

BRISTOL FARMS SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 APRIL, 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. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 21 FOR 4300 WEST STREET. 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.

BOUNDARY DESCRIPTION

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 226 OF BRISTOL FARMS SUBDIVISION PHASE 2, SAID POINT BEING 2043.66 FEET SOUTH 00°30'34" WEST ALONG THE SECTION LINE AND 526.14 FEET NORTH 88°57'43" WEST ALONG THE SOUTH LINE OF BRISTOL FARMS SUBDIVISION PHASE 2 FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 88°57'43" WEST 216.39 FEET; THENCE NORTH 00°30'34" EAST 167.77 FEET; THENCE NORTH 89°03'22" WEST 168.69 FEET; THENCE NORTH 00°53'10" EAST 547.76 FEET; THENCE SOUTH 89°29'37" EAST 165.08 FEET; THENCE NORTH 00°30'34" EAST 12.50 FEET; THENCE SOUTH 88°48'42" EAST 211.52 FEET TO THE WEST LINE OF BRISTOL FARMS SUBDIVISION PHASE 2; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°30'34" WEST 524.88 FEET; (2) SOUTH 04°06'24" EAST 60.19 FEET; (3) SOUTH 00°29'42" WEST 143.92 FEET TO THE SOUTHWEST CORNER OF LOT 226 OF BRISTOL FARMS SUBDIVISION PHASE 2 AND TO THE POINT OF BEGINNING.

CONTAINING 246,555 SQUARE FEET OR 5.660 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.



VICINITY MAP
NOT TO SCALE

CURVE TABLE

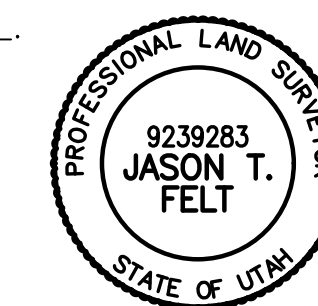
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	31.42'	28.29'	20.01'	S44°29'52"E	90°00'52"
C2	30.00'	11.98'	11.90'	6.07'	S79°03'14"W	22°52'56"
C3	65.00'	10.49'	10.48'	5.26'	S72°14'15"W	9°14'58"
C4	65.00'	77.03'	72.60'	43.76'	N69°11'24"W	67°53'44"
C5	65.00'	15.03'	15.00'	7.55'	N28°36'59"W	13°15'06"
C6	65.00'	63.87'	61.33'	34.78'	N06°09'36"E	56°18'05"
C7	30.00'	17.70'	17.44'	9.12'	N17°24'36"E	33°48'04"

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 **BRISTOL FARMS SUBDIVISION PHASE 3** 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 **BRISTOL FARMS SUBDIVISION PHASE 3**, 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 ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCELS D & E TO WEBER COUNTY FOR TRAIL PURPOSES AND TO BE MAINTAINED BY THE HOME OWNER'S 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

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 WORKS 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.

Reeve & Associates, Inc.

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

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

Project Info.
 Surveyor: J. FELT
 Designer: N. ANDERSON
 Begin Date: 1-8-2024
 Name: BRISTOL FARMS SUBD. PHASE 3
 Number: 8164-03
 Revision: 4-23-24 A.M.
 Scale: 1"=50'
 Checked: _____

BRISTOL FARMS SUBDIVISION PHASE 3

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

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4

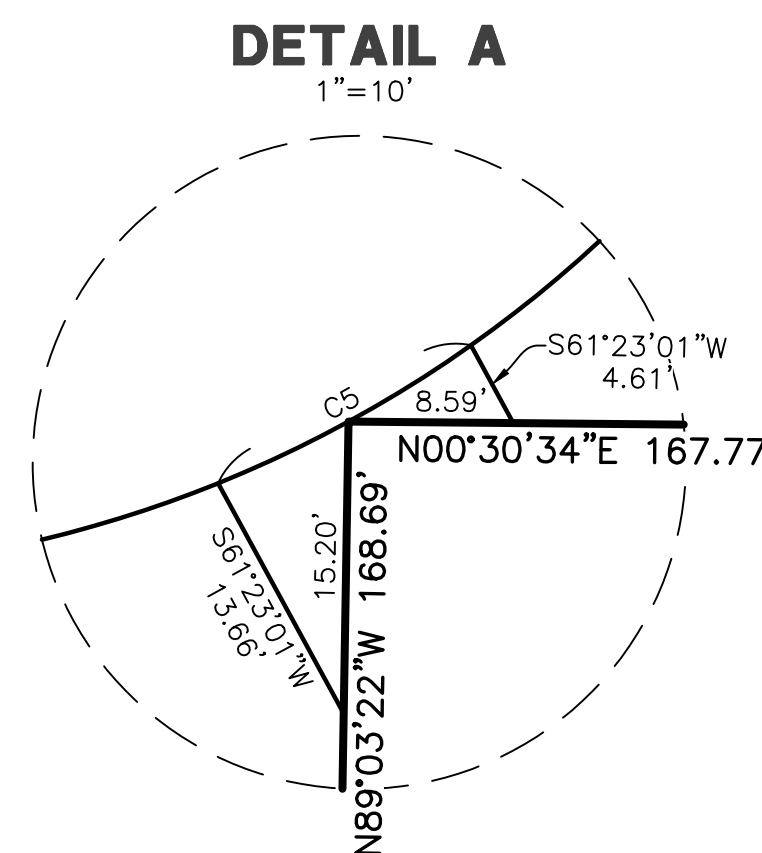
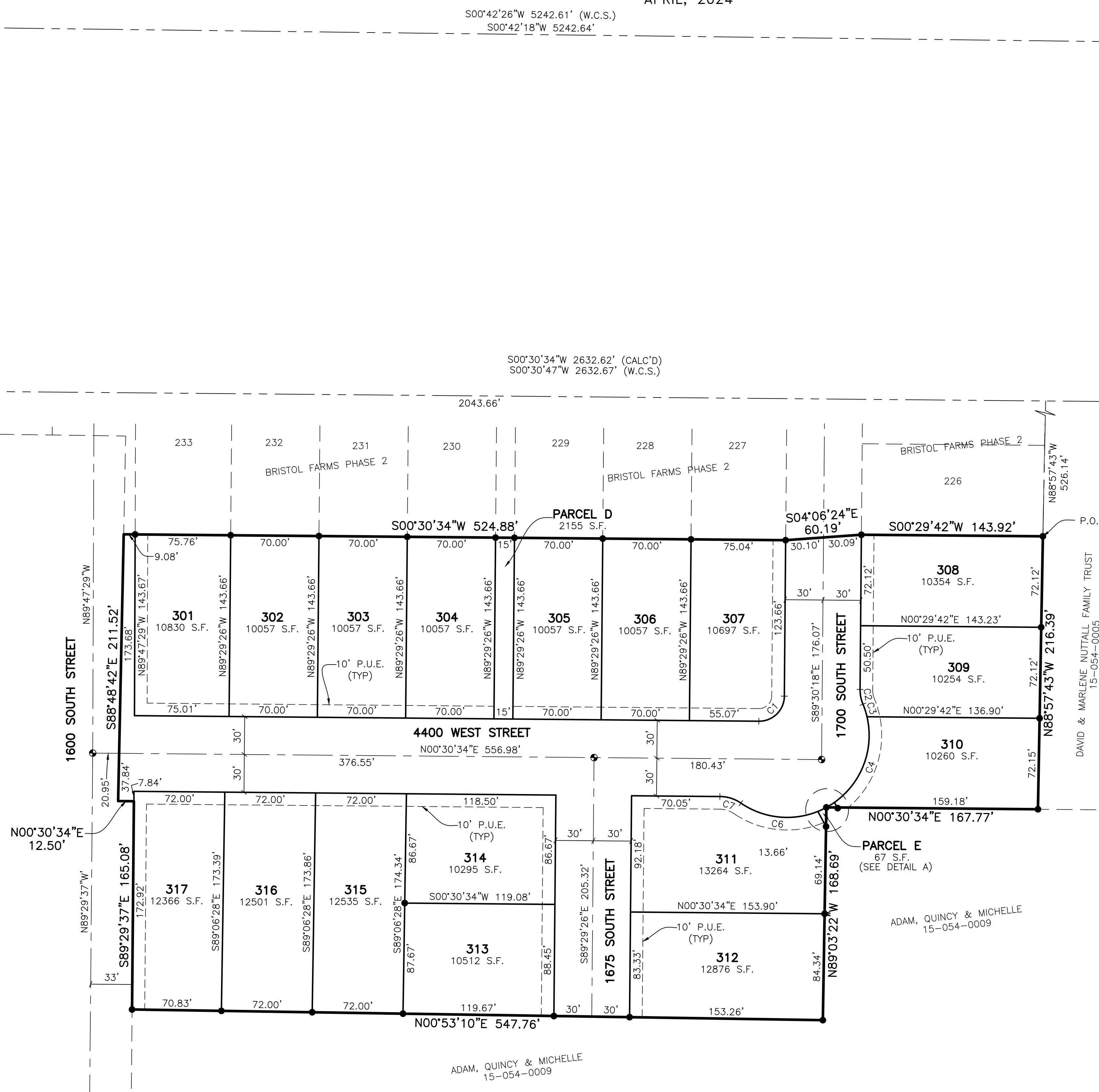
NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 2

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

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 5

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

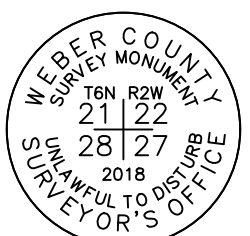
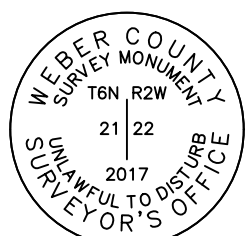
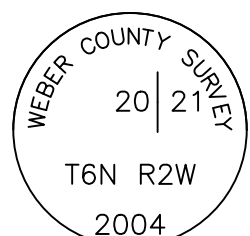
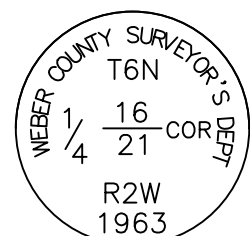
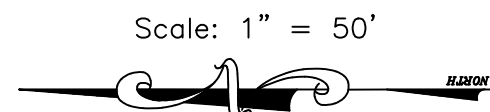
WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)



LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = WITNESS CORNER MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT

Scale: 1" = 50'



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)

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

Project Info.

Surveyor: J. FELT
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