

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.	193.07'			
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'			

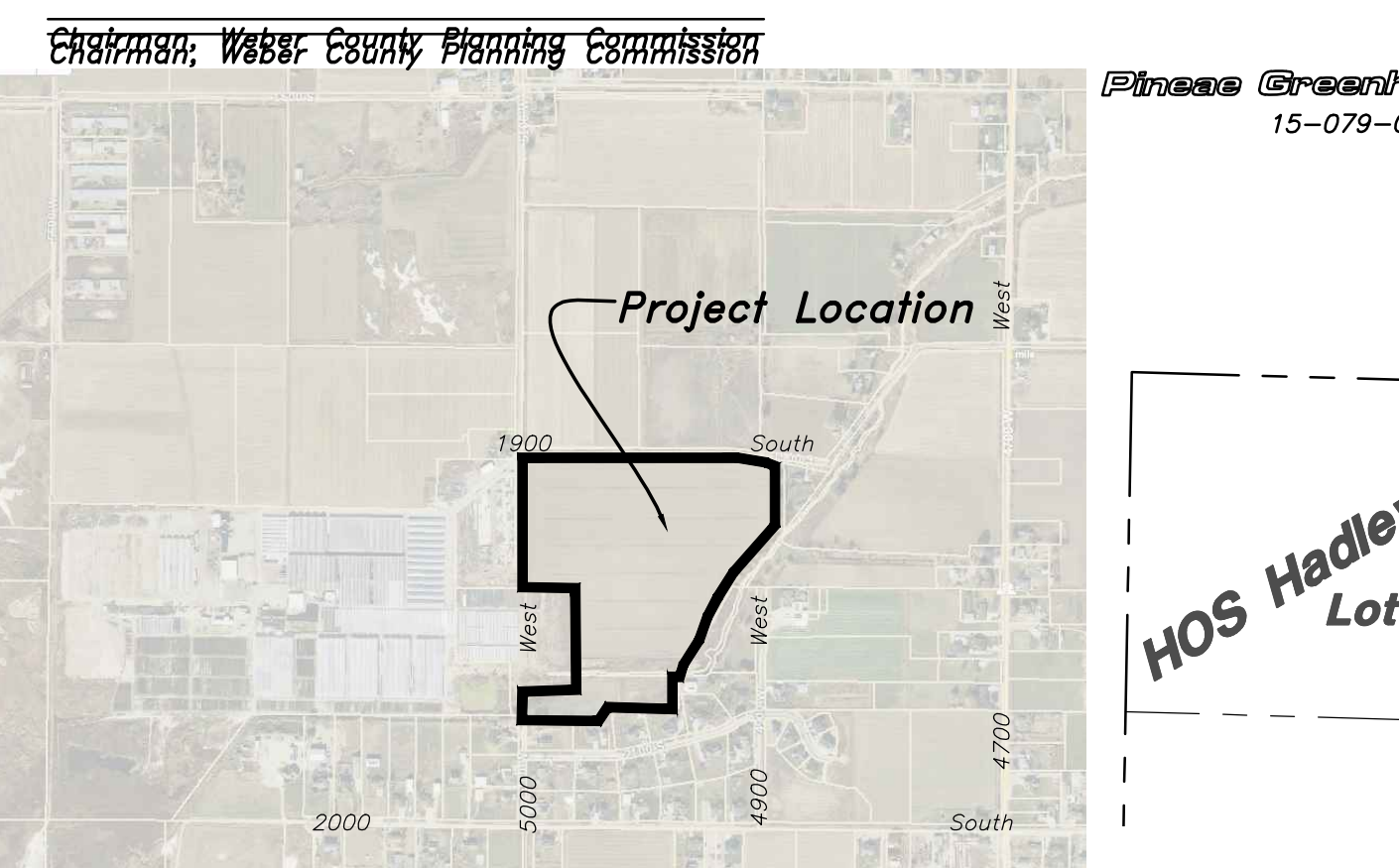
**AGRICULTURAL NOTE**  
 Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that 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. can delete
  - PARCEL "B" IS TO BE DEEDED TO LOT 10, HOLTGATE SUBDIVISION.
  - PARCEL "C" IS TO BE DEEDED TO LOT 9, HOLTGATE SUBDIVISION.
  - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD 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)
  - THE PRIMARY ACCESS FOR LOTS 1-6 WILL BE FROM THE INTERNAL SUBDIVISION STREETS 4950 WEST, 5000 WEST, & 5050 WEST.

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'
L12	N 86°49'08" W	149.54'
L13	N 89°51'32" W	187.17'
L14	N 89°24'07" W	219.32'

**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



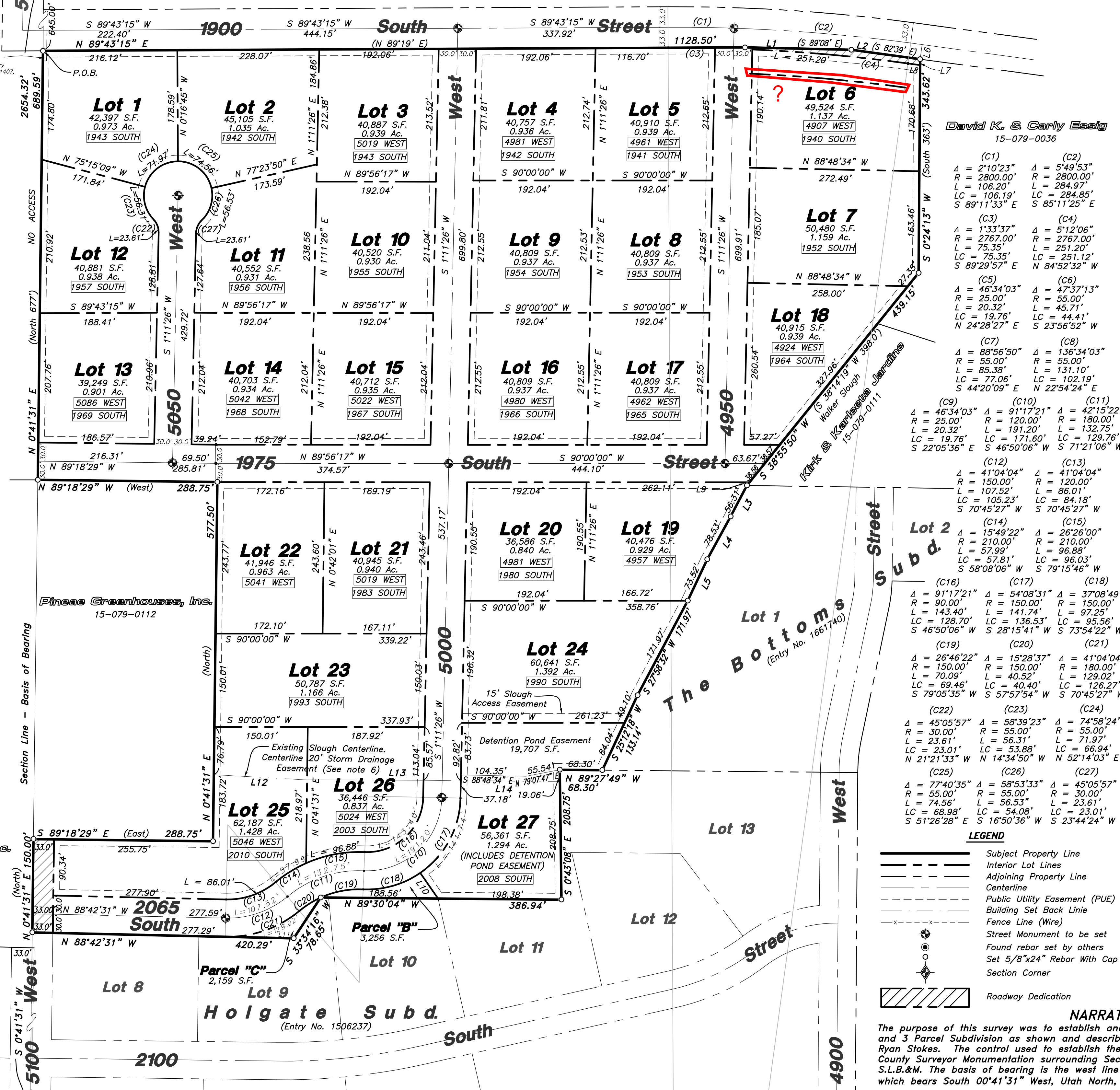
Developer:  
 Ryan Stokes  
 Ferry City, Utah 84302  
 801-730-4334

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
 Brigham City Ogdan 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



**SURVEYOR'S CERTIFICATE**  
 I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and 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 have hereby subdivided said tract into twenty seven (27) Lots and Parcel "A", Parcel "B" and Parcel "C", known hereafter as Saddlewood Estates in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground. I further hereby 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 \_\_\_\_\_, 2021.  
 K. Greg Hansen P.L.S.  
 Utah Land Surveyor License No. 167819

**BOUNDARY DESCRIPTION**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

**BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 SOUTH STREET LOCATED 645.00 FEET SOUTH 00°41'31" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SECTION 29;**

**RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 89°43'15" EAST (NORTH 89°19' EAST BY RECORD) 1128.50 FEET; (2) SOUTH 88°43'45" EAST (SOUTH 89°08' EAST BY RECORD) 171.00 FEET; AND (3) SOUTH 82°14'45" EAST (SOUTH 82°39' EAST BY RECORD) 111.66 FEET TO THE WEST BOUNDARY LINE OF THE DAVID K. ESSIS PROPERTY, TAX ID. NO. 15-079-0036; THENCE ALONG SAID WEST BOUNDARY LINE SOUTH 00°24'13" WEST 343.62 FEET (SOUTH 363.01' BY RECORD) TO THE WALKER SLOUGH; THENCE ALONG SAID WALKER SLOUGH SOUTH 38°55'50" WEST 439.15 FEET (SOUTH 38°14'19" WEST 398.0 FEET BY RECORD) TO THE NORTHWEST CORNER OF THE BOTTOMS SUBDIVISION, FILED AS ENTRY NO. 1661740 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE WEST BOUNDARY LINE OF SAID THE BOTTOMS SUBDIVISION THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 27°41'58" WEST 56.30 FEET; (2) SOUTH 28°41'04" WEST 78.53 FEET; (3) SOUTH 25°11'31" WEST 73.52 FEET; (4) SOUTH 27°58'32" WEST 171.97 FEET; AND (5) SOUTH 25°12'18" WEST 133.14 FEET TO THE NORTH BOUNDARY LINE OF THE HOLTGATE SUBDIVISION FILED AS ENTRY NO. 1506237 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES; (1) NORTH 89°27'49" WEST 68.30 FEET; (2) SOUTH 00°43'08" EAST 208.75 FEET; (3) NORTH 89°30'04" WEST 386.94 FEET; (4) SOUTH 33°34'16" WEST 78.65 FEET; AND (5) NORTH 88°42'31" WEST 420.29 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°41'31" EAST (NORTH BY RECORD) 150.00 FEET TO THE SOUTHWEST CORNER OF THE PINEAE GREENHOUSES, INC. PROPERTY, TAX ID. NO. 15-079-0112; THENCE ALONG SAID PINEAE GREENHOUSES, INC. PROPERTY THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°18'29" EAST (NORTH BY RECORD) 288.75 FEET; (2) NORTH 00°41'31" EAST (NORTH BY RECORD) 577.50 FEET; AND (3) NORTH 89°18'29" WEST (WEST BY RECORD) 288.75 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°41'31" EAST 689.59 FEET (NORTH 677 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 33.19 ACRES.**

**OWNER'S 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 Hereon And Name Said Tract Saddlewood Estates, 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. We Also Hereby Grant And Dedicate To Weber County The Public Utility Easements (PUE) As Shown Hereon For Public And Private Utilities, Including Provision For Drainage And Irrigation Purposes - The Same To Be Used For The Installation, Maintenance And Operation Of Public And Private Utility Lines And Appurtenances As May Be Authorized By Weber County And/Or The Lot Owners. No Buildings Or Structures Shall Be Erected Within The Public Utility Easements. We Hereby Dedicate The Detention Pond Easement As Shown Hereon, As An Easement For Storm Drainage Purposes, To Lot 27 and Weber County; Lot 27 Will Own In Fee Simple The Detention Pond Easement And Be Responsible For It's Maintenance. We Further Dedicate A Slough Access Easement To Weber County Across Lot 24. We Hereby Declare The Plat Notes As Shown Hereon To Be Effective And Binding.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**CORPORATE ACKNOWLEDGMENT**  
 SADDLEWOOD REAL ESTATE LLC BY SHANE BARTLOWE, REGISTERED AGENT  
 STATE OF UTAH )  
 COUNTY OF BOX ELDER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me, Shane Bartlowe, who being by me duly sworn did say and acknowledge that he is a registered agent of Saddlewood Real Estate LLC, a Utah Corporation, which Corporation is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Board of Directors, the Articles of Incorporation, and/or the Corporate Bylaws.

Notary Public

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 \_\_\_\_\_ COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

**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 \_\_\_\_\_, 2021.  
 Chairman, Weber County Commission

**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 \_\_\_\_\_, 2021.  
 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 \_\_\_\_\_, 2021.  
 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 \_\_\_\_\_, 2021.  
 Weber-Morgan Health Department