

BRISTOL FARMS SUBDIVISION PHASE 4

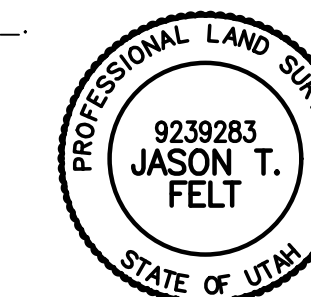
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2024

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 4** 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



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.



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1720.79 FEET SOUTH 00°30'34" WEST ALONG THE SECTION LINE 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 SOUTH 89°29'26" EAST 232.19 FEET; THENCE NORTH 00°30'34" EAST 240.00 FEET; THENCE NORTH 04°36'50" WEST 64.02 FEET; THENCE NORTH 20°06'56" WEST 106.48 FEET; THENCE SOUTH 89°10'04" EAST 332.49 FEET; THENCE SOUTH 00°34'18" WEST 1026.60 FEET; THENCE SOUTH 00°22'21" WEST 42.49 FEET; THENCE NORTH 89°08'12" WEST 258.45 FEET; THENCE NORTH 00°30'34" EAST 175.00 FEET; THENCE NORTH 89°08'11" WEST 41.73 FEET; THENCE NORTH 00°29'42" EAST 211.11 FEET; THENCE NORTH 89°29'26" WEST 220.22 FEET; THENCE NORTH 00°30'34" EAST 279.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 373,441 SQUARE FEET OR 8.573 ACRES.

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	220.00'	20.61'	20.60'	S18°48'43"E	5°22'06"
C2	220.00'	63.88'	63.66'	S07°48'33"E	16°38'14"
C3	250.00'	96.02'	95.43'	S10°29'36"E	22°00'20"
C4	280.00'	38.83'	38.80'	S17°31'23"E	7°56'45"
C5	280.00'	82.97'	82.84'	S07°06'25"E	12°53'11"
C6	20.00'	31.30'	28.20'	S44°19'47"E	89°40'42"
C7	20.00'	13.34'	13.09'	S19°36'58"W	38°12'48"
C8	50.00'	25.38'	25.11'	S24°10'44"W	29°05'15"
C9	50.00'	49.31'	47.34'	S18°37'04"E	56°30'21"
C10	50.00'	69.29'	63.88'	S86°34'12"E	79°23'55"
C11	20.00'	10.85'	10.71'	N69°16'06"E	31°04'31"
C12	20.00'	2.10'	2.10'	N87°49'07"E	6°01'30"

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)J

*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

Documents regarding the MIA have been uploaded to frontier.

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:

LYNC CONSTRUCTION
PAT BURNS
1946 W. 5600 S.
ROY, UT. 84067
(801) 710-2234



Project Info.

Surveyor: **J. FELT**
Designer: **E. ROCHE**
Begin Date: **2-15-24**
Name: **BRISTOL FARMS SUBD. PHASE 4**
Number: **6298-22**
Revision: _____
Scale: **1"=50'**
Checked: _____

NOT APPROVED
BY THE WEBER COUNTY SURVEYOR'S OFFICE

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.

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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

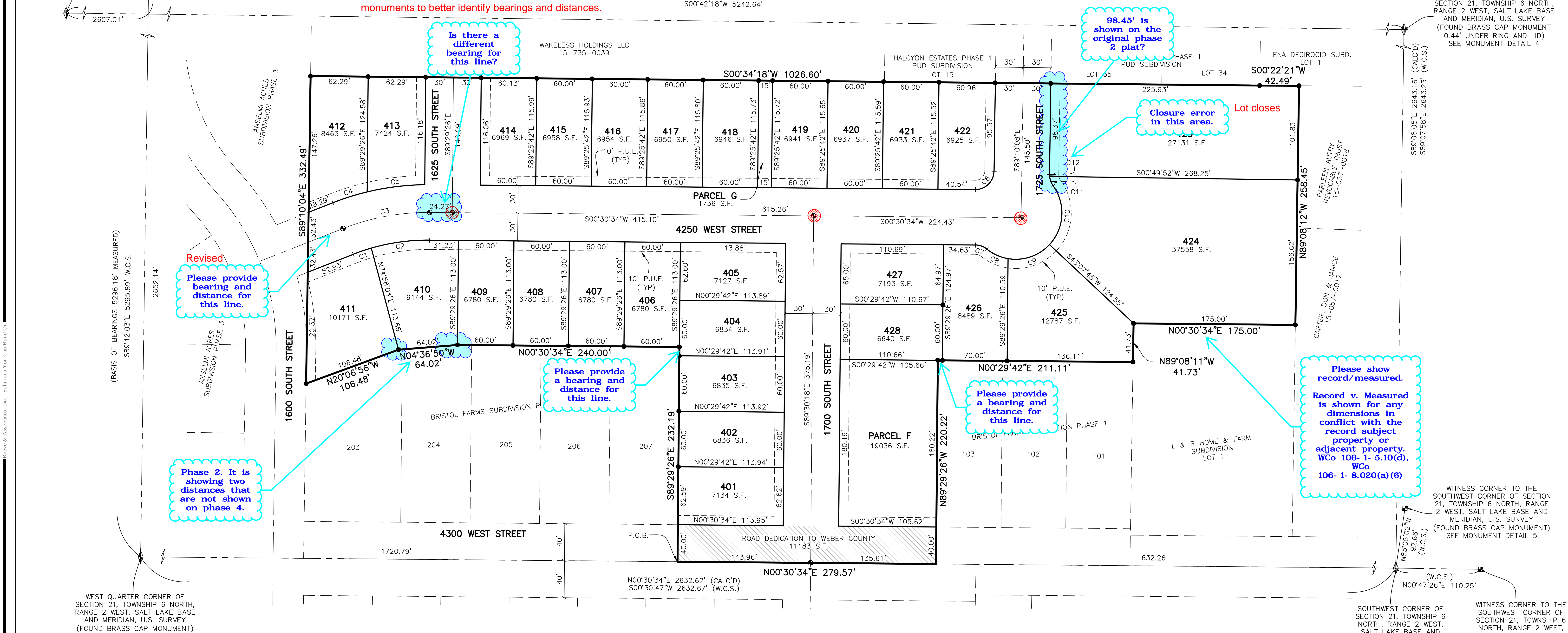
EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

No. Added crow's feet between the centerline monuments to better identify bearings and distances.

S00°42'26"W 5242.61' (W.C.S.)
S00°42'18"W 5242.64'

No 98.45' distance call on phase 2 plat.

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



Revised
Please provide bearing and distance for this line.

Is there a different bearing for this line?

98.45' is shown on the original phase 2 plat?

Closure error in this area. Lot closes

Please provide a bearing and distance for this line.

Please provide a bearing and distance for this line.

Please show record/measured. Record v. Measured is shown for any dimensions in conflict with the record subject property. WCo 106-1-5.10(d), WCo 106-1-8.020(a)(6)

Phase 2. It is showing two distances that are not shown on phase 4.

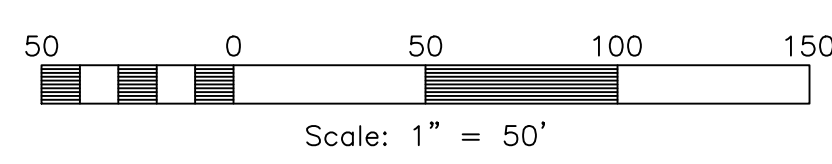
Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)

Please Note: Addresses will be provided on the next submittal.

*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs. Documents regarding the MIA have been updated to frontier.

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



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)

8160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

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Surveyor:	J. FELT
Designer:	E. ROCHE
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