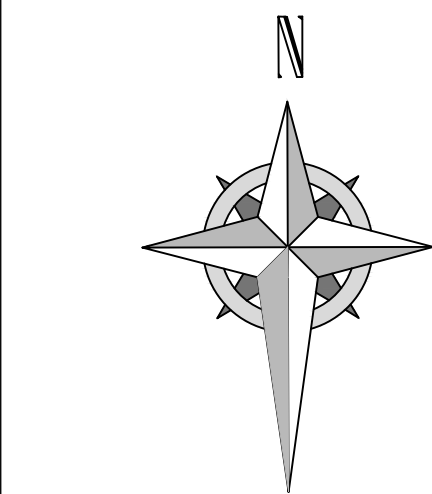


NOTES

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 106-2-4.030 OF THE WEBER COUNTY CODE

26' WIDE EAST TO WEST AND 20' WIDE NORTH TO SOUTH EASEMENT BEGINNING FROM A POINT N89°11'49"W A DISTANCE OF 32' FROM THE NORTHEAST CORNER OF LOT 11

WHITE, BYRON D
150800057

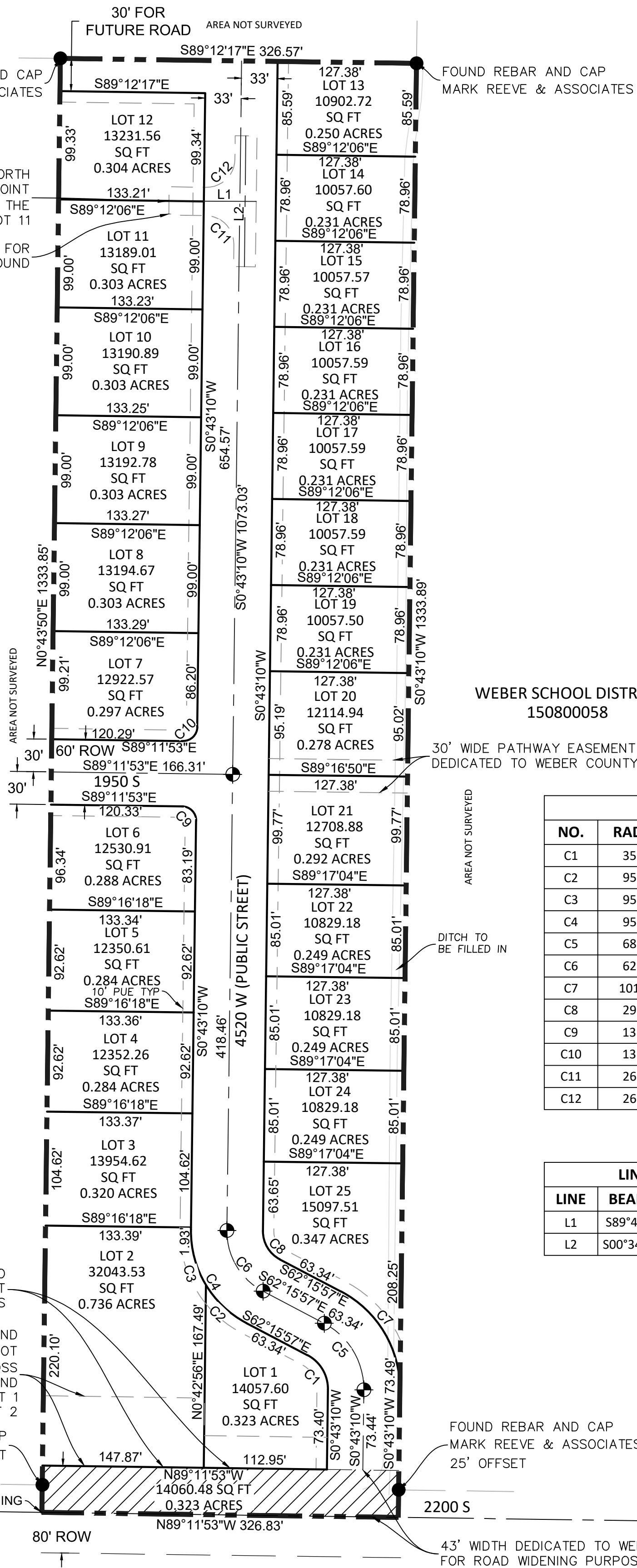


NO ACCESS TO LOT 1 AND LOT 2 ALONG 2200 S
EASEMENT FOR SD POND 64' WIDTH ACROSS LOT 2 29.5' WIDTH ACROSS LOT 1 OWNED AND MAINTAINED BY LOT 1 AND LOT 2
SET REBAR AND CAP 25' OFFSET
POWER POLE
POINT OF BEGINNING
990.06' (TIE)
BASIS OF BEARING S89°11'53"E 2633.22'

DEVELOPER INFORMATION

NAME: CHAD BUCK
ADDRESS: 2205 SOUTH 400 EAST
CLEARFIELD, UTAH 84015
PHONE: (801) 725-3511
EMAIL: CTBHOMES19@GMAIL.COM

DEAN & KATHY MARTINI
LAND HOLDINGS LLC
150800020



WEBER SCHOOL DISTRICT
150800058

30' WIDE PATHWAY EASEMENT
DEDICATED TO WEBER COUNTY

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
C1	35.00'	62°59'07"	38.48'	S30°46'23"E	36.57'
C2	95.00'	30°59'49"	51.39'	S46°46'02"E	50.77'
C3	95.00'	32°18'50"	53.59'	S15°06'37"E	52.88'
C4	95.00'	63°18'51"	104.99'	S30°36'28"E	99.72'
C5	68.00'	62°59'07"	74.75'	S30°46'23"E	71.04'
C6	62.00'	62°59'07"	68.16'	S30°46'23"E	64.78'
C7	101.00'	62°59'07"	111.03'	S30°46'23"E	105.52'
C8	29.00'	62°59'07"	31.88'	S30°46'23"E	30.30'
C9	13.00'	89°55'03"	20.40'	S44°14'21"E	18.37'
C10	13.00'	90°04'57"	20.44'	S45°45'39"W	18.40'
C11	26.00'	89°54'23"	40.80'	S44°13'53"E	36.74'
C12	26.00'	90°05'37"	40.88'	S45°46'07"W	36.80'

LINE DATA

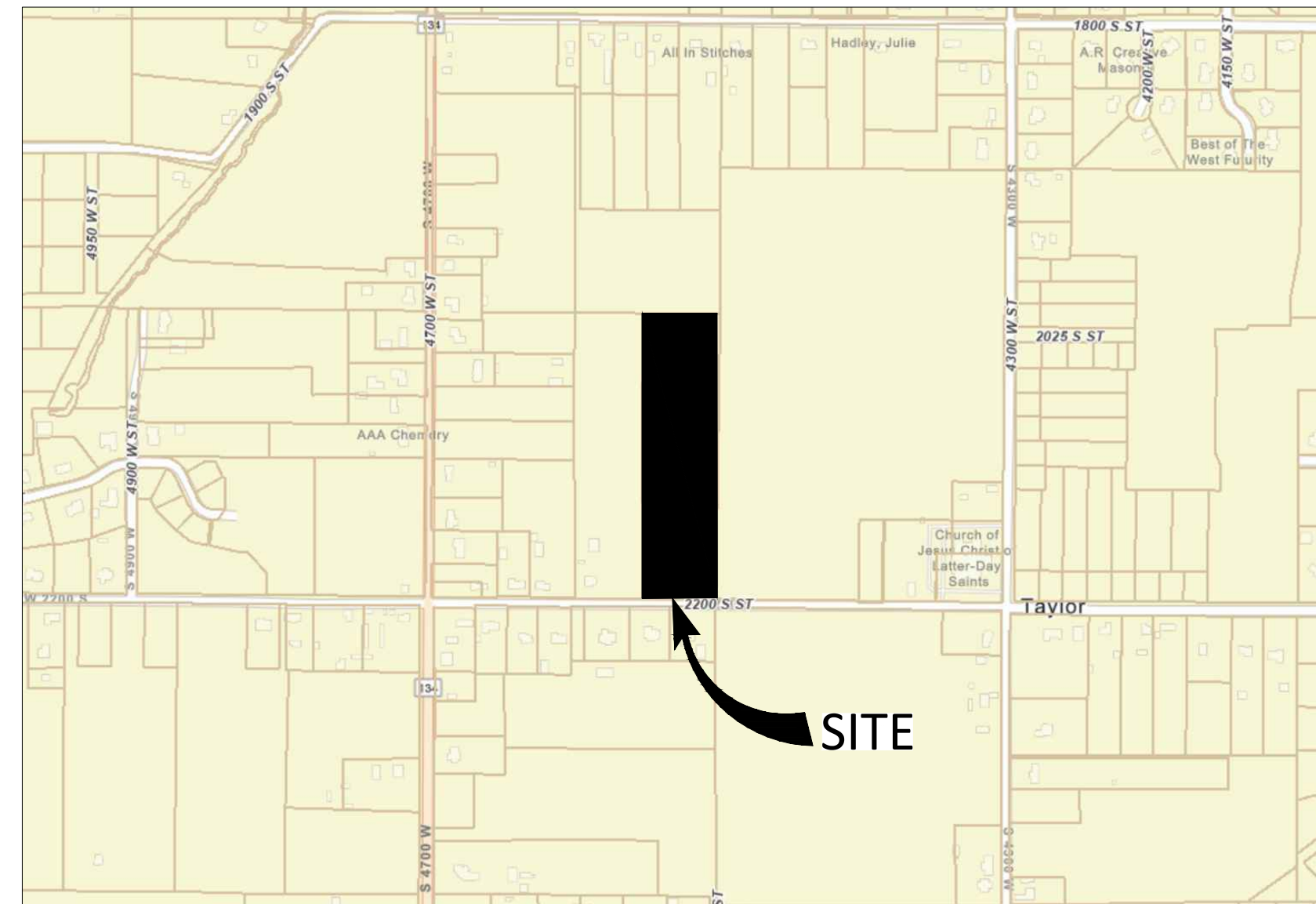
LINE	BEARING	DISTANCE
L1	S89°41'54"E	80.00'
L2	S00°34'25"W	120.00'

LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- LOT LINE
- R.O.W. LINE
- MONUMENT LINE
- EASEMENT LINE
- 43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING PURPOSES
- SET 5/8" REBAR AND CAP STAMPED VARA 3D (UNLESS OTHERWISE NOTED) ALL OTHER LOT CORNER TO BE SET WITH 5/8" REBAR AND CAP
- FOUND MONUMENTS AS NOTED
- STREET MONUMENTS TO BE SET

SINGLETREE ACRES SUBDIVISION PLAT CONNECTIVITY-INCENTIVIZED SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M,
WEBER COUNTY, UTAH
AUGUST, 2022



VICINITY MAP N.T.S.

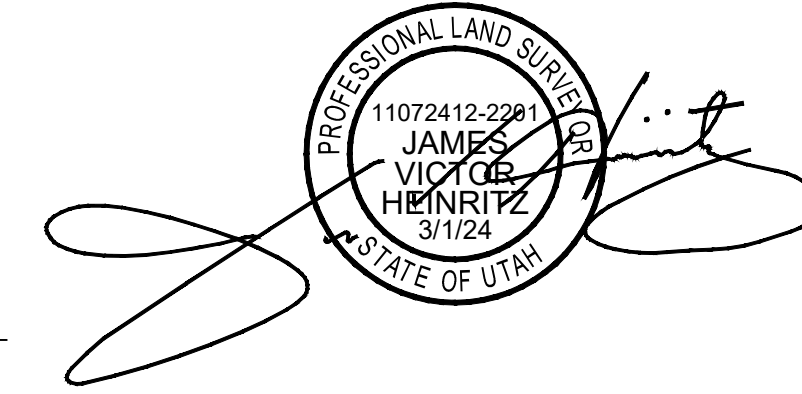
SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

SINGLETREE ACRES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS _____ DAY OF _____, 20__



JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY-FIVE (25) LOT CLUSTER SUBDIVISION AS SHOWN
THE PROPERTY LINES WERE ESTABLISHED BASED ON RECORD OF SURVEY NUMBER 7510 AND WARRANTY DEED ENTRY NUMBER 3121772.
THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON.

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE SOUTH 89°11'53" EAST ALONG SAID LINE A DISTANCE OF 989.56 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET;
THENCE SOUTH 89°12'17" EAST A DISTANCE OF 326.57 FEET;
THENCE SOUTH 00°43'10" WEST A DISTANCE OF 1333.89 FEET;
THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.

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 HEREON AND NAME SAID TRACT
**SINGLETREE ACRES
SUBDIVISION**
WE HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS, PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO FURTHER DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, OR ANY OTHER UTILITY OR STREET-RELATED FACILITY AS AUTHORIZED BY THE COUNTY.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 2024

ACKNOWLEDGEMENT:

STATE OF UTAH | S.S.
COUNTY OF SALT LAKE |
ON THE _____ DAY OF _____, A.D. 2024, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

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 _____, 20__
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 _____, 20__
WEBER COUNTY SURVEYOR

COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20__
WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL:

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

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 _____, 20__
CHAIRMAN, WEBER COUNTY COMMISSION

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
COUNTY RECORDER
BY: _____

PROJECT INFORMATION

SINGLETREE ACRES SUBDIVISION
2205 S 4520 W, TAYLOR TOWNSHIP, WEBER.
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 2021-100	Sheet 1
DATE NOVEMBER 2021	1
HORIZONTAL SCALE 1" = 80'	1

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS