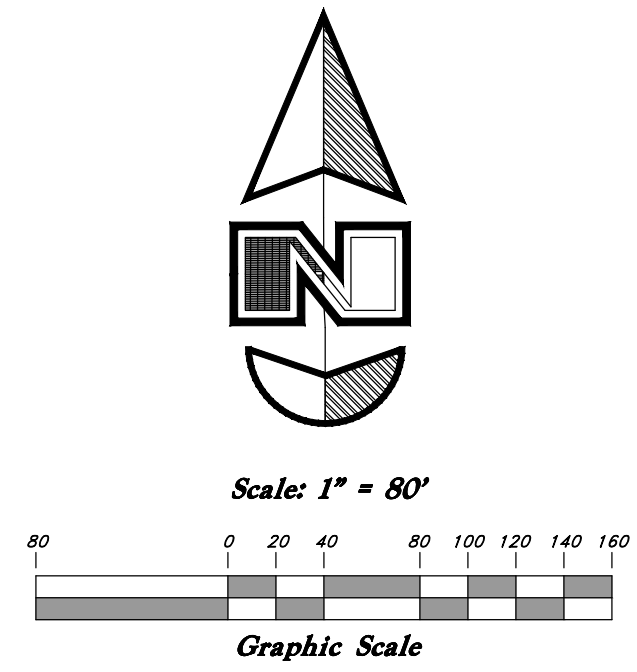


# Smart Fields Phase 2

A Connectivity Incentivised Subdivision  
A part of the Southeast Quarter of Section 20, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
August 2022



VICINITY MAP  
Not to Scale



| Curve # | Delta     | Radius | Length | Chord Direction | Chord Length |
|---------|-----------|--------|--------|-----------------|--------------|
| C1      | 90°28'24" | 10.00' | 15.79' | S 44°45'48" E   | 14.20'       |
| C2      | 90°00'00" | 10.00' | 15.71' | N 45°00'00" E   | 14.14'       |
| C3      | 49°59'41" | 15.00' | 13.09' | N 24°59'51" W   | 12.68'       |
| C4      | 52°53'52" | 55.00' | 50.78' | N 23°32'45" W   | 48.99'       |
| C5      | 87°05'49" | 55.00' | 83.61' | N 46°27'05" E   | 75.79'       |
| C6      | 87°05'49" | 55.00' | 83.61' | S 46°27'05" E   | 75.79'       |
| C7      | 52°53'52" | 55.00' | 50.78' | S 23°32'45" W   | 48.99'       |
| C8      | 49°59'41" | 15.00' | 13.09' | S 24°59'51" W   | 12.68'       |
| C9      | 90°00'00" | 10.00' | 15.71' | S 45°00'00" E   | 14.14'       |
| C10     | 89°29'13" | 10.00' | 15.62' | S 45°15'24" W   | 14.08'       |
| C11     | 89°38'45" | 10.00' | 15.65' | S 44°18'35" E   | 14.10'       |
| C12     | 90°21'15" | 10.00' | 15.77' | S 45°41'25" W   | 14.19'       |

### DESCRIPTION

A part of the Southwest Quarter of Section 20 Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey;

Beginning at a point being 589.55' feet North 0°30'47" East along the Section line from the Southwest Corner of said Section 21, and West 33.00 feet; running thence North 89°57'30" West 709.53 feet; thence North 0°30'47" East 167.77 feet; thence North 89°02'03" West 168.69 feet; thence North 0°53'23" East 1113.79 feet; thence South 89°29'13" East 453.65 feet; thence South 0°48'38" West 235.99 feet; thence South 89°29'13" East 418.44 feet; thence South 0°30'47" West 1053.43 feet to the Point of Beginning.

Contains 22.91 Acres more or less

### WEBER COUNTY COMMISSION ACCEPTANCE

### WEBER COUNTY ENGINEER

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 \_\_\_, 2022.

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 \_\_\_, 2022.

Chairman, Weber County Commission

Weber County Engineer

Attest:

Title:

### WEBER COUNTY ATTORNEY

### WEBER COUNTY PLANNING COMMISSION APPROVAL

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.

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this \_\_\_ day of \_\_\_, 2022.

Signed this \_\_\_ day of \_\_\_, 2022.

### WEBER COUNTY SURVEYOR

### TAYLOR WEST WEBER WATER

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for 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.

This is to certify that this subdivision plat was duly approved by the Taylor West Weber Water.

Signed this \_\_\_ day of \_\_\_, 2022.

Taylor West Weber Water

Signed this \_\_\_ day of \_\_\_, 2022.

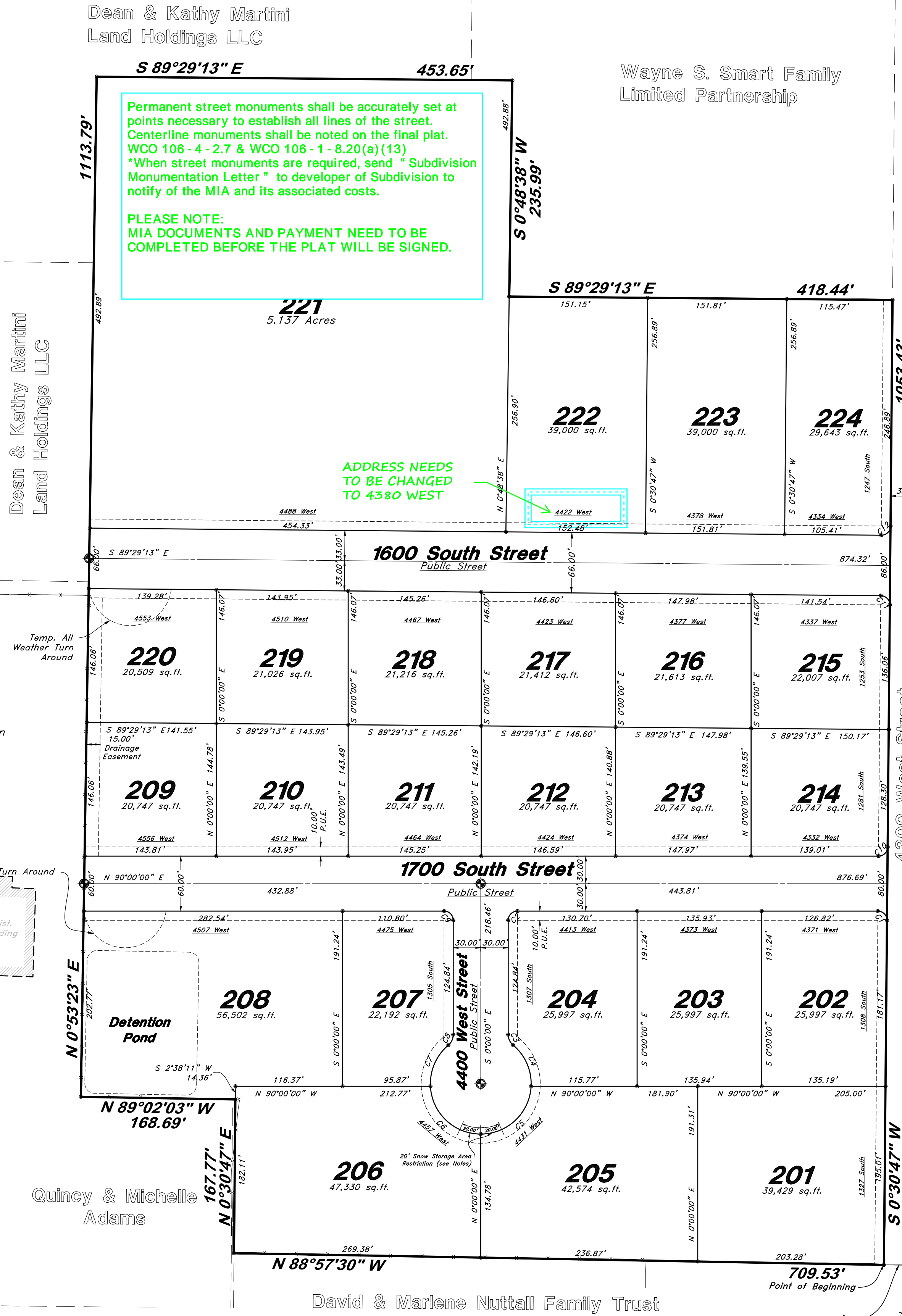
Weber County Surveyor

Record of Survey #

**CONDITIONAL APPROVAL**  
MIA DOCUMENTS & PAYMENT NEEDED BEFORE SIGNING.

Dean & Kathy Martini  
Land Holdings LLC

Wayne S. Smart Family  
Limited Partnership



Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2.7 & WCO 106-1-8.20(a)(13)  
\*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

PLEASE NOTE:  
MIA DOCUMENTS AND PAYMENT NEED TO BE COMPLETED BEFORE THE PLAT WILL BE SIGNED.

ADDRESS NEEDS TO BE CHANGED TO 4380 WEST

West Quarter corner of Section 21, T6N, R2W, SLB&M (Found Section Monument in good condition)

6242920 License No. Andy Hubbard

### 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 hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Smart Fields Subdivision Phase 2 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 \_\_\_, 2022.

6242920 License No. Andy Hubbard

### 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 2 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.

Signed this \_\_\_ Day of \_\_\_, 2022.

- Smart Fields Development LLC -

Pat Burns - Owner

### ACKNOWLEDGMENT

State of Utah }  
County of } ss

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 2022 by Dean & Kathy Martini Land Holdings LLC.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Dean Martini

Kathy Martini

### ACKNOWLEDGMENT

State of Utah }  
County of } ss

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 2022 by Pat Burns - Smart Fields Development LLC.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name

### NARRATIVE

This Survey and Subdivision Plat were requested by Pat Burns for the purpose of subdividing the parcel into Twenty-four (24) Lots  
Basis of bearing for this survey is North 0°30'47" East, measured between the West Quarter Corner of Section 21 and the Southwest Corner of Section 21 (Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey)  
See Record of Survey for Boundary Retracement Details  
Property Corners were set as depicted.

### 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 997,924 sq.ft.  
Right of Way Area 128,131 sq.ft.  
Lot Area 869,693 sq.ft.
- 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.
- 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.
- Lot 221 will not be connected to Hooper Irrigation Pressurized Water system. Lot 221 will be flood irrigated.
- Snow Storage area Restrictions as shown in the cul-de-sac of this plot restrict any placement of Driveways, Fire Hydrants, Catch Basins, or Mail Boxes within the 40' Snow Storage area.

Sheet 1 of 1

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED, AT \_\_\_\_\_, ON \_\_\_\_\_, 2022.  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

NOT FOR RECORDING

ENGINEER: Great Basin Engineering North c/o Andy Hubbard, PLS. 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