

STAGECOACH ESTATES SUBDIVISION PHASE 1

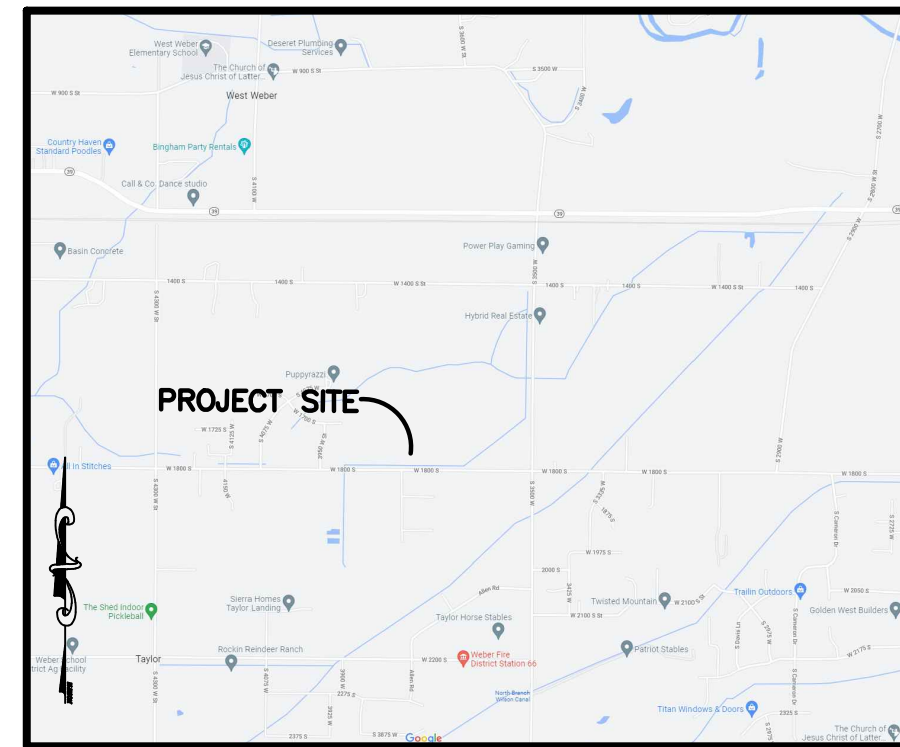
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2024

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°35'33"E	33°48'25"
C11	125.00'	122.72'	117.85'	66.82'	N62°37'17"E	56°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 607.87 FEET ALONG THE SOUTH LINE OF SAID SECTION 21; THENCE NORTH 00°44'49" EAST 168.00 FEET; THENCE NORTH 01°44'33" WEST 60.06 FEET; THENCE NORTH 00°42'25" EAST 382.50 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 361,577 SQUARE FEET OR 8.301 ACRES.

NOTES

- HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEBER COUNTY ENGINEERS APPROVAL.
- 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.

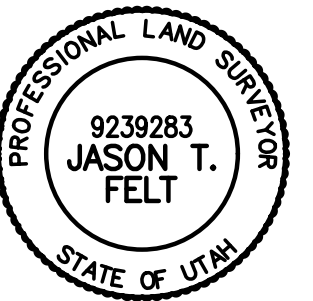
SURVEYOR'S CERTIFICATE

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 C TO THE HOMEOWNERS ASSOCIATION FOR DETENTION BASIN PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE PARCEL A AND B TO WEBER COUNTY FOR TRAIL PURPOSES TO MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS _____ DAY OF _____, 20____.

BRISTOL FARMS, 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:

REGAL HOMES
DADE ROSE
7730 UNION PARK AVE #500
MIDVALE, UT. 84047
(801) 232-9440



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2686 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: 4-16-24 ER
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

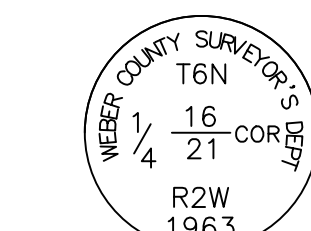
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WEBER COUNTY, UTAH
MARCH, 2024

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

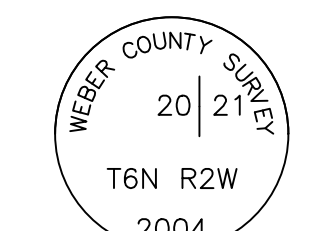
WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT DATED 2004 FLUSH WITH ROAD SURFACE DATED 2004 IN GOOD CONDITION) SEE MONUMENT DETAIL 2

CENTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D, NOT FOUND)

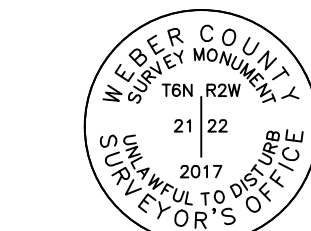
EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE IN GOOD CONDITION DATED 2017) SEE MONUMENT DETAIL 3



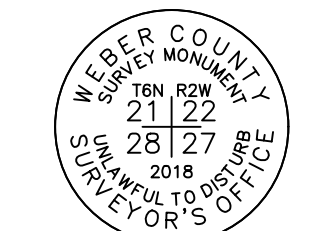
MONUMENT DETAIL 1 (NOT TO SCALE)



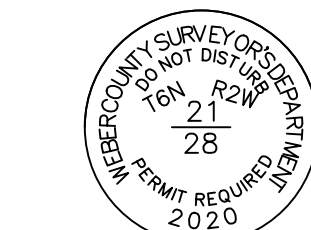
MONUMENT DETAIL 2 (NOT TO SCALE)



MONUMENT DETAIL 3 (NOT TO SCALE)



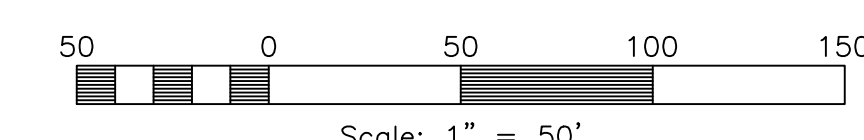
MONUMENT DETAIL 4 (NOT TO SCALE)



MONUMENT DETAIL 5 (NOT TO SCALE)

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = 10' P.U.E.
- x - x - = EXISTING FENCE
- - - = SECTION/MONUMENT TIE LINE
- - - = ROAD CENTERLINE
- ▨ = DRAINAGE EASEMENT



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"
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C9	125.00'	196.48'	176.87'	125.13'	N45°43'05"E	90°03'29"
C10	125.00'	73.72'	72.69'	37.99'	N17°35'33"E	33°48'25"
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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°56'00"
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SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 5" BELOW SURFACE DATED 2020 IN GOOD CONDITION) SEE MONUMENT DETAIL 5

SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS MONUMENT CAP 8" BELOW SURFACE DATED 2018 IN GOOD CONDITION) SEE MONUMENT DETAIL 4

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: 3-14-2023
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1
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Weber County Recorder
 Entry No. _____ Fee Paid _____
 And Recorded, In Book _____
 Of The Official Records, Page _____
 Recorded For: _____
 Weber County Recorder
 Deputy.