

**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

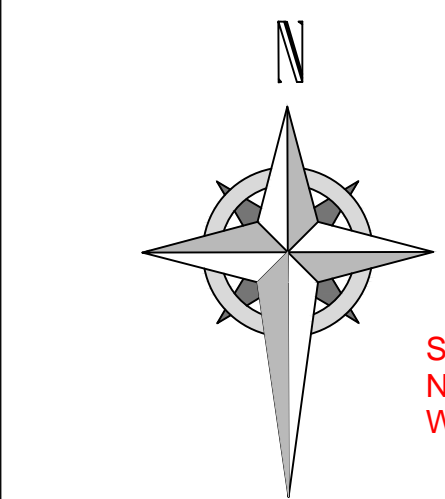
26' WIDE EAST TO WEST AND 20' WIDE NORTH TO SOUTH EASEMENT BEGINNING FROM A POINT N89°11'49"W A DISTANCE OF 32' FROM THE NORTHEAST CORNER OF LOT 11

**TIE TO POB NOT PARALLEL TO LOT LINE, L1&L2 NOT PARALLEL TO LOT LINE OR CENTERLINE. DID YOU INTEND TO HAVE IT SKEWED?**

**THERE NEED TO BE DIMENSIONS TO AND FROM THE BEGINNING AND ENDS OF THE CURVES**

**NEED TO DEDICATE EASEMENT TO WEBER COUNTY**

**HERE I'M LOOKING FOR A DISTANCE FROM THE LOT LINE TO THE CENTERLINE ALONG THE BOUNDARY, NOT THE STREET HALF WIDTH. SINCE THE CL OF THE STREET ISN'T PERPENDICULAR TO THE BOUNDARY THE DISTANCE SHOULD BE SHOWN**



**STORM DRAIN EASEMENT NEEDS TO BE DEDICATED TO WEBER COUNTY**

**EASEMENT FOR SD POND 64' WIDTH ACROSS LOT 2 29.5' WIDTH ACROSS LOT 1 OWNED AND MAINTAINED BY LOT 1 AND LOT 2**

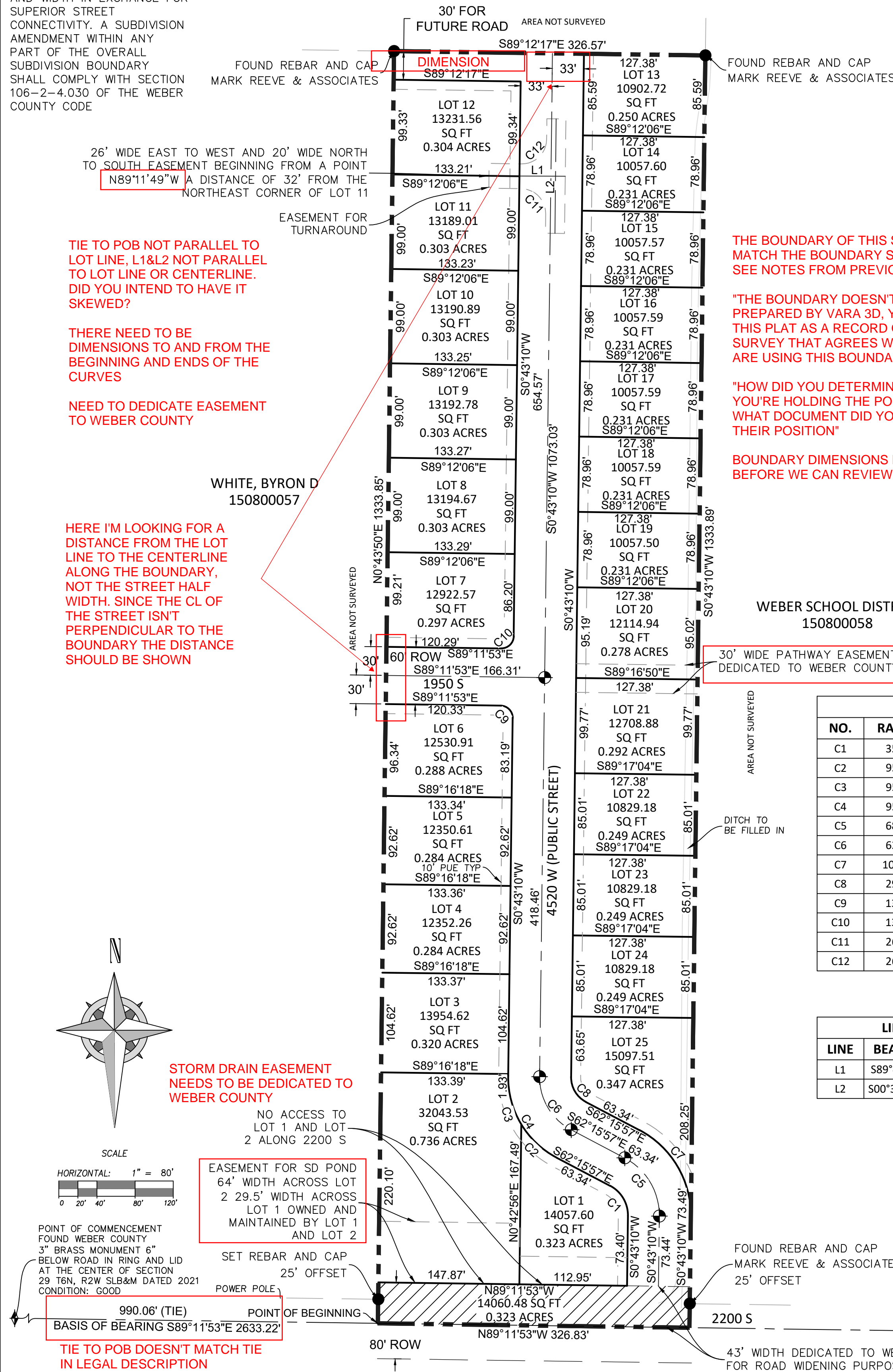
POINT OF COMMENCEMENT FOUND WEBER COUNTY 3" BRASS MONUMENT 6" BELOW ROAD IN RING AND LID AT THE CENTER OF SECTION 29 T6N, R2W SLB&M DATED 2021 CONDITION: GOOD

990.06' (TIE) POINT OF BEGINNING

**BASIS OF BEARING S89°11'53"E 2633.22'**

**TIE TO POB DOESN'T MATCH TIE IN LEGAL DESCRIPTION**

DEAN & KATHY MARTINI  
LAND HOLDINGS LLC  
150800020



**THE BOUNDARY OF THIS SUBDIVISION DOESN'T MATCH THE BOUNDARY SHOWN ON ROS#7510. SEE NOTES FROM PREVIOUS REVIEW**

**\*THE BOUNDARY DOESN'T MATCH ROS #7510 PREPARED BY VARA 3D. YOU WILL NEED TO FILE THIS PLAT AS A RECORD OF SURVEY, OR A NEW SURVEY THAT AGREES WITH THIS PLAT, IF YOU ARE USING THIS BOUNDARY\***

**\*HOW DID YOU DETERMINE THE BOUNDARY? IF YOU'RE HOLDING THE POINTS SET BY REEVE, WHAT DOCUMENT DID YOU USE TO RETRACE THEIR POSITION\***

**BOUNDARY DIMENSIONS NEED TO BE CONFIRMED BEFORE WE CAN REVIEW ANY FURTHER.**

WEBER SCHOOL DISTRICT  
150800058

**PLEASE ADD TO OWNER'S DEDICATION**

**WHO WILL MAINTAIN THE PATHWAY?**

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

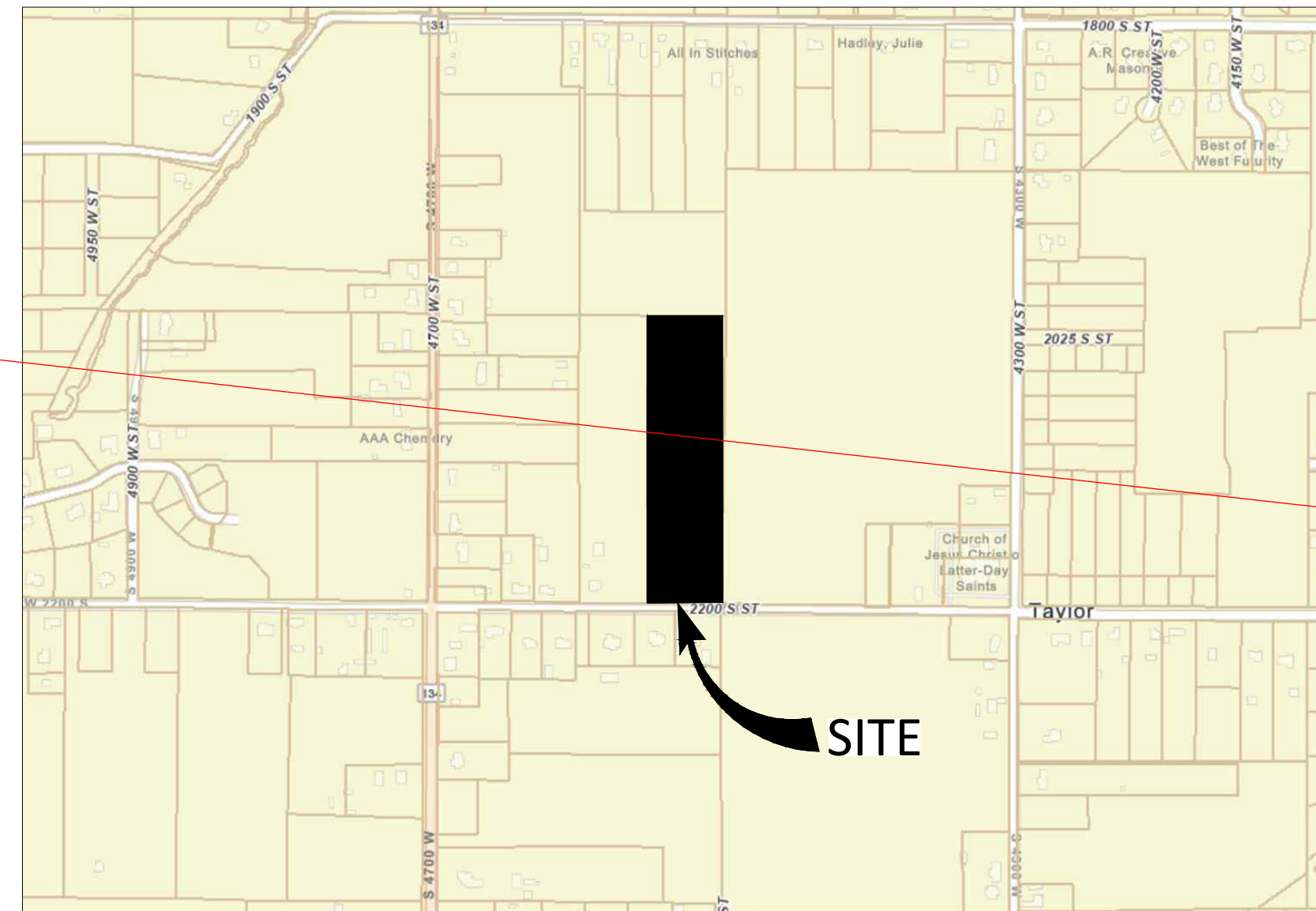
**NOTES:**

**ADDRESSES WILL BE ASSIGNED ONCE REDLINES ARE FIXED**

**THIS IS A PRELIMINARY REVIEW, THERE MAY BE ADDITIONAL REDLINES ON THE FOLLOWING SUBMITTAL**

# 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.

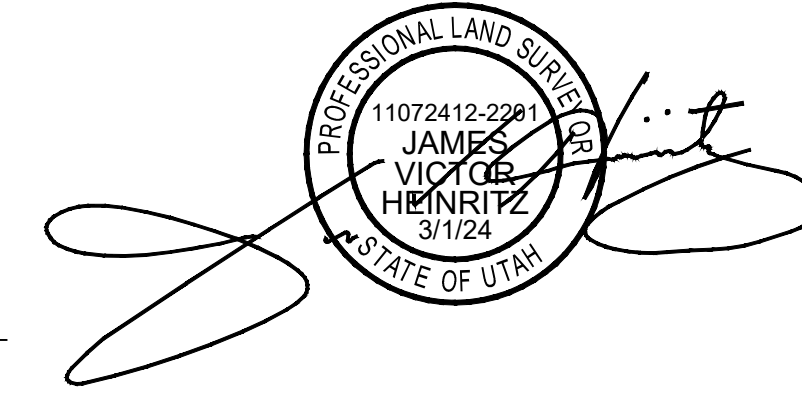
**SURVEYOR'S CERTIFICATE**

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 OR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024

BY \_\_\_\_\_

**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

PROJECT INFORMATION

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

REV.#	REVISION NOTES	DATE

CLIENT INFO	



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

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

**DEVELOPER INFORMATION**

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

**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: \_\_\_\_\_