

Average Lot Size Table										
Lot #	Square Footage	Acres	Width	L15	40,712 S.F.	0.935 Ac.	212.55'			
L1	42,494 S.F.	0.976 Ac.	173.59'	L16	40,809 S.F.	0.937 Ac.	212.55'			
L2	45,105 S.F.	1.035 Ac.	179.42'	L17	40,809 S.F.	0.937 Ac.	212.55'			
L3	40,887 S.F.	0.939 Ac.	211.38'	L18	40,915 S.F.	0.939 Ac.	259.92'			
L4	40,757 S.F.	0.936 Ac.	209.99'	L19	40,476 S.F.	0.929 Ac.	245.50'			
L5	40,910 S.F.	0.939 Ac.	213.53'	L20	36,586 S.F.	0.840 Ac.	192.04'			
L6	49,524 S.F.	1.137 Ac.	189.28'	L21	40,945 S.F.	0.940 Ac.	243.51'			
L7	50,480 S.F.	1.159 Ac.	185.07'	L22	41,946 S.F.	0.963 Ac.	172.16'			
L8	40,809 S.F.	0.937 Ac.	212.55'	L23	50,787 S.F.	1.166 Ac.	150.00'			
L9	40,809 S.F.	0.937 Ac.	212.55'	L24	60,641 S.F.	1.392 Ac.	195.70'			
L10	40,520 S.F.	0.930 Ac.	211.04'	L25	62,187 S.F.	1.428 Ac.	153.11'			
L11	40,552 S.F.	0.931 Ac.	219.49'	L26	36,446 S.F.	0.837 Ac.	186.93'			
L12	40,881 S.F.	0.938 Ac.	224.84'	L27	36,654 S.F.	0.842 Ac.	198.67'			
L13	39,249 S.F.	0.901 Ac.	209.35'	TOTAL:	1,163,593 S.F.	26.74 Ac.	5499.27'			
L14	40,703 S.F.	0.934 Ac.	212.00'	AVG:	43,096 S.F.	.989 Ac.	203.67'			

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture 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 agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

PLAT NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' WIDE UNLESS OTHERWISE NOTED.
- PARCEL "A" IS FOR A DETENTION BASIN.
- PARCEL "B" IS TO BE DEEDED TO LOT 10, HOLGATE SUBDIVISION.
- PARCEL "C" IS TO BE DEEDED TO LOT 9, HOLGATE SUBDIVISION.
- REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE VARD PROJECTIONS.
- LOTS 25, 26, & 27 WILL PIPE THE EXISTING SLOUGH ACROSS THE ENTIRETY OF THEIR LOT.
- FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.2 OF THE WEBER COUNTY CODE.
- LOTS 1, 12, & 13 SHALL ACCESS OFF OF 5050 WEST - ACCESS IS NOT PERMITTED NOW OR IN THE FUTURE FROM THE WEST SIDE OF SAID LOTS. (COUNTY CODE 106-2-4.1)

Deeds will be needed at time of recording or before.

Line #	Bearing	Distance
L1	S 88°43'45" E	171.00'
L2	S 82°14'45" E	111.66'
L3	S 27°41'58" W	56.30'
L4	S 28°41'04" W	78.53'
L5	S 25°11'31" W	73.52'
L6	S 07°43'31" E	23.59'
L7	S 00°24'13" W	9.48'
L8	S 82°16'29" E	19.75'
L9	S 38°35'55" W	6.71'
L10	S 34°40'03" E	50.17'
L11	N 88°42'50" W	110.00'

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.

Signed this _____ Day of _____, 2021.

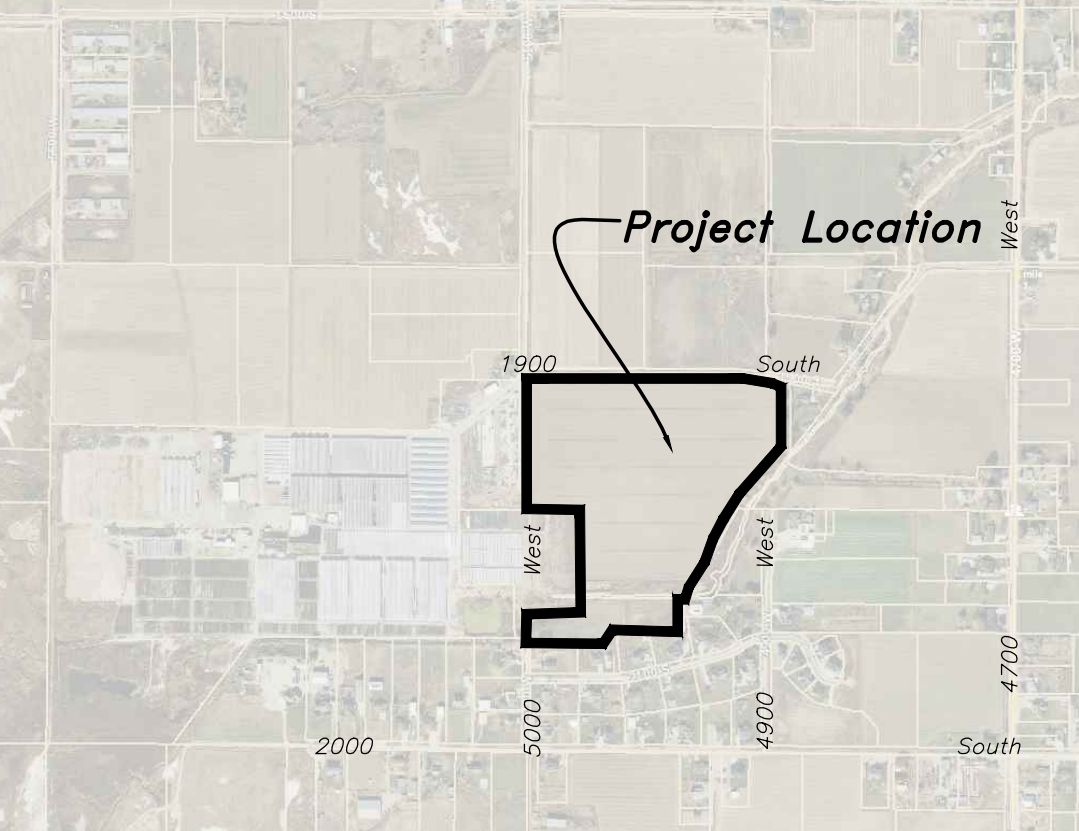
Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.

Signed this _____ Day of _____, 2021.

Chairman, Weber County Planning Commission



Developer:
Ryan Stokes
Ferry City, Utah 84302
801-730-4334



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
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Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

TAYLOR WEBER WEST WATER APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by Taylor West Weber Water.

Signed this _____ Day of _____, 2021.

Manager

Saddlewood Estates

Weber County, Utah

A Part of the Northwest Quarter of Section 29,
Township 6 North, Range 2 West, Salt Lake Base & Meridian
July 2021

