

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 Monhole Collar

# 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 #	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' 38"E
C3	54.95	268.80	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	91.234	S66° 37' 14"W
C11	114.536	50.000	91.086	S64° 55' 59"W
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	130.648	N17° 26' 01"W
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

does not match original Halcyon Lake Estates?

if using road dedication hatch need to hatch all road dedications or can just label as a road dedication on map

also if showing detention basin they need to be labeled or shown in legend

Parcels that are split by a taxing district shall have the entire parcel annexed into that taxing district prior to the recording of the subdivision. Exceptions will be made for bond obligations by the taxing district. WCO 106-2-4(1) Per Will serve letters need to Annex In to Central Weber Improvement district and Taylor West Weber Water Improvement District

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

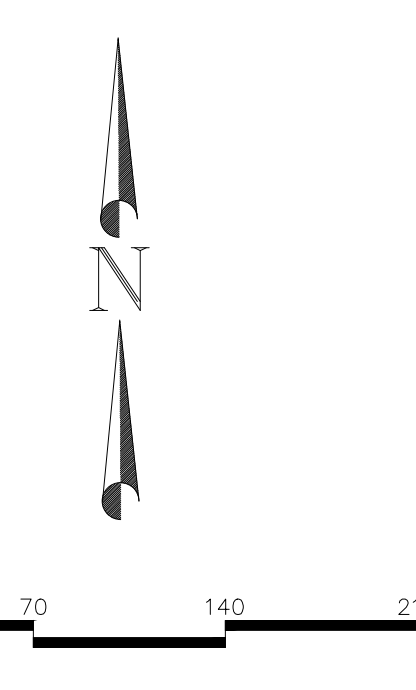
NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT.

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.



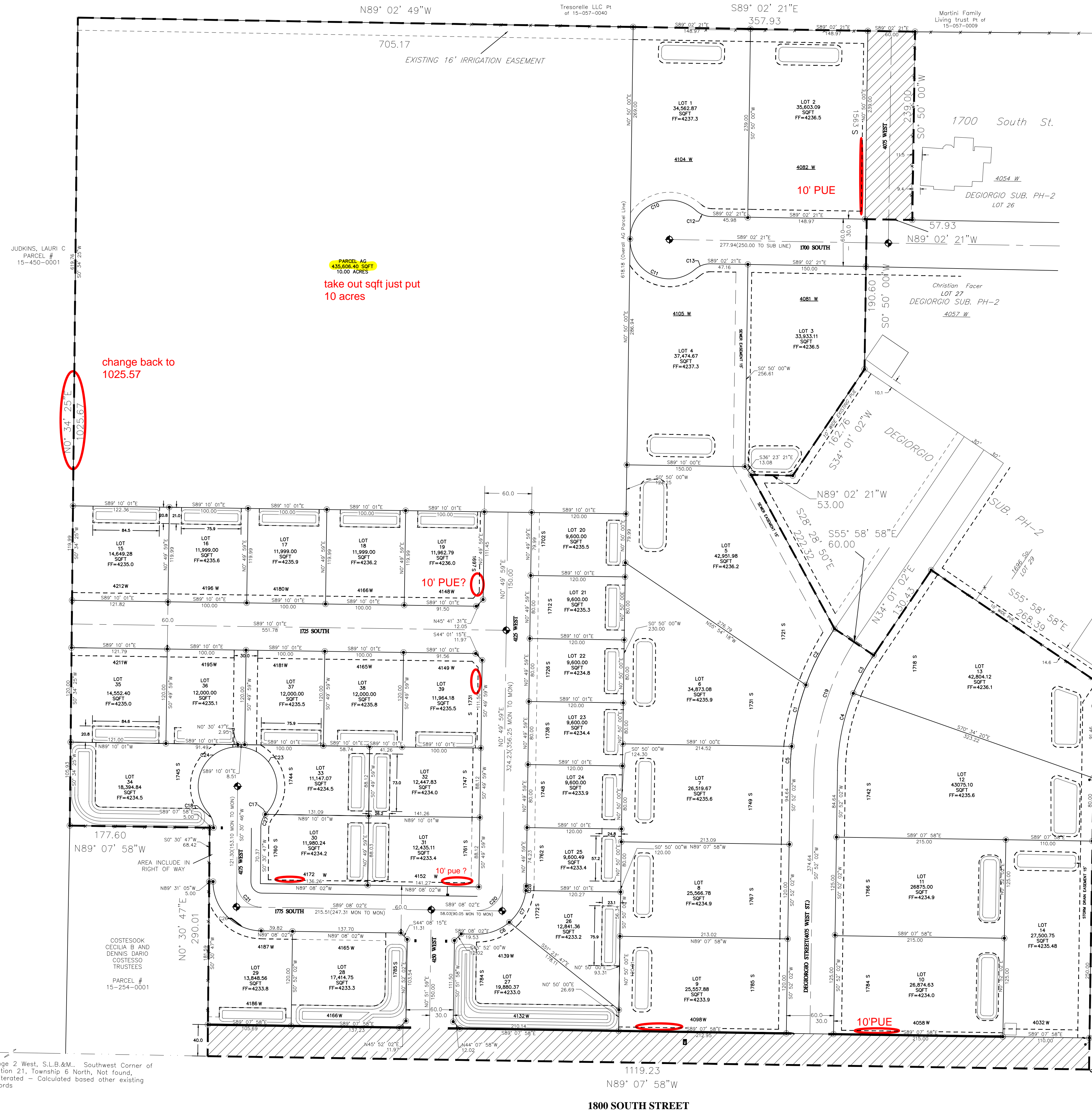
Dated 1983, +/- .04' Below Rd Surface, Fnd. Weber County Surveyors Monument, Township 6 North, Range 2 West, S.L.B.&M., South Quarter Corner of Section 21, 3" Brass Cap

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.



LEGEND

- SET REBAR AND CAP MARKED "1070886"
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY / DRAINAGE EASEMENT CENTER LINE
- SECTION LINE
- NO ACCESS (1800 SOUTH)
- SUBDIVISION MONUMENT
- ROAD WAY DEDICATION
- FENCE
- SECTION CORNER



take out sqft just put 10 acres

change back to 1025.57

10' PUE

10' pue

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6) 20' drainage easement as shown on Lena Degiorgio sub? detention ponds need to be dimensioned. Also all existing PUE's from original subdivision need to be shown for lots 1 thru 14 Also circled PUE' depending on frontage of lot should be 10'

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

