c)(1) h.1. A written boundary description of property surveyed. UCA 17-23-17(3)(f) have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a) Boundary description does not close

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°07'58"W 826.00 FEET FROM THE SOUTHEAST CORNER OF SAID OUARTER SECTION, RUNNING THENCE N89°07'58"W 1119.47 FEET; THENCE N00°30'47"E 290.00 FEET; THENCE N89°07'58"W 7.60 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

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

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS THE ACCURATELY LOCATE THE EXTERIOR BOUNDARIES OF SAID PROPOSED SUBDIVIVSION AND TO MAKE THE SUBDIVISION OF THESE LANDS AND MARK THE SAME ON THE

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

BASIS OF BEARINGS IS BETWEEN THE W $\frac{1}{4}$ 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

ACKNOWLEDGEMENT ACKNOWLEDGEMENT month the survey markers were STATE OF UTAH placed). WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; STATE OF UTAH OWNERS' DEDICATION UCA 17-27a-603(1)(a) COUNTY OF WEBER COUNTY OF WEBER _,2020 PERSONALLY APPEARED .2020 PERSONALLY APPEARED BRENCHLY, BRANDON C & WF MELISSA W BRENCHLY SUBDIVISION LOCATION KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC TYLOR BRENCHLY, A MEMBER OF WAKELESS HOLDINGS, LLC SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE AGRICULTURE IS THE PREFERRED USE IN AN IMPROVEMENT GUARANTEE AND ESCROW WILL BE SET THE AGRICULTURAL ZONES, ASIDE FOR THE SUBDIVISION IMPROVEMENTS TO INCLUDE AGRICULTURAL OPERATIONS AS SPECIFE STREET TREES, SIDEWALK, AND STREET LIGHTS. SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE IN THE ZONING ORDINANCE FOR A RESIDING AT PARTICULAR ZONE ARE PERMITTED AT The individual or company names and ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED addresses of applicant of the MY COMMISSION EXPIRES: RESIDING AT AGRICULATURAL SHALL BE SUBJECT TO subdivision. RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTUR WCO 106-1-5(a)(3); UCA 17-23-17(3)(j) MY COMMISSION EXPIRES: RESIDENTS OF THIS SUBDIVISION. SIGNED THIS_____ DAY OF _____,2020 DISTANCES TO EXISTING STRUCTURES SHOWN IF KEITH R. WARD, A MEMBER OF WAKELSS HOLDINGS, LLC STRUCTURE IS WITH IN **ACKNOWLEDGEMENT ACKNOWLEDGEMENT** 30' OF THE SUBDIVISION ACKNOWLEDGEMENT BOUNDARY(SEE PAGE 2) STATE OF UTAH TYLOR BRENCHLY, A MEMBER OF WAKELESS HOLDINGS, LLC STATE OF UTAH STATE OF UTAH 5' WIDE PUBLIC FOR EACH ZONE IN COUNTY OF WEBER Description of land to be included in COUNTY OF WEBER THIS SUBDIVISION THE AVERAGE COUNTY OF WEBER AREA AND AVERAGE WIDTH OF 2020 PERSONALLY APPEARED DAY OF LARSON, JAKE TROY & WF MADISON NICOLE LARSON LOTS WITHIN THE ZONE MEET OR ,2020 PERSONALLY APPEARED ,2020 PERSONALLY APPEARED EXCEED THE MINIMUM WIDTH ALLOWED IN THE ZONE. AN LARSON, JAKE TROY & WF MADISON NICOLE LARSON AMMENDMENT TO ANY PART OF STONE PEAK CONSTRUCTION LLC also need name and relationship BRENCHLY, BRANDON C & WF MELISSA W BRENCHLY Surveyed legal descriptions shall **INSERT OWNER NAME HERE** THIS SUBDIVISION SHALL COMPLY to construction company WITH SECTION 106-2-4(B) OF THE WEBER COUNTY CODE SIGNER(S) OF THE ADJACENT INSTRUMENT. WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE NANNEY, ADAM K & WF ELIZABETH M NANNEY SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE NOTE: BASIS OF BEARING AND **DETAILED BOUNDARY** __RESIDING AT_ STONE PEAK CONSTRUCTION LLC and also does not match map. INFORMATION FOR RESIDING AT __RESIDING AT__ EACH LOT SHOWN ON PAGE 2 MY COMMISSION EXPIRES: A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: STANDARD SET BACK FOR ALL LOTS IS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. **ACKNOWLEDGEMENT ACKNOWLEDGEMENT** ACKNOWLEDGEMENT 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 STANDARD SET BACK FOR ALL LOTS IS 8' ON 27.01 FEET; THENCE S00°52'02"W 461.46 FEET TO THE POINT OF BEGINNING. STATE OF UTAH STATE OF UTAH THE SIDE YARDS. STATE OF UTAH Missing MCCARTHY, Mitch & WF Sydney Rasmussen COUNTY OF WEBER COUNTY OF WEBER LOTS ONE THROUGH FOURTEEN ARE TO RETAIN THEIR OWN STORM WATER AS CONTAINING 1,424,807.06 SQFT/32.71 ACRES, MORE OR LESS .2020 PERSONALLY APPEARED DAY OF ,2020 PERSONALLY APPEARED ON THIS ,2020 PERSONALLY APPEARED SHOWN ON THE IMPROVEMENT PLANS. ALL INHABITABLE SPACE BELOW NATURAL GRADE WILL REQUIRE THE NANNEY, ADAM K & WF ELIZABETH M NANNEY INSERT OWNER NAME HERE **INSERT OWNER NAME HERE** APPROVAL OF THE ENGINEER TO VERIF THAT SUMP PUMPS ARE NOT DISCHARGING INTO THE SEWER SYSTEM GROUND IN HARMONY WITH EXISTING BOUNDARIES. SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE 5' WIDE PUBLIC UTILITY EASEMENT PRUD SUBDIVISION PER THE CLIENTS' REQUEST. NOTARY PUBLIC RESIDING AT RESIDING AT FOR ALL SIDE YARDS AND 10' WIDE PUBLIC NOTARY PUBLIC RESIDING AT UTILITY EASEMENT MY COMMISSION EXPIRES: ___ MY COMMISSION EXPIRES: FOR ALL REAR AND FRONT PORTIONS OF MY COMMISSION EXPIRES: DISPLAYED LOTS **UNLESS OTHERWISE** NOTED. LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PAROLE EVIDENCE. WEBER COUNTY ENGINEER WEBER COUNTY ATTORNEY WEBER COUNTY PLANNING COMMISSION APPROVAL 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 I HAVE EXAMINED THIS FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS___ COMMISSION ON THE _____DAY OF _____,2020. THERETO AND NOW IN FORCE AND AFFECT. COUNTY RECORDER SIGNED THIS______ DAY OF ________, 2020

ENTRY NO._____ FEE PAID__ SIGNATURE WEBER COUNTY ENGINEER FILE FOR RECORD AND RECORED: SIGNATURE WEBER COUNTY ATTORNEY CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____ 020, AT____ IN BOOK _____ PAGE ____ OF OFFICIAL RECORDS WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR RECORDED FOR:_ WEBER-MORGAN HEALTH DEPARTMENT THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAY BY THE COUNTY RECORDER I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL DAY OF ______,2020. FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH SYSTEMS. SIGNED THIS_____DAY OF _____, 2020. SIGNED THIS_ __ DAY OF_____,2020 TITLE DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT SIGNATURE WEBER COUNTY SURVEYOR CHAIRMAN, WEBER COUNTY COMMISSION **ATTEST**

HALCYON LAKE ESTATES 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 PHASE 1 AMMENED- A S89°02'21"E S89° 02′ 49″E 705.17 Living trust Pt of 15-057-0009 Curve Table PRUD SUBDIVISION The existing location, widths, and other CHORD DIST Curve # Length Radius The existing location, widths, and dimensions of all existing or platted other dimensions of all existing or C1 | 190.242 | 328.823 | 187.599 N17° 26' 25"E Part of the SW Quarter of Section 21, Township 6 North, easements within and immediately platted fence lines or other lines of adjacent (within 30') to the tract of land Range 2 West S.L.B&M occupation within or immediately C2 | 190.242 | 328.823 | 187.599 N17* 26' 25"E to be subdivided. adjacent to the tract to be subdivided. LOT The location, widths, and other Weber County, Utah C3 | 155.525 | 268.842 | N17* 26' 24"E The existing location, widths, and dimensions of proposed utility 35,603.09 34,562.87 1700 South St. SQFT other dimensions of all existing or easements with proper labeling of All lots are to be numbered C4 | 155.525 | 268.842 | N17* 26' 24"E platted streets or railroad lines within spaces to be dedicated to public or consecutively under a definite system and immediately adjacent (within 30') designated as private. C5 | 190.242 | 328.823 | 187.599 N17° 26' 25"E approved by the county surveyor. WCO <u>4104 W</u> WCO 106-1-5(a) (6) WCO 106-1-5(a)(7) to the tract of land to be subdivided. 106-1-5(a)(4) 4082 W Check all PUEs they do not match existing sub and The location, widths, and other C6 | 45.116 | 61.965 | <u>4054 W</u> Lot numbers to start with 15 S70° 01' 14"W new sub doesn't match 5' and 10' note dimensions of proposed public streets DEGIORGIO SUB. PH-2 where you are amending the original C7 | 46.533 | 62.000 | 45.449 S27° 40' 24"W private streets, private access rights of LOT 26 subdivision way, or alleys with proper labeling of , C10 | 114.894 | 50.000 | 91.200 | S66° 32' 14"W spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) C11 | 114.536 | 50.000 | 91.000 S64° 55' 03"E WCO 106-1-5(a)(6) JUDKINS, LAURI C PARCEL # 15-450-0001 Parcel AG or Lot 54 All proposed streets shall be check all curve and line dimension data does not 435,593.69 also check sq. footage C12 21.683 30.001 numbered under a definite system match original subdivision. N68° 20' 12"W approved by the county surveyor and Christian Facer C13 | 21.683 | 30.001 Parcels that are split by a taxing conform as far as practicable to the <u>4081 W</u> S70° 15' 09"W DEGIORGIO SUB. PH-2 district shall have the entire parcel adopted street naming and numbering 4105 W 2.930 C17 2.931 30.208 annexed into that taxing district prior to system of the county. Unless there are N39° 07' 09"E LOT the recording of the subdivision. street alignment situations where a The existing location, widths, and other C18 21.681 30.000 21.213 S20° 11' 35"E 33,933.11 Exceptions will be made for bond street name may be better utilized as a dimensions of all existing or platted LOT SQFT primary identifier. WCO 106-1-8(c)(1)e; obligations by the taxing district. WCO Scale in Feet easements within and immediately C19 | 172.524 | 328.483 | 170.546 N17° 26' 01"E 37,474.67 106-2-4(I) _S0° 50′ 00"W 256.61 UCA 17-27a-603(1)(c) adjacent (within 30') to the tract of land LEGEND Per Will serve letters need to Annex In to to be subdivided. A house number indicating the street C20 50.284 32.000 N45° 50' 59"E Central Weber Improvement district address for each lot within the 20' drainage easement as shown and Taylor West Weber Water Improvement Dis 45.115 subdivision shall be assigned by the C21 50.068 32.000 on Lena degiorgio sub? existing S44° 18' 37"E PUBLIC UTILITY EASEMENT _____ county surveyor. WCO 106-1-8(c)(1)f irrigation Easement Lot 1 & 2 C23 | 114.676 | 50.000 SECTION LINE N23° 46′ 52"W See addressing Review for addresses SUBDIVISION MONUMENT C24 | 114.676 | 50.000 and street Numbers S24° 48' 30"W ROAD WAY DEDICATION S0° 50' 00"W C25 5.777 62.000 S3° 30' 09"W _N89° 02' 21"W 60.0 87.411 C26 97.007 62.000 53.00 N44° 18′ 37″W SECTION CORNER C27 | 18.75 | 30.01 | S18° 25° 03"W | Permanent street monuments shall be LOT 20 S55° 58' 58"E/ accurately set at points necessary to LOT LOT LOT LOT LOT 19 9,600.00 establish all lines of the street. 18 SQFT 14,650.80 12,000.00 12,000.00 42,951.98 Centerline monuments shall be noted 12,000.00 11,963.70 SQFT SQFT SQFT on the final plat. WCO 106-4-2(g) & WCO SQFT 106-1-8(c)(1)j WILLIS D If you want you can put two monuments located at the LONG 10708886 point of intersection of the curves if they are located 9,600.00 3-10-2020 SQFT within the street instead of the 4 @ the PT and PC of the curves on 1770 South *When street monuments are required. The location, widths, and other LOT _ _ _ _ 100.00 send "Subdivision Monumentation Letter" dimensions of proposed lots with to developer of Subdivision to notify of the proper labeling of spaces to be 9,600.00 42,804.12 LOT SQFT dedicated to public or designated as MIA and its associated costs. LOT 37 LOT LOT 39 34,873.08 A Subdivision Monumentation Letter will be sent upon private. WCO 106-1-5(a)(7) 12,000.00 14,552.40 12,000.00 12,000.00 11,964.18 SQFT Missing dimensions on some lots final placement of monuments SQFT SQFT N0° 30' 47" 9,600.00 SQFT NOTE: 5' WIDE PUBLIC STANDARD SET BACK 5' WIDE PUBLIC FOR EACH ZONE IN DISTANCES TO AGRICULTURE IS THE PREFERRED USE IN UTILITY EASEMENT STRUCTURES SHOWN. FOR ALL LOTS IS 20' ON THIS SUBDIVISION THE AVERAGE THE AGRICULTURAL ZONES, AGRICULTURAL OPERATIONS AS SPECIFED FOR ALL SIDE YARDS AREA AND AVERAGE WIDTH OF IF STRUCTURE IS WITH THE FRONT AND REAR LOT AND 10' WIDE PUBLIC AND 20' ON A CORNER LOTS WITHIN THE ZONE MEET OR IN 30' OF THE IN THE ZONING ORDINANCE FOR A 11,147.07 12,447.83 UTILITY EASEMENT LOT FACING A STREET EXCEED THE MINIMUM WIDTH SUBDIVISION PARTICULAR ZONE ARE PERMITTED AT 43075.10 18,394.84 SQFT 26,519.67 ALLOWED IN THE ZONE. AN ANY TIME INCLUDING THE OPERATION OF FOR ALL REAR AND STANDARD SET BACK SQFT 9,600.00 SQFT FRONT PORTIONS OF FOR ALL LOTS IS 8' ON AMMENDMENT TO ANY PART OF FARM MACHINERY AND NO ALLOWED SQFT DISPLAYED LOTS THE SIDE YARDS. THIS SUBDIVISION SHALL COMPLY AGRICULATURAL SHALL BE SUBJECT TO UNLESS OTHERWISE WITH SECTION 106-2-4(B) OF THE RESTRICTION ON THE BASIS THAT IT WEBER COUNTY CODE INTERFERES WITH ACTIVITIES OF FUTURE NOTED. 15-057-0029 177.60 RESIDENTS OF THIS SUBDIVISION. Orrin Howard & wf Rosalee N89° 07' 58"W 11,980.24 12,435.11 NOTE: NOTE: BASIS OF 9,600.49 For subdivisions that are located in SQFT LOTS ONE THROUGH FOURTEEN ARE TO RETAIN BEARING AND AREA INCLUDE IN _ SQFT DETAILED BOUNDARY THEIR OWN STORM WATER AS SHOWN ON THE unincorporated areas of the county RIGHT OF WAY IMPROVEMENT PLANS. ALL INHABITABLE SPACE INFORMATION FOR which are zoned for agriculture (A-1, 26875.00 EACH LOT SHOWN ON BELOW NATURAL GRADE WILL REQUIRE THE 25,566.78 APPROVAL OF THE ENGINEER TO VERIFY THAT PAGE 2 A-2, A-3, and V-3), the following dimensioned SUMP PUMPS ARE NOT DISCHARGING INTO THE statement shall be required on each SEWER SYSTEM. missing lot rebar page of the final plat: 59.82 16,077.34 "Agriculture is the preferred use in the 27,500.75 COSTESOOK CECILIA B AND SQFT agriculture zones. Agricultural operations as DENNIS DARIO COSTESSO specified in the Land Use Code for a particular LOT zone are permitted at any time including the PARCEL # 16,248.97 15,047.31 operation of farm machinery and no allowed 26,874.63 SQFT 25,557.88 does not match original agricultural use shall be subject to restrictions on SQFT subdivision the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5) Dated 1963, +/_0.4' Below Rd Surface Fnd. Weber county Surveyors Monument Township 6 North, Rangé 2 West, S.L.B&M. South Quarter Corner of Section 21, 3" Range 2 West, S.L.B.&M.. Southwest Corner of 1119.23 ? Need to show rebar Section 21, Township 6 North, Not found, BASIS OF BEARINGS IS BETWEEN THE WEST QUARTER CORNER AND THE SOUTH QUARTER CORNER OF Obliterated — Calculated based other existing did you intend for this SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS OFFICE. set along lot lines N89° 07′ 58″W bearing break 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 1800 SOUTH STREET 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.