

SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2021



VICINITY MAP
NOT TO SCALE

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).

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0435337 E 4569699 N)
0-48" SANDY LOAM, BLOCKY STRUCTURE
48-99" SILT LOAM, MASSIVE STRUCTURE, 3" COARSE SAND LENS' AT 66" & 96"
99-120" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 99"
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 60 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0435354 E 4569856 N)
0-18" SANDY LOAM, GRANULAR STRUCTURE
18-40" SANDY LOAM, MASSIVE STRUCTURE
40-114" SILTY CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE, SOME MOTTLING AT 65" & HEAVY AT 90"
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST BOLE IS AT 52 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0435394 E 4570008 N)
0-44" SANDY LOAM, GRANULAR TO BLOCKY STRUCTURE
44-64" FINE SANDY LOAM, BLOCKY STRUCTURE
64-94" CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE, SOME MOTTLING AT 68" & HEAVY AT 85"
94-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0435584 E 4570025 N)
0-1 0" SANDY LOAM, GRANULAR STRUCTURE
1 0-48" SANDY LOAM, BLOCKY STRUCTURE
48-64" SANDY LOAM, MASSIVE STRUCTURE
64-77" CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE. SOME GREY MOTTLES AT 63"
77- 124" SAND, SINGLE GRAIN STRUCTURE, CLAY LOAM LENS' AT 95" W/ GREY MOTTLES

EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0435635 E 4569907 N)
0-43" SANDY LOAM, BLOCKY STRUCTURE
43-125" SAND WITH CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 68" & HEAVY AT 93"
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 55 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0435522 E 4569866 N)
0-36" SANDY LOAM, BLOCKY STRUCTURE
36-54" SANDY LOAM, MASSIVE STRUCTURE
54-95" SAND W/ SILTY CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 58" & HEAVY AT 85"
95- 120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 0435467 E 4569749 N)
0-46" SANDY LOAM, BLOCKY STRUCTURE
46-69" SANDY LOAM, MASSIVE STRUCTURE
69-99" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 87"
99-125" LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER AND NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°16'36"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THERE HAS BEEN EXTENSIVE SURVEY WORK IN THE AREA BY BOUNDARY CONSULTANTS, WHO RELIED HEAVILY ON BOUNDARY BY ACQUIESCENCE TO ESTABLISH THE BOUNDARIES. THESE LINES WERE ACCEPTED AS THE DEEDS IN THE AREA HAVE DISCREPANCIES OR MISCLOSEURES, WITH THE EXCEPTION OF THE NORTH LINE WHICH WAS PLACED ALONG THE SOUTH LINE OF MIDDLE FORK ESTATES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 6 AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 2134.52 FEET AND EAST 1282.85 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE S89°52'13"E 812.55 FEET; THENCE N00°07'47"E 839.91 FEET; THENCE N88°42'58"E 553.47 FEET; THENCE S02°15'27"E 1089.13 FEET; THENCE S03°42'03"E 240.34 FEET; THENCE S02°31'49"E 1142.83 FEET; THENCE S37°33'21"W 66.30 FEET; THENCE S43°11'14"W 39.66 FEET; THENCE S43°11'14"W 77.64 FEET; THENCE S42°43'44"W 23.43 FEET; THENCE S42°43'44"W 92.49 FEET; THENCE S43°33'18"W 140.66 FEET; THENCE S06°22'13"W 31.83 FEET; THENCE S42°42'50"W 127.07 FEET; THENCE S75°36'59"W 81.86 FEET; THENCE S74°58'18"W 241.01 FEET; THENCE S73°15'01"W 330.39 FEET; THENCE S71°58'08"W 73.62 FEET; THENCE N01°49'40"E 153.17 FEET; THENCE N71°13'04"E 121.64 FEET; THENCE N09°06'18"W 457.19 FEET; THENCE S89°08'01"W 420.92 FEET; THENCE N00°40'06"W 1633.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.116 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S37°33'21"W	66.30'
L2	S43°11'14"W	39.66'
L3	S43°11'14"W	77.64'
L4	S42°43'44"W	23.43'
L5	S42°43'44"W	92.49'
L6	S43°33'18"W	140.66'
L7	S06°22'13"W	31.83'
L8	S42°42'50"W	127.07'
L9	S75°36'59"W	81.86'
L10	S71°58'08"W	73.62'
L11	N01°49'40"E	153.17'
L12	N71°13'04"E	121.64'
L13	S75°57'58"E	82.50'
L14	S41°51'13"W	134.98'
L15	S75°58'56"W	66.14'
L16	S75°58'56"W	143.06'
L17	N45°20'04"W	73.21'
L18	N43°51'34"E	80.37'
L19	N89°20'44"E	100.00'
L20	N48°29'11"E	100.00'
L21	N45°48'53"E	100.00'
L22	N87°28'11"E	100.00'
L23	S05°46'40"E	125.10'
L24	S36°28'05"E	213.30'
L25	N89°28'20"E	100.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	114.50'	27.32'	27.26'	13.73'	N65°42'46"E	13°40'17"
C2	2193.54'	152.81'	152.78'	76.43'	N73°51'55"E	3°59'29"
C3	55.00'	32.76'	32.28'	16.88'	N58°55'08"E	34°07'40"
C4	680.00'	131.68'	131.47'	66.05'	N36°18'22"E	11°05'42"
C5	150.00'	235.25'	211.87'	149.63'	N44°24'07"E	89°51'34"
C6	300.00'	83.27'	83.00'	41.90'	N07°25'25"E	15°54'10"
C7	300.00'	297.53'	285.48'	162.29'	N43°47'12"E	56°49'24"
C8	300.00'	283.06'	272.67'	153.05'	N26°30'07"E	54°03'34"
C9	300.00'	97.74'	97.31'	49.31'	N62°51'55"E	18°40'00"

DEVELOPER:

CW Land Co.
1222 W. Legacy Crossing Blvd, Ste. 6
Centerville, UT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

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 PLAT 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 _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE 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 _____, 20____.

WEBER COUNTY ATTORNEY

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 _____, 20____.

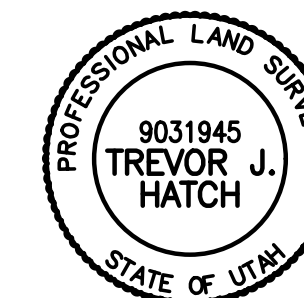
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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 **SKY RANCH** 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 OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

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 **SKY RANCH**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE THE AREA LABELED AS UTILITY AND ACCESS EASEMENT TO EACH INDIVIDUAL LOT OWNERS TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-7-2021
Name: SKY RANCH
Number: 7562-02
Revision: _____
Scale: 1"=100'
Checked: _____



Weber County Recorder

Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

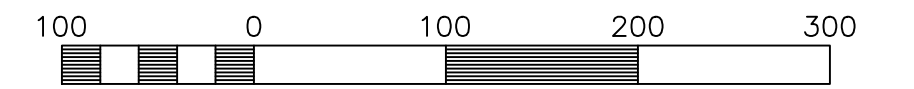
SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2021

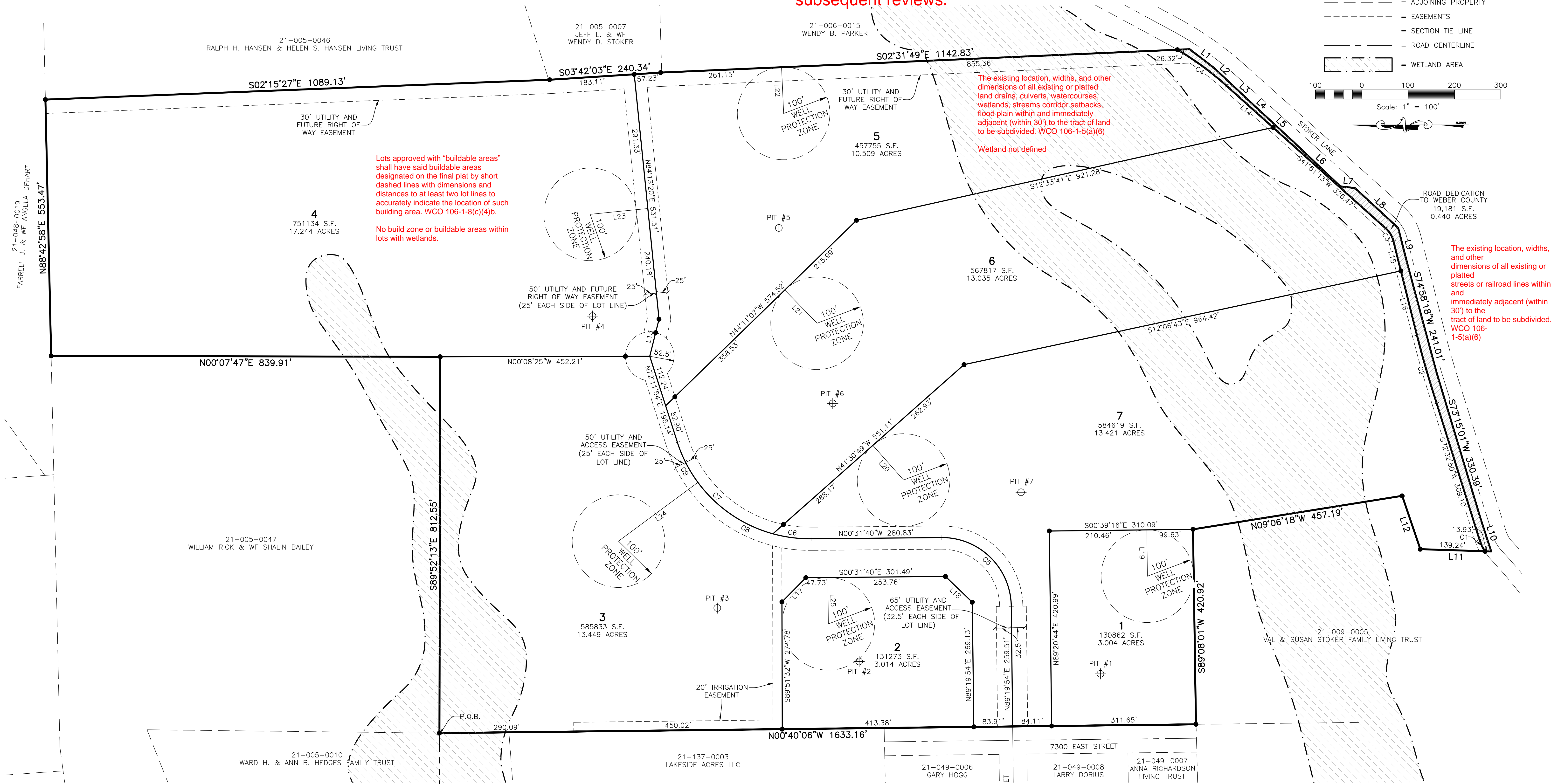
Partial review- will finalize once road details are complete. There may be more red-lines in subsequent reviews.

LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = WETLAND AREA



Scale: 1" = 100'



Lots approved with "buildable areas" shall have said buildable areas designated on the final plat by short dashed lines with dimensions and distances to at least two lot lines to accurately indicate the location of such building area. WCO 106-1-8(c)(4)b.

No build zone or buildable areas within lots with wetlands.

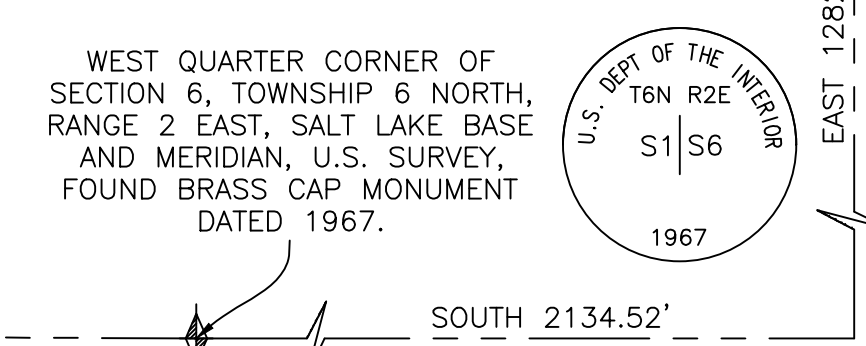
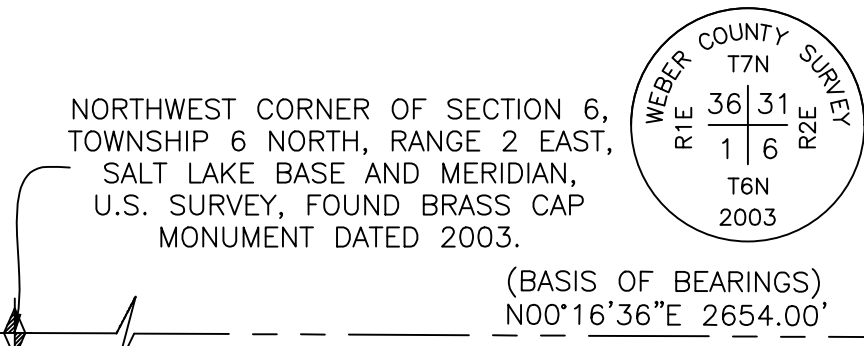
The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Wetland not defined

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4)

Boundary does not match with prior subdivisions.



(BASIS OF BEARINGS) N00°16'36"E 2654.00' SOUTH 2134.52'

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.		Weber County Recorder	
Surveyor:	T. HATCH	Entry No. _____	Fee Paid _____
Designer:	N. ANDERSON	And Recorded, _____	Filed For Record _____
Begin Date:	6-7-2021	At _____ In Book _____	Of The Official Records, Page _____
Name:	SKY RANCH	Recorded For:	_____
Number:	7562-02	_____	_____
Revision:	_____	_____	_____
Scale:	1"=100'	_____	_____
Checked:	_____	_____	_____