

# Smart Fields Subdivision - Phase 1

A Connectivity Incentivised Subdivision

A part of the Southwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
November 2021

## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17, and that I have verified all measurements shown hereon this plat of Smart Fields Subdivision - Phase 1 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

6242920  
License No.

Andy Hubbard

## DESCRIPTION

A part of the Southwest Quarter of Section 21 Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

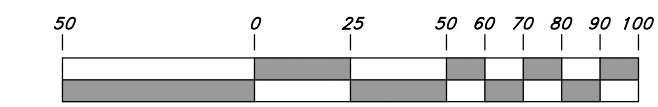
Beginning at a point the Northeast Corner of L & R Home and Farm Subdivision, said point being 422.59 feet North 0°30'47" East along the Section line from the Southwest Corner of said Section 21, and running thence North 0°30'47" East continuing along said Section line 897.00 feet; thence South 89°07'58" East 520.51 feet to an extension of Halcyon Estates Phase 1A PRUD Subdivision; thence along said Subdivision South 0°30'47" West 1072.00 feet to a fence; thence North 89°07'58" West 258.51 feet; thence North 0°30'47" East 175.00 feet; thence North 89°07'58" West 262.00 to the Point of Beginning.

Contains 11.75 Acres more or less

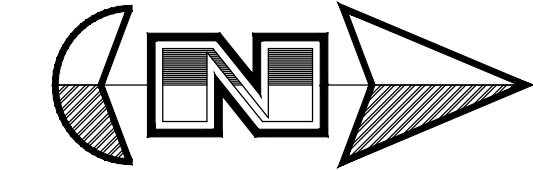


VICINITY MAP  
Not to Scale

Scale: 1" = 50'



Graphic Scale



## OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Smart Fields Subdivision - Phase 1 and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further 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 dedicate and grant to Weber County all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

- Smart Fields Development, LLC -

Joshua Wiscombe - Managing Member

## ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_ Joshua Wiscombe - Smart Fields Development LLC \_\_\_\_\_

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Print Name

## Property line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	89°29'13"	10.00'	15.62'	S 45°15'25" W	14.08'
C2	90°24'35"	10.00'	15.78'	S 44°47'39" E	14.19'
C3	55°14'42"	15.00'	14.46'	S 28°08'11" W	13.91'
C4	99°01'41"	50.00'	86.42'	S 6°14'41" W	4237.58'
C5	90°34'22"	50.00'	79.04'	S 88°33'20" E	4237.49'
C6	44°22'32"	10.00'	7.74'	N 68°20'45" E	773.53'
C7	50°12'10"	10.00'	8.76'	N 27°36'33" W	8.48'
C8	89°27'26"	10.00'	15.61'	S 45°20'29" W	14.07'
C9	90°30'47"	10.00'	15.80'	S 44°44'36" E	14.21'

## TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by the Taylor West Weber Water.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Taylor West Weber Water

## Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

## NOTES:

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- Subdivision Area Information  
Total Area 480,508.95 sq.ft.  
Right of Way Area 106,158 sq.ft.  
Lot Area 371,387 sq.ft.
- Lots 104 and 105 will not have access to 4300 West Street
- 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.
- Home Owners will be responsible for their own detention basin on lots 101-103 & 106-113. A storm water maintenance agreement will be required for each lot.
- This subdivision was allowed flexible lot area and width in exchange for superior street connectivity. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.3 of the Weber County Code.

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Chairman, Weber County Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

## 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 effect.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Weber County Attorney

## 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  
Record of Survey # \_\_\_\_\_  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

## 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

## 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 the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Weber County Engineer

Dean & Kathy Martini  
Land Holdings LLC

Lauri C. Judkins

Don R. & Janice Carter

Jimmie L. & Parleen K. Astry

Cecilia B. Costesso  
Dennis Dario  
Trustees

Halcyon Estates PH1

Wakeless Holdings LLC

**NOT FOR RECORDING**

## WEBER COUNTY RECORDER

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

ENGINEER:  
Great Basin Engineering North  
c/o Andy Hubbard, P.L.S.  
Andy@greatbasineng.com  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Lync Construction, LLC  
1407 North Mountain Road  
Ogden Utah  
(801)-710-2234