6h-98

HALCYON LAKE ESTATES PHASE 1

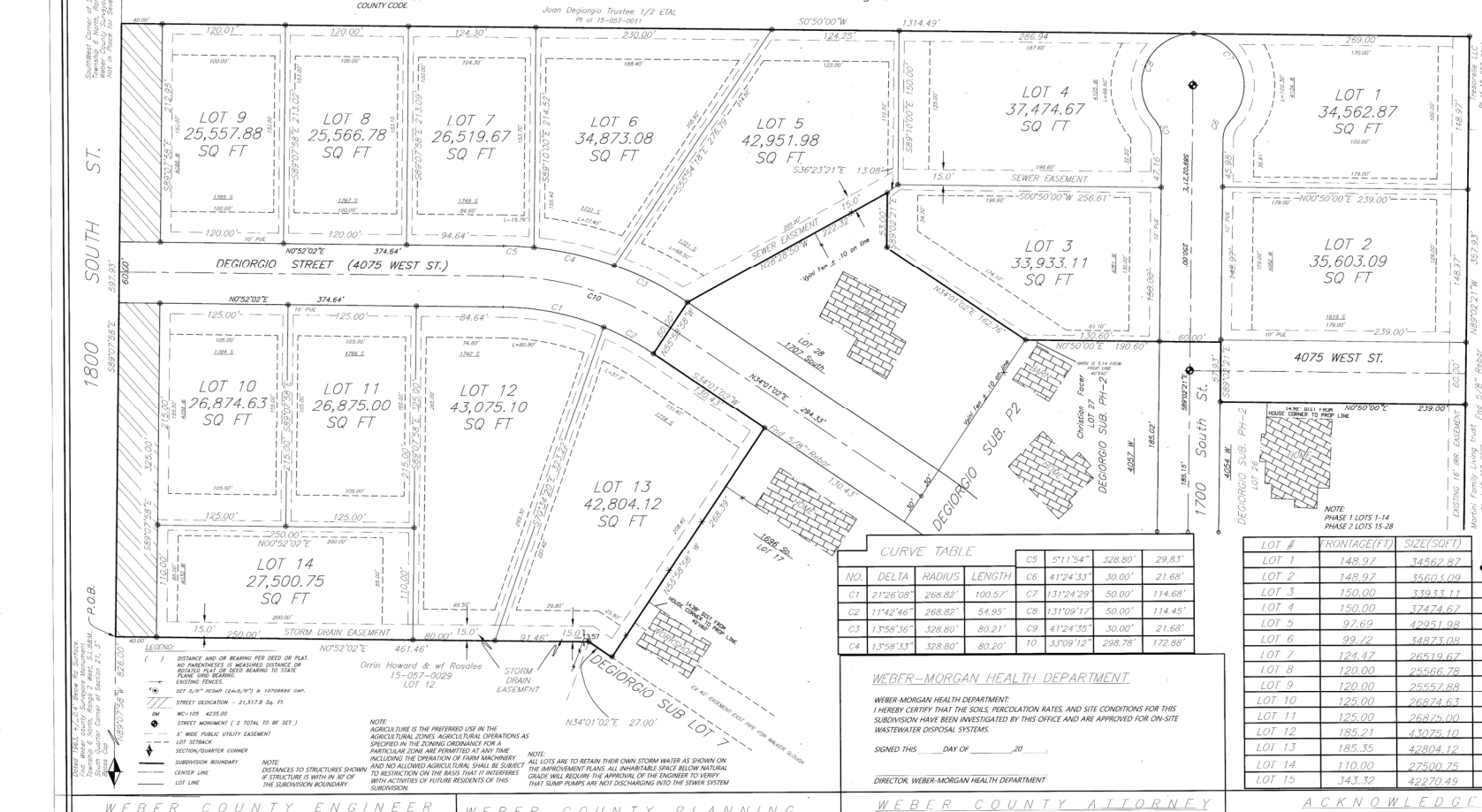
"A LOT AVERAGED SUBDIVISION"

Part of the SW Quarter of Section 21, Township 6 North, Range 2 West, S.L.B&M.
Weber County, Utah
31 August, 2019

NOTE:
5' WIDE PUBLIC UTILITY EASEMENT FOR ALL SIDE YARDS AND 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL REAR AND FRONT PORTION OF DISPLAYED LOTS UNLESS OTHERWISE MENTIONED

NOTE:
STANDARD SET BACK FOR ALL LOTS IS 30' ON THE FRONT AND REAR.
STANDARD SET BACK FOR ALL LOTS IS 10' ON THE SIDE YARDS.

NOTE:
FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE QUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTCH ALLOWED IN THE ZONE. AN AMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 106-2-4(b) OF THE WEBER COUNTY CODE.



LEGEND:
- ( ) DISTANCE AND OR BEARING PER DEED OR PLAT. NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- OCT 5/8" REBAR (24#/6'') & 10708886 CAP.
- STREET DEDICATION - 21,517.8 Sq. Ft.
- BM WC-105 4235.00
- STREET MONUMENT (2 TOTAL TO BE SET)
- 5' WIDE PUBLIC UTILITY EASEMENT
- LOT SETBACK
- SECTION/QUARTER CORNER
- SUBDIVISION BOUNDARY
- CENTER LINE
- LOT LINE

NOTE:
DISTANCES TO STRUCTURES SHOWN IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY.

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

NOTE:
ALL LOTS ARE TO RETAIN THEIR OWN STORM WATER AS SHOWN ON THE IMPROVEMENT PLANS. ALL INHABITABLE SPACE BELOW NATURAL GRADE WILL REQUIRE THE APPROVAL OF THE ENGINEER TO VERIFY THAT SUMP PUMPS ARE NOT DISCHARGING INTO THE SEWER SYSTEM

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

Scale: 1" = 50'

Willis D. Long
10708886
10/11/2016
STATE OF UTAH
8334 South Wilson Crest Way
West Jordan, Utah
801-663-1641
willislong21@yahoo.com

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 N0°52'02"E 461.46 FEET, THENCE N34°01'02"E 27.00 FEET, THENCE N55°58'58"W 268.39 FEET, THENCE S34°51'02"W 130.43 FEET, THENCE N55°58'58"W 60.00 FEET, THENCE N28°28'50"W 222.32 FEET, THENCE S89°02'21"E 53.00 FEET, THENCE N34°01'02"E 162.76 FEET, THENCE N0°50'00"E 190.60 FEET, THENCE S89°02'21"E 57.93 FEET, THENCE N0°50'00"E 239.00 FEET, THENCE N89°02'21"W 35.93 FEET, THENCE S0°50'00"W 1314.49 FEET MORE OR LESS TO SECTION LINE, THENCE S89°07'58"E 597.93 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

EXCEPTING THAT AREA WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE-3.
CONTAINING 522,512.1 Sq Ft/11.995 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG 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 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 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 _____, 2019

WILLIS D. LONG PLS 10708886

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 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 AND 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 S APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 12TH DAY OF OCT 2019

member
KEITH R. WARD, A MEMBER OF WAKLESS HOLDINGS, LLC

member
TYLOR BRENCHLY, A MEMBER OF WAKLESS HOLDINGS, LLC

NOTE:
PHASE 1 LOTS 1-14
PHASE 2 LOTS 15-28

CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH		NO.	DELTA	RADIUS	LENGTH
C1	21°26'08"	268.82'	100.57'		C7	131°24'29"	50.00'	114.68'
C2	11°42'46"	268.82'	54.95'		C8	131°09'17"	50.00'	114.45'
C3	13°58'36"	328.80'	80.21'		C9	41°24'35"	30.00'	21.68'
C4	13°58'33"	328.80'	80.20'		10	33°09'12"	298.78'	172.88'
C5	5°11'54"	328.80'	29.83'		C6	41°24'33"	30.00'	21.68'

LOT #	FRONTAGE(FT)	SIZE(SQFT)
LOT 1	148.97	34562.87
LOT 2	148.97	35603.09
LOT 3	150.00	33933.11
LOT 4	150.00	37474.67
LOT 5	97.69	42951.98
LOT 6	99.12	34873.08
LOT 7	124.47	26519.67
LOT 8	120.00	25566.78
LOT 9	120.00	25557.88
LOT 10	125.00	26874.63
LOT 11	125.00	26875.00
LOT 12	185.21	43075.10
LOT 13	185.35	42804.12
LOT 14	110.00	27500.75
LOT 15	343.32	42270.49
LOT 16	143.77	41941.05
LOT 17	150.00	42675.00
LOT 18	150.00	42675.00
LOT 19	150.00	42675.00
LOT 20	150.00	42675.00
LOT 21	150.00	42675.00
LOT 22	150.00	42675.00
LOT 23	150.00	42675.00
LOT 24	150.00	42675.00
LOT 25	150.00	42675.00
LOT 26	150.00	42675.00
LOT 27	214.68	148013.03
LOT 28	150.00	41161.07

LOT AVERAGES

FRONTAGE(FT)
151.50
SIZE(SQFT)
41582.00

WEBFR-MORGAN HEALTH DEPARTMENT

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

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 6TH DAY OF October, 2019

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 24 DAY OF October, 20

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 29 DAY OF October, 2019

SIGNATURE

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF WEBER)

ON THIS 15TH DAY OF OCTOBER, 2019

PERSONALLY APPEARED member AND member

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC Jennifer Cummings RESIDING AT: Weber Co.

MY COMMISSION EXPIRES: 9-18-2022

NOTARY PUBLIC STATE OF UTAH
JENNIFER CUMMINGS
COMMISSION #702312
MY COMMISSION EXPIRES:
09-18-2022

KEITH WARD - WAKELESS HOLDINGS, LLC - DEVELOPER - 1064 S 1100 E LINDON, UTAH 84042
BRUCE WARD - ENGINEER - WRB CONSULTING P.O. BOX 1117, SALEM, UTAH 84653

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 29TH DAY OF October 2019

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: Weber County Clerk/Auditor

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. SIGN THIS 15TH DAY OF OCTOBER 2019

SIGNATURE WEBER COUNTY SURVEYOR

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO 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.
BASIS OF BEARINGS IS BETWEEN THE W1/4 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 3741.89 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 CORNER AND EXISTING FENCE LINES,EDGES OF ROADS,EXISTING OCCUPATION AND PAROLE EVIDENCE.

COUNTY RECORDER

ENTRY No. 3013674 FEE PAID $78.00
FILED FOR RECORD AND RECORDED:
31-OCTOBER 2019 AT 1:20 PM
IN BOOK 86 PAGE 49
OF OFFICIAL RECORDS
RECORDED FOR WAKELESS HOLDINGS LLC
LEANN H. KILTS
COUNTY RECORDER
BY:

SEE RECORD OF SURVEY #6353

86-49