

HALCYON 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
April 17th, 2020

SUBDIVISION LOCATION



APPLICANTS OF SUBDIVISION

KEITH R. WARD (WAKELESS HOLDINGS, LLC)
TYLER BRENCHELY (WAKLESS HOLDINGS, LLC)
LARSON, JAKE TROY & WF MADISON NICOLE LARSON
NANNEY, ADAM K & WF ELIZABETH M NANNEY
BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY
STONE PEAK CONSTRUCTION (KIRT MERRILL - OWNER)
MCCARTHY, MITCH & WF SYDNEY RASMUSSEN

Under the 108-5-6(d)(2), the following three items should be provided:

1. An explanation of the applicable ownership standard and a perpetual restriction conforming thereto shall be written into all agriculture, forest, or other type of preservation easements granted pursuant to subsection (3); and

Steve's comment:

We will be looking for some language in the owners dedication that just states that under the Weber County Land Use Code (108-5-6(d)(2)), the agricultural open space parcel may be individually owned regardless of whether the person owns a residential lot within the PRUD.

ACKNO

2. A note describing the applicable ownership standard shall be placed on the final recorded subdivision plat.

Steve's comment:

Use this as a note:

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 BRENCHELY, A MEMBER OF WAKELESS HOLDINGS, LLC
NCHLY, BRANDON C & WF MELISSA W BRENCHELY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

Steve's comment:

I have prepared this notice and have attached it to the review.

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

STONE PEAK CONSTRUCTION LLC KIRT MERRILL, OWNER

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

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

Willis,
In reviewing the approvals for the subdivision, the setbacks I show below are what is approved. Let me know if you think the setbacks should be different. Feel free to use this comment as your note:

This PRUD was approved with the following building setbacks for single-family dwellings:

Front yard: 20 feet
Side yard: 8 feet
Side yard adjacent to a street (corner lot): 20 feet
Rear yard: 20 feet

Building height: 40 feet

While these are the building setbacks for single-family dwellings, there may be public utility easements on certain lots that are more restrictive than the setbacks. No buildings are allowed within the public utility easements shown on this plat.

NOTE:
AN IMPROVEMENT GUARANTEE AND ESCROW WILL BE SET ASIDE FOR THE SUBDIVISION IMPROVEMENTS TO INCLUDE STREET TREES, SIDEWALK, AND STREET LIGHTS.

NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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

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

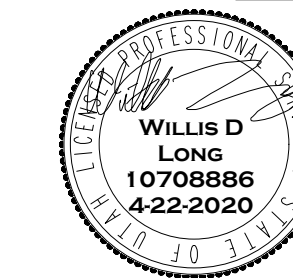
NOTE:
STANDARD SET BACK FOR LOTS 1-14 IS 20' ON THE FRONT AND 50' ON THE REAR. STANDARD SET BACK FOR LOTS 15-39 IS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 5' ON ONE SIDE AND 10' ON THE OTHER.

NOTE:
10' WIDE PUBLIC UTILITY EASEMENT FOR FRONT PORTIONS OF DISPLAYED LOTS UNLESS OTHERWISE NOTED.
NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT.

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 RECORDERS 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 16TH OF APRIL, 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 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 ERRECTED 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.

SIGNED THIS _____ DAY OF _____, 2020

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

TYLOR BRENCHELY, A MEMBER OF WAKELESS HOLDINGS, LLC

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY

NANNEY, ADAM K & WF ELIZABETH M NANNEY

STONE PEAK CONSTRUCTION LLC

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

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 1119.23 FEET; THENCE N00°30'47"E 290.01 FEET; THENCE N89°07'58"W 177.60 FEET; THENCE N00°34'25"E 1025.57 FEET; THENCE S89°02'49"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 27.00 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 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.

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 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

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 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 SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAY 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.

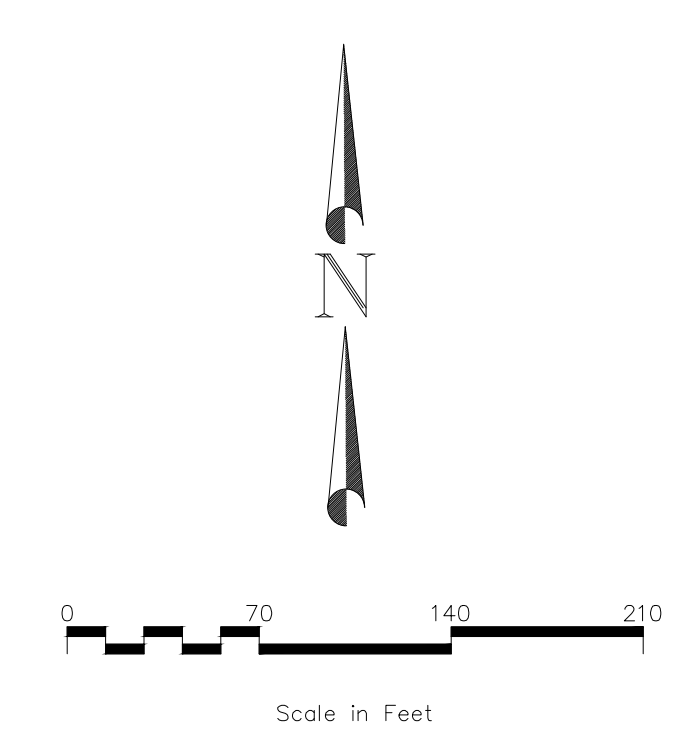
SIGNED THIS _____ DAY OF _____, 2020

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

HALCYON ESTATES PHASE 1 AMMENDED-A PRUD SUBDIVISION

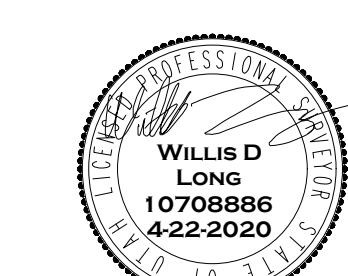
Part of the SW Quarter of Section 21, Township 6 North,
Range 2 West S.L.B.&M
Weber County, Utah

Curve Table			
Curve #	Length	Radius	CHORD DIST CHORD BRG
C1	80.20	328.80	80.00 N13° 03' 19"E
C2	80.21	328.80	80.00 N27° 01' 385"E
C3	54.95	268.87	54.86 N28° 09' 27"E
C4	100.57	268.87	99.99 N11° 35' 00"E
C5	29.83	328.80	29.82 N3° 28' 04"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	172.52	298.80	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 BEARING AND CAP MARKED "10108886"
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY / DRAINAGE EASEMENT
- CENTER LINE
- SECTION LINE
- NO ACCESS (1800 SOUTH)
- ◆ SUBDIVISION MONUMENT
- ROAD WAY DEDICATION
- FENCE
- ◆ SECTION CORNER



NOTE: 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL FRONT PORTIONS OF DISPLAYED LOTS AND 5' WIDE EASEMENT ON THE SIDES WHERE SHOWN.

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 LAND USE CODE 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 THIS PAGE

NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT.

dated 1963, +/- .04' Below Rd Surface.
Eng. 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., West 1/4 Corner of Section 21, Township 6 North, Weber County Surveyors Office 2004 Monument 3" Brass Cap in Manhole Collar

JUDKINS, LAURI C
PARCEL #
15-450-0001

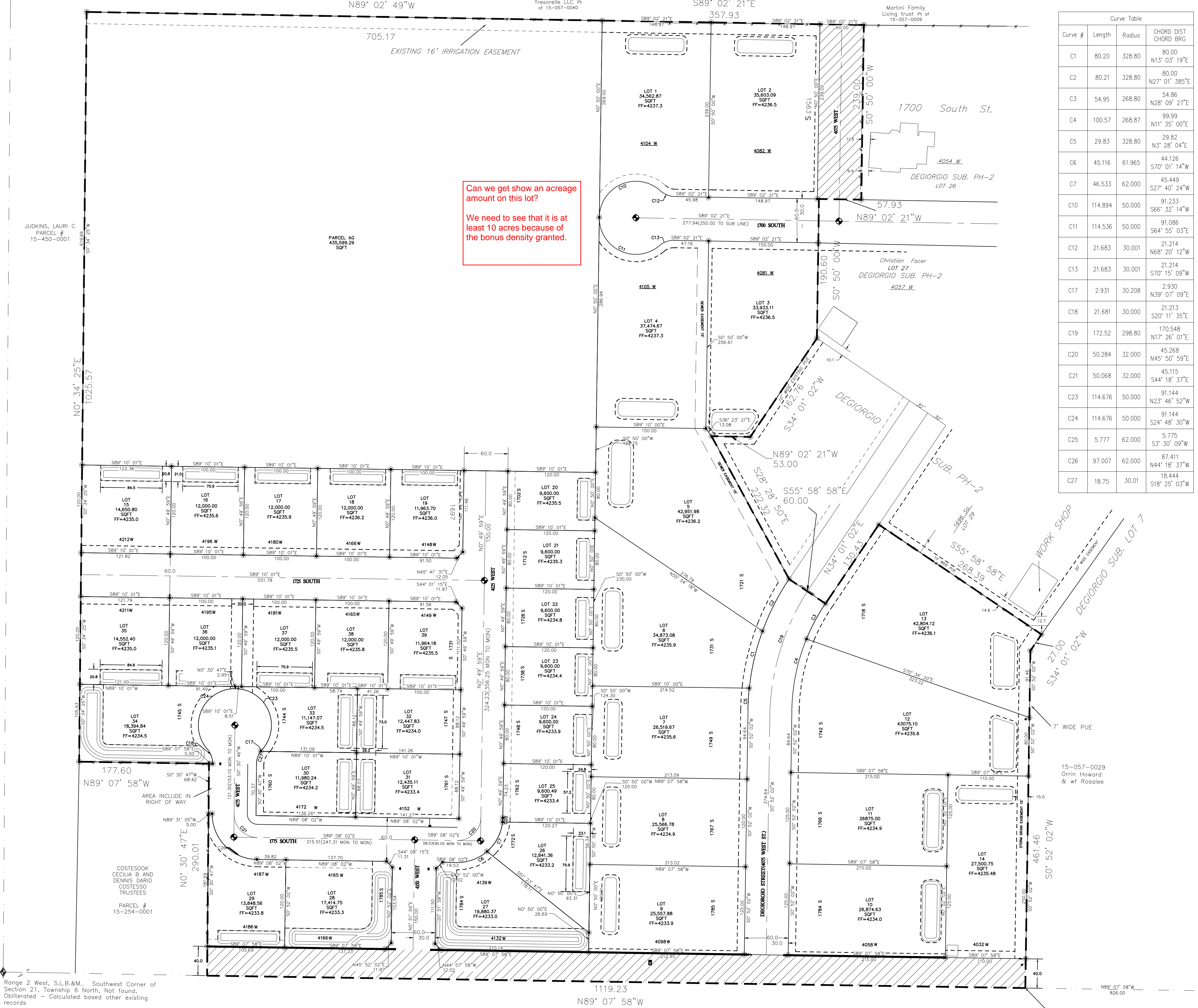
N89° 02' 49"W
705.17

Tresorelle LLC Pt
of 15-057-0040

S89° 02' 21"E
357.93

Martini Family
Living Trust in of
15-057-0009

Can we get show an acreage amount on this lot?
We need to see that it is at least 10 acres because of the bonus density granted.



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