## SURVEYORS CERTIFICATE STAGECOACH ESTATES SUBDIVISION I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional CLUSTER SUBDIVISION 21 North Quarter Corner Section 21, Land Surveyors Licensing Act and that a survey of the described tract of land has been Township 6 North, Range 2 West, WEST WEBER, UTAH completed by me in accordance with Section 17-23-17 and that I have verified all Salt Lake Base and Meridian. measurements, have placed monuments as shown hereon and that all lots meet the Fnd Weber County Surveyor Brass LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, Cap Monument flush with surface requirements of the Land Use Code. KAPP, INVESTMENT TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN in fence line (see tie sht.). SURVEY PERFORMED: JANUARY 2020 COMPANY LLC NARRATIVE 15-057-0046 S89°36'09"E 1321.93' See Record of Survey #6443 filed with the Weber County Surveyor 135.00 1120.93 LINE TABLE **BOUNDARY DESCRIPTION** RADIAL LINE TABLE **BEARING** LENGTH BEARING LINE LENGTH LINE The Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West. Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah. Containing 40 acres, R1 S89°30'27"E 168.08 40.00 N00°22'17"E SCALE OF FEET LEGENDR2 L2 102.14 S89°30'27"E 33.00' N89°40'07"W Subject Parcel being more particularly described as follows: **OPEN SPACE "A"** R3 L3 16.58 S42°06'38"E 33.00' S89°40'07"E Stream Protection Zone 18 17 = SECTION CORNER & SECTION LINE and Walker Slough Easement A parcel of land comprising the 39.98 acres contained in Southwest Quarter of the R4 L4 130.69 N00°22'17"E 30.00 S00°29'33"W Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and R5 L5 119.93 N00°22'17"E 30.00 N00°29'33"E Meridian. Described in that certain Quit Claim Deed recorded as Entry #2779143 of the = SET 5/8" X 24" BAR & CAP LS 356548 & PROPERTY LINE Weber County Records. Basis of Bearing for subject description being South 89°37'43" East N89°37'43"W R6 L6 10.00 33.00 S47°53'22"W 2643.59 feet coincident with the south line of the Southwest Quarter of said Section 21. Temporary Turn-Around = ROAD RIGHT-OF-WAY LINES N47°53'22"E L7 30.00 S12°36'37"W (R) R7 33.00' Subject Parcel being more particularly described as follows: L=24.08' L8 R8 /R= 50.00' 40.00' N00°19'53"E 33.00' = 30.00' STORM DRAIN EASEMENT S00°22'17"W Beginning at the Weber County brass cap monument marking the South Quarter Corner of said Section 21, thence North 00°19'53" East 1317.84 feet coincident with the Center ∆=277°24'01" L9 R9 40.00 S00°20'10"W 33.00' N00°22'17"E = 10.00' (OR AS NOTED) PUBLIC UTILITY EASEMENT (P.U.E.) S89°30'27"E Quarter Section line to the number five rebar and cap stamped "Gardner Ena." L10 R10 30.00' S23°50'45"W (R) 50.00 S41°37'52"W East Quarter Corner Section 21, 135.00 monumenting the C-S Sixteenth Corner: Thence South 89°36'09" East 1321.93 feet = ADJOINING PROPERTY LINES Township 6 North, Range 2 West, R11 coincident with the Center South Sixteenth Section line to a number five rebar and cap 50.00 S40°58'07"E Salt Lake Base and Meridian. LOT 10 stamped "Mtn Eng" monumenting the S-E Sixteenth Corner; Thence South 00°20'10" West Fnd Weber County Surveyor Brass = DIMENSION LINES CURVE TABLE R18 50.00 N48°19'44"W 1317.23 feet coincident with the East Sixteenth Section Line to the East Sixteenth Corner; Cap Monument below surface of **3** 13,028 sq. ft. o CURVE | LENGTH RADIUS DELTA R19 50.00 asphalt with ring & lid (see tie sht.) Thence North 89°37'43" West 1321.81 feet coincident with the south line of said Southwest S49°04'17"W = EXTANT FENCE LINE Quarter of the Southeast Quarter of Section 21 to the point of beginning. R20 C1 206.81 250.00 47°23'49" 33.00 S00°29'33"W S89°30'27"E (M) or (MEAS.) = MEASUREDR21 C2 207.34 250.00 47°31'05" 33.00 N00°29'33"E **OPEN SPACE "B"** 135.00' (R) or (REC.) = RECORD135.00 C3 23.60' 15.00 90°09'41" CONTAINS 17.32 acres ROS = RECORD OF SURVEYLOT 9 LOT 11 RADIAL LINE TABLE 754,447 sq. ft. C4 15.00' 89°50'19" 0.30 acres **vi** 0.30 acres **BEARING** C5 LINE 59.85 283.00 12°07'04" 13,028 sq. ft. **5** 3,028 sq. ft. C6 283.00**'** R12 17°32'43" 86.66' S18°11'43"W N89°30'27"W S89°30'27"E 86.59 С7 283.00' 17°31'53" R13 N40°09'35"E 135.00 135.00 С8 R14 103 02' 217.00 27°12'01" N07°32'16"E LOT 12 LOT 8 R15 С9 217.00 17°31'27" N12°34'57"E 66 37**'** 0.30 acres 0.30 acres C10 **9** 13,028 sq. ft. R16 13,028 sq. ft. **L** 10.57 217 00' 02°47'26" N03°09'54"E OWNERS DEDICATION C11 R17 35.40' 283.00° 07°09'59" N20°41'21"F We the undersigned owners of the herein described tract of land, do hereby set S89°30'27"E N89°30'27"W S89°40'07"E C12 80.55 283.00° 16°18'29" apart and subdivide the same into lots and streets as shown on the plat and 135.00 135.00 name said tract, Stagecoach Estates Subdivision, and do hereby dedicate, for 147.16 C13 16°18'50" 80.58 283.00 LOT 13 perpetual use of the public all parcels of land, trails and roads intended for LOT 14 LOT 7 C14 283.00' .38 18 07°43'47" public use and also grant and dedicate a perpetual right and easement over, 0.30 acres 0.30 acres 13,050 sq. upon and under the lands designated hereon as public utility easements, storm C15 7H 20 112.46 217.00' 29°41'39" 2,979 sq. 1 water detention pond, sewer easements, drainage easements, and Walker Slough 2890 W. C16 67.05 217.00 17°42'09" Easement, the same to be used for the installation, maintenance, and operation 3842 W. LOT 15 of public utility service lines, and storm drainage facilities, with no buildings or C17 20.00' 89°57'36" **OPEN SPACE "B"** 31.40 structures being erected within such easements. And do also grant and convey to 0.29 acres 1700 SOUTH STREET C18 VISI PA 31.43 20.00' 90°02'24" 48.13 12,803 sq. the subdivision lot owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space 3832 W. 54.00' 1700 SOUTH purposes for the benefit of each lot owners association member in common with all others in the subdivision and hereby dedicate to Weber County a perpetual — —120.04**'**-–54.03'—— LOT 16 right and easement on and over open space parcels to guarantee to Weber (X) X WEBER-MORGAN HEALTH DEPARTMENT County that the open space areas remain open and undeveloped except for 0.30 acres LOT 6 LOT 39 13,020 sq. ft. approved open space purposes. hereby certify that the soils, percolation rates, and site conditions 12,224 sq. ft. 8 9 3839 W. √⁄<sub>√</sub> 3822 W. for this subdivision have been investigated by this office and are 12,930 sq. ft. 🖺 🗟 🗀 S89°37'43"E 129.54' S89°37'43"E 454.25' approved for on-site waste water disposal systems. N89°40'07"W <u>∞</u> LOT 38 64.89' 64.89' 64.89' 64.89' 64.89' 64.89' LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26 135.00' 135.00' LOT 18 LOT 19 Signed this \_\_\_\_\_ day of \_\_\_\_\_ Signed this \_\_\_\_\_ day of \_\_\_\_\_ , 2021. LOT 5 of ol 9. 0.30 acres 15. 13,028 sq. ft. 66 0.30 acres 🔉 🖒 Director, Weber-Morgan Health Department n 13,028 sq. ft. 3825 W. 🔾 Temporary Turn-Around LOT 37 L=24.08' N89°40'07"W S89°40'07"E 0.30 acres R= 50.00' 3792 W. 3782 W. 13,054 sq. ft., 1 135.00 *−∆=277°24'01"* 3764 W. | 3754 W. | 3744 W. | 3734 W. | 3726 W. | 3716 W. | 3704 W. ် LOT 41 PLAT NOTES: LOT 4 2 <u>9</u> 0.30 acres 17-21-25 names of persons signing to be typed or 0.30 acres 2 1 1700 SOUTH STREET Note:temporary turn ∞ 9 13,028 sq. ft. 9 1. "Agriculture is the preferred use in the agriculture zones. S89°37'43"E 568.56' *13,028 sq. ft.* ♣ 6 printed on instruments presented for recording. Agricultural operations as specified in the Land Use Code around easements need for a particular zone are permitted at any time including 3809 W. N89°40'07"W to be dedicated or done S89°40'07"E the operation of farm machinery and no allowed 64.20' 60.00' 64.92' 64 135.00 135.00' agricultural use shall be subject to restrictions on the ACKNOWLEDGMENTby deed if by deed need 3799 W. basis that it interferes with activities of future residents LOT 42 entry # on plat LOT 3 Ø LOT 33 $_{\gtrsim}$ LOT 32 $_{\lessgtr}$ LOT 31 $_{\lessgtr}$ LOT 30 $_{\lessgtr}$ LOT 29 $_{\lessgtr}$ LOT 28 $_{\lessgtr}$ LOT 27 of this subdivision." STATE OF UTAH 0.30 acres 0.30 acres 🚡 🖔 WCO 106-1-8(c)(5). COUNTY OF WEBER 13,028 sq. ft. 🖺 岗 13,028 sq. ft. 2. This area is subject to a high water table Builder's COMMON N89°40'07"W On the\_\_\_\_\_day of\_\_\_\_\_2022, personally appeared before me, the and/or Home Owner's should exercise caution if a **AREA** 135.00' 135.00 등 명 명 이 undersigned Notary, in and for said County of Weber, in said State of Utah, the basement is desired. 72.80' signers of the above Owner's Dedication,\_\_\_\_(\_\_) in number, who duly LOT 43 LOT 2 of o! 3. Geo-Technical Report prepared by CMT Engineering, acknowledged to me that they signed it freely and voluntarily for the purposes 0.30 acres **8** 10 13,028 sq. ft. **12** 2 0.30 acres 64.92' 64.92' 64.92' 64.92' 64.92' Project #10878, Dated March, 07, 2018. therein mentioned. 5 **€** 13,028 sq. ft. LOT 45 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 **LOT 47** S89°40'07"E PREPARED BY: 135.00 135.00 Notary Public My Commission Expires Boundary Consultants Professional Land Surveyors LOT 44 LOT 1 0.30 acres Southeast Corner Section 21, 0.30 acres 🙋 🤟 Township 6 North, Range 2 West, 12,967 sq. ft. 9 12,948 sq. ft. Salt Lake Base and Meridian. 3890 W. Cz 3810 W. 3768 W. | 3754 W. | 3744 W. | 3734 W. | 3726 W. | 3716 W. | 3706 W. Fnd Weber County Surveyor Brass 5554 West 2425 North Hooper, Utah Cap Monument below surface of 60.00' 64.92' 64.92' 64.92' 64.92' 64.92' 801-792-1569 \_\_\_\_\_ asphalt with ring & lid. (see tie sht.) dave@boundaryconsultants.biz South Quarter Corner Section 21, Township 6 North, Range 2 West, 28 Salt Lake Base and Meridian. 28 The Weber County Surveyor Page 2 ----— CONTAINS 0.40 acres **1800 SOUTH STREET** 15.00' P.U.E. 17.232 sq. ft. 1100.85 The individual or company N89°37'43"W 1321.81' 1800 SOUTH STREET names and addresses of the applicant of the subdivision. WEBER COUNTY RECORDER asphalt without ring & lid (see tie sht.) BASIS OF BEARING WCO 106-1-5(a)(3) ENTRY NUMBER \_ WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER COUNTY ATTORNEY COUNTY SURVEYOR'S CERTIFICATE WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE hereby certify that the Weber County Surveyor's Office has reviewed This is to certify that this subdivision plat, the dedication of FILED FOR RECORD AND RECORDED THIS this plat and all conditions for approval by this office have been streets and other public ways and financial guarantee of public satisfied. The approval of this plat by the Weber County Surveyor I hereby certify that the required public improvement I have examined the financial guarantee and other improvements associated with this subdivision, thereon are hereby documents associated with this subdivision plat and in my does not relieve the Licensed Land Surveyor who execute this plat standards and drawings for this subdivision conform with approved and accepted by the Commissioners of Weber County, \_\_\_ 2022, IN BOOK\_\_\_\_\_\_, AT PAGE\_\_\_\_\_\_ OF THE DAY OF\_\_\_\_\_ from the responsibilities and/or liabilities associated therewith. County standards and the amount of the financial quarantee This is to certify that this subdivision plat was duly opinion they conform with the County Ordinance applicable Utah this \_\_\_\_\_ day of \_\_\_\_\_ , 2022. OFFICIAL RECORDS. is sufficient for the installation of these improvements. thereto and now in force and affect. approved by the Weber County Planning Commission on Signed this \_\_\_\_\_ day of \_\_\_\_\_ , 2022. Signed this \_\_\_\_\_ day of \_\_\_\_\_ , 2022. Signed this \_\_\_\_\_ day of \_\_\_\_\_ , 2022. the \_\_\_\_\_\_, day of \_\_\_\_\_, 2022. Chairman, Weber County Commission DEPUTY COUNTY RECORDER Signature Signature Chairman, Weber County Planning Commission