

# STAGECOACH ESTATES SUBDIVISION PHASE 1

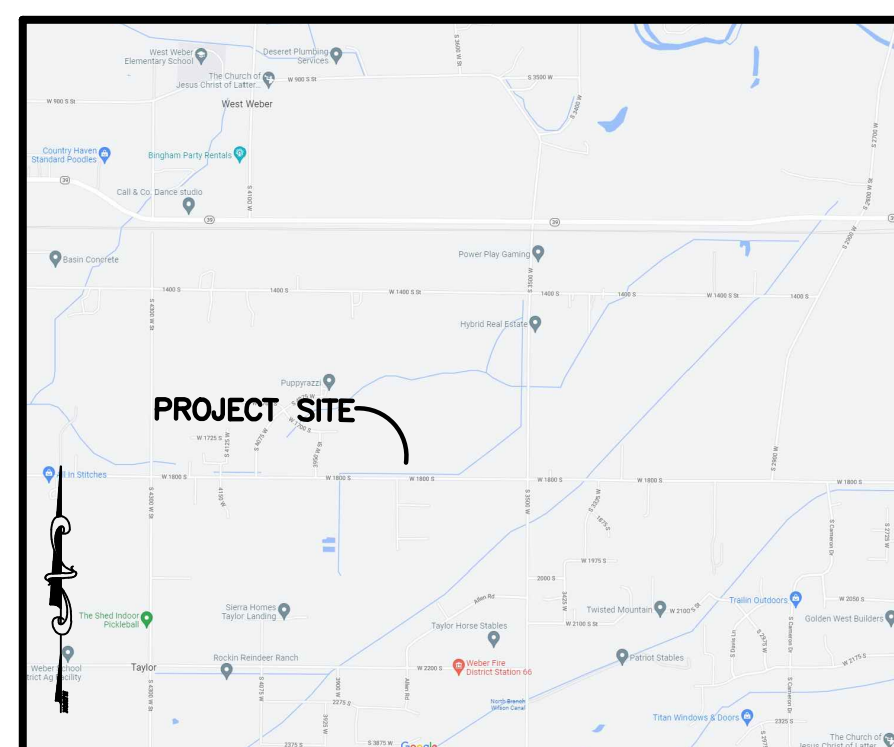
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2024

## BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE OVERALL PROPERTY BOUNDARY IS AN ALIQUOT PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS SURVEYED AND SUBDIVIDED APPROPRIATELY TO ESTABLISH THE BOUNDARY ALONG THE SOUTH AND EAST BOUNDARY LINES. THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE OVERALL PARCEL AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.



VICINITY MAP  
NOT TO SCALE

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	155.00'	34.68'	34.61'	17.41'	S82°50'37"E	12°49'07"
C2	155.00'	15.59'	15.58'	7.80'	S73°33'10"E	5°45'48"
C3	155.00'	41.03'	40.91'	20.64'	S63°05'15"E	15°10'02"
C4	125.00'	73.63'	72.57'	37.92'	S72°22'43"E	33°44'56"
C5	95.00'	55.96'	55.15'	28.82'	S72°22'43"E	33°44'56"
C6	158.00'	63.04'	62.63'	31.95'	N12°07'11"E	22°51'42"
C7	158.00'	68.11'	67.58'	34.59'	N57°47'27"E	24°41'55"
C8	158.00'	56.83'	56.52'	28.72'	N80°26'37"E	20°36'25"
C9	125.00'	196.48'	176.87'	125.13'	N45°43'05"E	90°03'29"
C10	125.00'	73.76'	72.69'	37.99'	N17°35'35"E	33°48'25"
C11	125.00'	122.72'	117.65'	66.82'	N62°37'17"E	58°15'04"
C12	92.00'	144.61'	130.17'	92.09'	N45°43'05"E	90°03'29"
C13	158.00'	7.65'	7.65'	3.82'	N89°21'37"E	2°46'24"
C14	158.00'	65.59'	65.12'	33.27'	N76°04'55"E	23°47'00"
C15	158.00'	65.59'	65.12'	33.27'	N52°17'55"E	23°47'00"
C16	158.00'	65.59'	65.12'	33.27'	N28°30'55"E	23°47'00"
C17	158.00'	43.89'	43.75'	22.09'	N08°39'55"E	15°55'00"
C18	125.00'	196.44'	176.84'	125.09'	N45°43'37"E	90°02'24"
C19	92.00'	140.51'	127.25'	88.08'	N46°59'35"E	87°30'29"
C20	92.00'	4.07'	4.06'	2.03'	N01°58'23"E	2°31'54"

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°15'11" WEST 1321.78 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21 (SOUTHEAST CORNER BEING SOUTH 00°42'33" WEST 2633.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21. BASIS OF BEARINGS FOR THIS SUBDIVISION IS SOUTH 89°12'03" EAST 5295.89 FEET BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 89°15'11" WEST 597.87 FEET ALONG THE SOUTH LINE OF SAID SECTION 21; THENCE NORTH 00°44'49" EAST 168.00 FEET; THENCE NORTH 11°07'03" WEST 61.31 FEET; THENCE NORTH 00°42'25" EAST 362.50 FEET; THENCE SOUTH 89°15'11" EAST 315.00 FEET; THENCE SOUTH 00°42'25" WEST 30.00 FEET; THENCE SOUTH 89°15'11" EAST 114.32 FEET; THENCE SOUTH 79°33'00" EAST 66.97 FEET; THENCE SOUTH 89°17'15" EAST 115.00 FEET TO THE EAST LINE OF SAID SECTION 21; THENCE SOUTH 00°42'26" WEST 569.28 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 359,597 SQUARE FEET OR 8.255 ACRES.

## NOTES

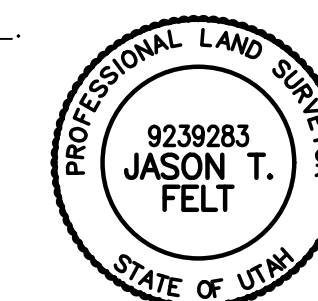
- THE LOWEST ALLOWABLE LIVABLE FINISH FLOOR ELEVATION SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEERING CONDUCTING A FIELD VISIT FOR THE INDIVIDUAL LOT TO REVIEW THE GROUND WATER TABLE IN RELATION TO THE PROPOSED FINISH FLOOR ELEVATION OF THE HOUSE.
- PATHWAY RIGHT-OF-WAY DEDICATION. A PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE PROVIDED. THE PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE DEDICATED AND INSTALLED ACCORDING TO THE CONCEPT PLAN SHOWN AS EXHIBIT B. THE WIDTH OF EACH PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE 15 FEET AND THE DEVELOPER SHALL INSTALL A PERMANENT FENCE THAT IS EITHER NO TALLER THAN 4 FEET AT ANY POINT OR A SIX-FOOT FENCE THAT IS NO LESS THAN 30 PERCENT OPEN WITH OPENINGS DISTRIBUTED EVENLY. A COVENANT SHALL RUN WITH THE LAND, RECORDED WITH THE SUBDIVISION PLAT, WHICH STIPULATES THAT THIS FENCE REQUIREMENT IS APPLICABLE TO THE LOT(S) IN PERPETUITY.

## SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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 **STAGECOACH ESTATES SUBDIVISION 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 \_\_\_\_\_, 20\_\_\_\_.

9239283  
UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

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 **STAGECOACH ESTATES SUBDIVISION PHASE 1**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCEL D TO THE HOMEOWNERS ASSOCIATION FOR DETENTION BASIN PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE PARCEL A, B, AND C TO WEBER COUNTY FOR TRAIL PURPOSES TO MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ALSO DEDICATE PARCEL D TO THE HOA FOR DRAINAGE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SODERBY LLC

NAME/TITLE

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

## DEVELOPER:

PAT BURNS  
LYNC DEVELOPMENT  
1407 N MTN. RD  
OGDEN, UT. 84404  
(801) 710-2234



5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

## Project Info.

Surveyor: J. FELT  
Designer: N. ANDERSON  
Begin Date: 3-1-2023  
Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
Number: 6298-14  
Revision: 1-10-24 NA  
Scale: 1"=50'  
Checked:

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### 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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

### 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

### 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-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 Recorder

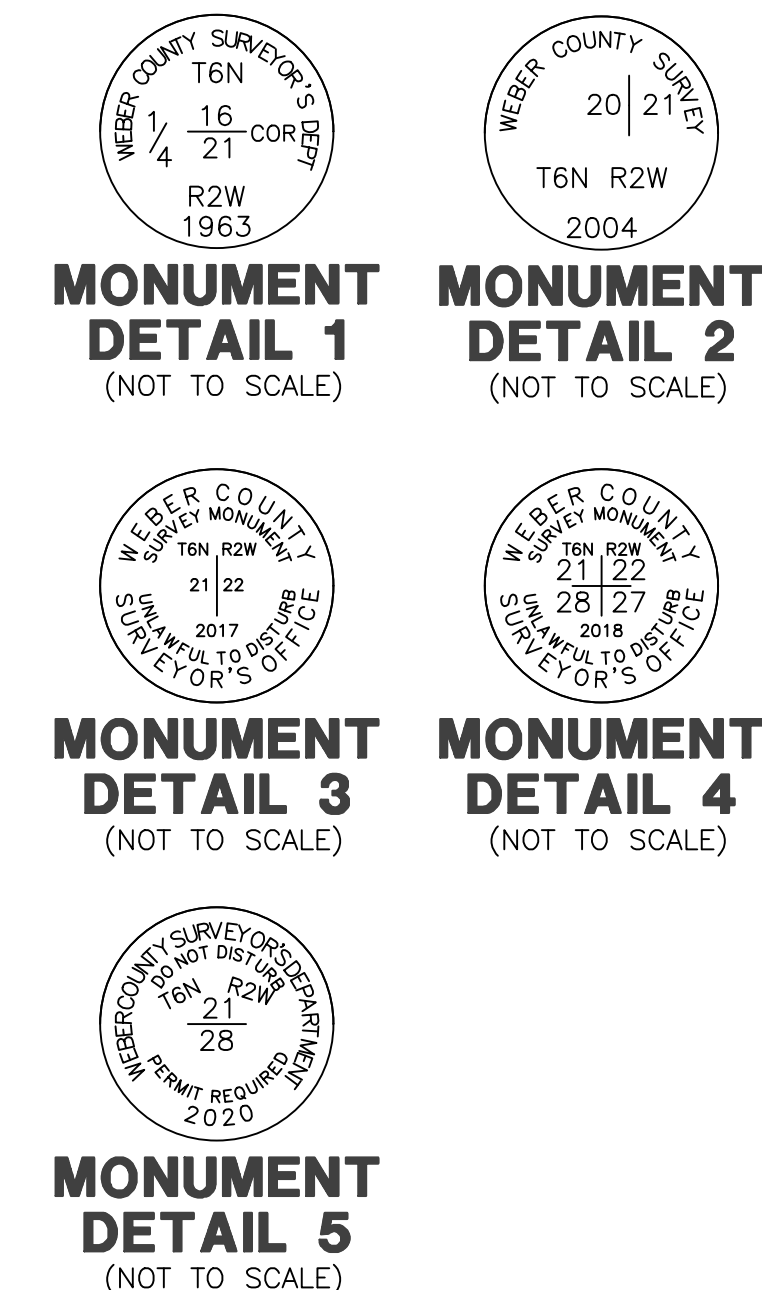
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy.

# STAGECOACH ESTATES SUBDIVISION PHASE 1

PART OF 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  
FEBRUARY, 2024



WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT DATED 2004 FLUSH WITH ROAD SURFACE DATED 2004 IN GOOD CONDITION) SEE MONUMENT DETAIL 2

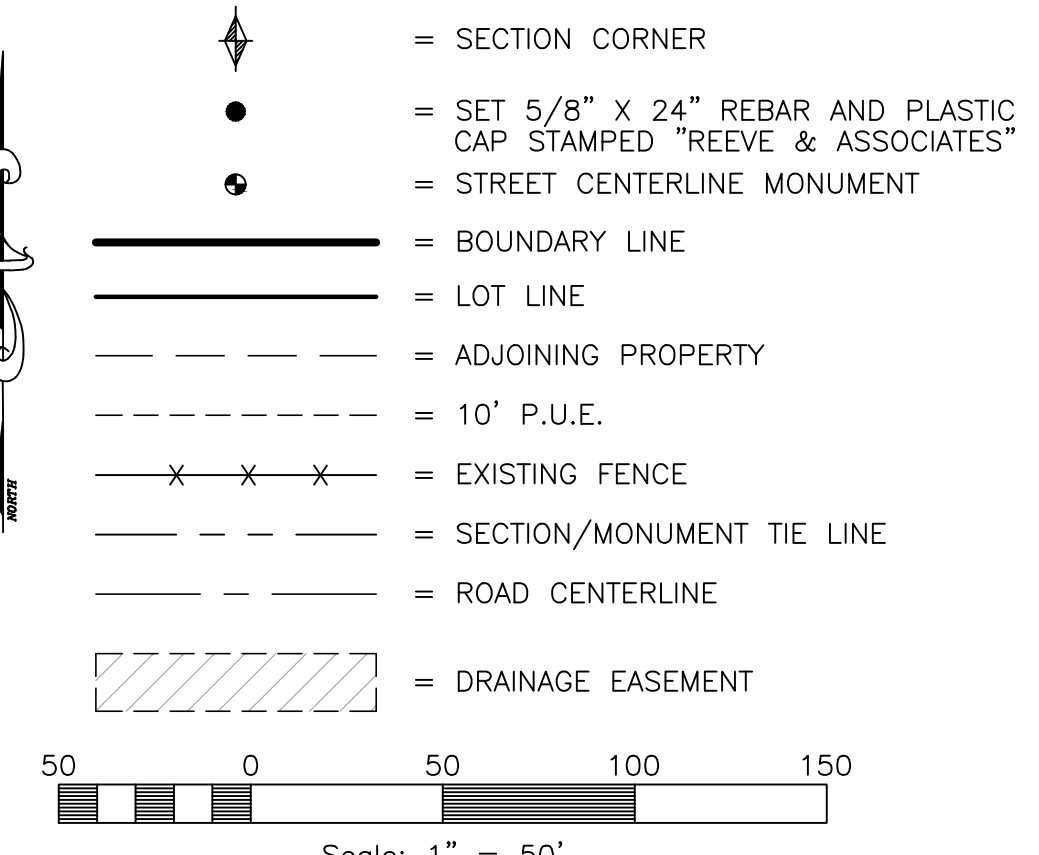
NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP DATED 1963 IN GOOD CONDITION) SEE MONUMENT DETAIL 1

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE IN GOOD CONDITION DATED 2017) SEE MONUMENT DETAIL 3

33.49 check distance to match Phase 3 and boundary

Change back to 40

### LEGEND



### CURVE TABLE

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5160 S 1500 W, REVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2566 www.reeve.co

**Project Info.**  
 Surveyor: J. FELT  
 Designer: N. ANDERSON  
 Begin Date: 3-14-2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
 Number: 6298-14  
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**Weber County Recorder**  
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 At \_\_\_\_\_ Filed For Record  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Deputy.