

Sun Crest Meadows Subdivision Phase 1

Weber County, Utah

A Part of the Northwest Quarter of Section 32,
Township 6 North, Range 2 West, Salt Lake Base & Meridian

November, 2017

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have hereby subdivided said tract into eleven (11) lots, known hereafter as Sun Crest Meadows Subdivision Phase 1 in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground, I further hereby 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 _____, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET LOCATED 807.96 FEET NORTH 89°06'33" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 23.55 FEET SOUTH 00°34'18" WEST FROM THE NORTHEAST CORNER OF SAID SECTION NORTHWEST QUARTER;

RUNNING THENCE SOUTH 00°34'18" WEST 279.45 FEET ALONG THE WEST BOUNDARY LINE OF NIELSEN ACRES SUBDIVISION FILED AS ENTRY NO. 1637888 IN THE FILES OF THE WEBER COUNTY RECORDER TO THE SOUTHWEST CORNER OF SAID NIELSEN ACRES SUBDIVISION; THENCE SOUTH 89°06'33" EAST 233.82 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID NIELSEN ACRES SUBDIVISION; THENCE SOUTH 00°41'00" WEST 232.19 FEET; THENCE NORTH 89°15'50" WEST 6.92 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE, A DISTANCE OF 72.65 FEET, CHORD BEARS SOUTH 81°16'19" WEST 72.32 FEET, HAVING A CENTRAL ANGLE OF 18°55'11"; THENCE SOUTH 00°43'54" WEST 246.66 FEET; THENCE NORTH 89°19'00" WEST 406.46 FEET; THENCE NORTH 84°30'36" WEST 61.51 FEET; THENCE NORTH 89°19'00" WEST 267.01 FEET; THENCE NORTH 09°58'17" EAST 149.66 FEET; THENCE NORTH 00°41'00" EAST 615.75 FEET TO SAID EXISTING SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°33'42" EAST 554.73 FEET ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 11.997 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said tract Sun Crest Meadows Subdivision Phase 1 and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips shown as public utility easements for public utility and drainage purposes as shown hereon - The same to be used for the installation, maintenance and operation of public utility service lines including provision for drainage and irrigation lines, as may be authorized by the Governing Authority. We declare binding and effective the plat notes shown hereon.

In witness we hereby set our signature this _____ day of _____, 2018.

SUN CREST MEADOWS - WEBER LLC, Carson Jones

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2018, CARSON JONES, personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of SUN CREST MEADOWS - WEBER LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

Northwest Corner of Section 32, T. 6 N., R. 2 W., S.L.B.&M. Found Weber County Brass Cap Mon. Dated 2003 in good condition.

North Quarter Corner of Section 32, T. 6 N., R. 2 W., S.L.B.&M. Found Weber County Brass Cap Mon. Dated 1963 in good condition.

PLAT NOTES:

- All Public Utility Easements are 10.0' Wide Unless Noted Otherwise.
- Rebar w/HAI cap or curb nail set on all Property Corners.
- No basements are allowed.

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Line #	Bearing & Distance
L1	N 89°15'50" W 6.90'
L2	N 0°41'00" E 16.18'
L3	S 0°34'18" W 16.04'

SUN CREST MEADOWS - WEBER LLC
15-086-0027

(C1) Δ = 18°55'11" R = 220.00' L = 72.55' LC = 72.32' S 81°16'19" W
(C2) Δ = 28°34'44" R = 250.00' L = 124.70' LC = 123.41' N 76°26'32" E
(C3) Δ = 28°34'44" R = 250.00' L = 124.70' LC = 123.41' S 76°26'32" W

(C4) Δ = 17°29'29" R = 500.00' L = 152.84' LC = 152.05' N 9°25'44" E
(C5) Δ = 10°38'07" R = 220.00' L = 40.84' LC = 40.78' N 85°24'51" E
(C6) Δ = 17°56'37" R = 220.00' L = 68.90' LC = 68.62' N 71°07'29" E

(C7) Δ = 28°34'44" R = 280.00' L = 139.66' LC = 138.22' S 76°26'32" W
(C8) Δ = 9°39'33" R = 220.00' L = 37.09' LC = 37.04' S 66°58'57" W
(C9) Δ = 28°34'44" R = 280.00' L = 139.66' LC = 138.22' N 76°26'32" E

(C10) Δ = 16°45'45" R = 530.00' L = 155.06' LC = 154.59' N 9°03'52" E
(C11) Δ = 18°18'57" R = 470.00' L = 150.25' LC = 149.51' N 9°50'28" E

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.
Signed this _____ Day of _____, 2018.

Weber County Engineer

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 _____, 2018.

Weber County Surveyor

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the 11 Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Carson Jones of Blackburn Jones. The POB for this Subdivision is on the projection of the west boundary line of the Nielsen Acres Subdivision. The new south right-of-way line of 2550 South Street is that which seems to fit in best harmony for a future 66' wide right-of-way. Said south right-of-way line does not line up with that as platted on the Nielsen Acres Subdivision. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 32, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears North 89°06'33" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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 _____, 2018.

Chairman, Weber County Commission

AHest

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 _____, 2018.

Chairman, Weber County Planning Commission

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 _____, 2018.

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 _____, 2018.

Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____ DEPUTY

Developer:
Blackburn Jones
905 24th Street
Ogden, Utah 84404
(801) 776-0068

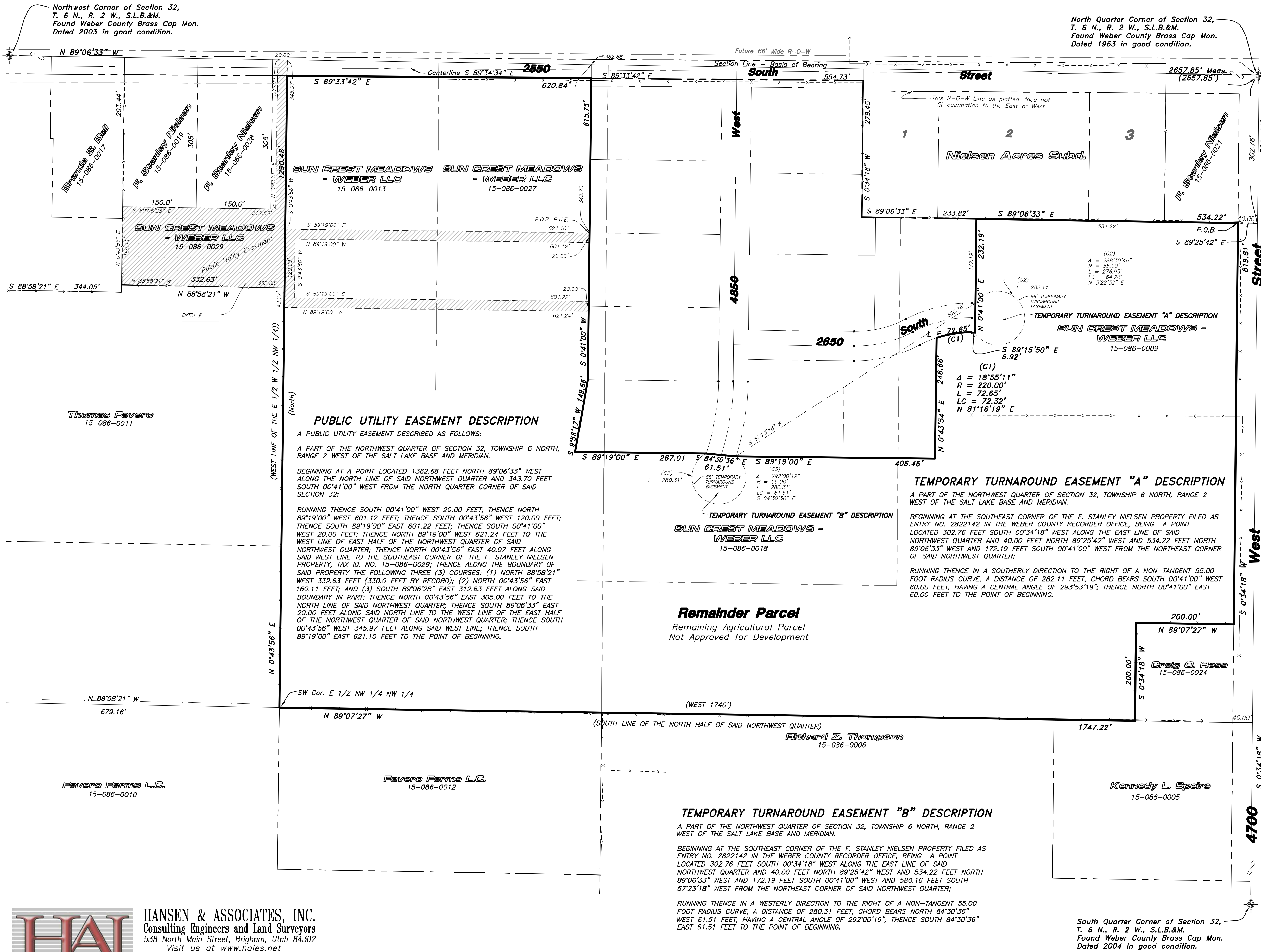


HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haes.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

Sun Crest Meadows Subdivision Phase 1

Weber County, Utah

A Part of the Northwest Quarter of Section 32,
Township 6 North, Range 2 West, Salt Lake Base & Meridian



Northwest Corner of Section 32,
T. 6 N., R. 2 W., S.L.B.&M.
Found Weber County Brass Cap Mon.
Dated 2003 in good condition.

North Quarter Corner of Section 32,
T. 6 N., R. 2 W., S.L.B.&M.
Found Weber County Brass Cap Mon.
Dated 1963 in good condition.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have hereby subdivided said tract into eleven (11) lots, known hereafter as Sun Crest Meadows Subdivision Phase 1 in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground. I further hereby 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 _____, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819



REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF THE F. STANLEY NIELSEN PROPERTY FILED AS ENTRY NO. 2822142 IN THE WEBER COUNTY RECORDER OFFICE, BEING A POINT LOCATED 302.76 FEET SOUTH 00°34'18" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND 40.00 FEET NORTH 89°25'42" WEST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE SOUTH 00°34'18" WEST 819.81 FEET (817 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST PROPERTY CORNER OF THE CRAIG O. HESS PROPERTY, FILED AS ENTRY NO. 1122274 IN THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID HESS PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°07'27" WEST 200.00 FEET; AND (2) SOUTH 00°34'18" WEST 200.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER BEING A POINT ON THE NORTH BOUNDARY LINE OF THE KENNEDY L. SPEIRS PROPERTY, FILED AS ENTRY NO. 2814936; THENCE NORTH 89°07'27" WEST 1747.22 FEET (WEST 1740 FEET BY RECORD) ALONG SAID SOUTH BOUNDARY LINE TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°43'56" EAST 1290.48 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE SOUTH RIGHT-OF-WAY LINE OF 2650 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°33'42" EAST 620.84 FEET; THENCE SOUTH 00°41'00" WEST 615.75 FEET; THENCE SOUTH 09°58'17" WEST 149.66 FEET; THENCE SOUTH 89°19'00" EAST 267.01 FEET; THENCE SOUTH 84°30'36" EAST 61.51 FEET; THENCE SOUTH 89°19'00" EAST 406.46 FEET; THENCE NORTH 00°43'54" EAST 246.66 FEET; THENCE IN A EASTERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 220.00 FOOT CURVE, A DISTANCE OF 72.65 FEET, CHORD BEARS NORTH 81°16'19" EAST 72.32 FEET, HAVING A CENTRAL ANGLE OF 18°55'11"; THENCE SOUTH 89°15'50" EAST 6.92 FEET; THENCE NORTH 00°41'00" EAST 232.19 FEET TO THE SOUTH BOUNDARY LINE OF NIELSEN ACRES SUBDIVISION FILED AS ENTRY NO. 1637888; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID NIELSEN ACRES SUBDIVISION AND THEN SAID F. STANLEY NIELSEN PROPERTY SOUTH 89°06'33" EAST 534.22 FEET TO THE POINT OF BEGINNING, CONTAINING 40.07 ACRES.

PUBLIC UTILITY EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT DESCRIBED AS FOLLOWS:
A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 1362.68 FEET NORTH 89°06'33" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 343.70 FEET SOUTH 00°41'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 32;

RUNNING THENCE SOUTH 00°41'00" WEST 20.00 FEET; THENCE NORTH 89°19'00" WEST 601.12 FEET; THENCE SOUTH 00°43'56" WEST 120.00 FEET; THENCE SOUTH 89°19'00" EAST 601.22 FEET; THENCE SOUTH 00°41'00" WEST 20.00 FEET; THENCE NORTH 89°19'00" WEST 621.24 FEET TO THE WEST LINE OF EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°43'56" EAST 40.07 FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF THE F. STANLEY NIELSEN PROPERTY, TAX ID, NO. 15-086-0029; THENCE ALONG THE BOUNDARY OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 88°58'21" WEST 332.63 FEET (330.0 FEET BY RECORD); (2) NORTH 00°43'56" EAST 160.11 FEET; AND (3) SOUTH 89°06'28" EAST 312.63 FEET ALONG SAID BOUNDARY IN PART; THENCE NORTH 00°43'56" EAST 305.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°06'33" EAST 20.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°43'56" WEST 343.97 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°19'00" EAST 621.10 FEET TO THE POINT OF BEGINNING.

Remainder Parcel

Remaining Agricultural Parcel
Not Approved for Development

TEMPORARY TURNAROUND EASEMENT "B" DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF THE F. STANLEY NIELSEN PROPERTY FILED AS ENTRY NO. 2822142 IN THE WEBER COUNTY RECORDER OFFICE, BEING A POINT LOCATED 302.76 FEET SOUTH 00°34'18" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND 40.00 FEET NORTH 89°25'42" WEST AND 534.22 FEET NORTH 89°06'33" WEST AND 172.19 FEET SOUTH 00°41'00" WEST AND 580.16 FEET SOUTH 57°23'18" WEST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE IN A WESTERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 55.00 FOOT RADIUS CURVE, A DISTANCE OF 280.31 FEET, CHORD BEARS NORTH 84°30'36" WEST 61.51 FEET, HAVING A CENTRAL ANGLE OF 292°00'19"; THENCE SOUTH 84°30'36" EAST 61.51 FEET TO THE POINT OF BEGINNING.

TEMPORARY TURNAROUND EASEMENT "A" DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF THE F. STANLEY NIELSEN PROPERTY FILED AS ENTRY NO. 2822142 IN THE WEBER COUNTY RECORDER OFFICE, BEING A POINT LOCATED 302.76 FEET SOUTH 00°34'18" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND 40.00 FEET NORTH 89°25'42" WEST AND 534.22 FEET NORTH 89°06'33" WEST AND 172.19 FEET SOUTH 00°41'00" WEST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE IN A SOUTHERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 55.00 FOOT RADIUS CURVE, A DISTANCE OF 282.11 FEET, CHORD BEARS SOUTH 00°41'00" WEST 60.00 FEET, HAVING A CENTRAL ANGLE OF 293°53'19"; THENCE NORTH 00°41'00" EAST 60.00 FEET TO THE POINT OF BEGINNING.

LEGEND	
	Subject Property Line
	Interior Lot Lines
	Adjoining Property Line
	Previous Property Line
	Centerline
	Public Utility Easement (P.U.E.)
	Ditch
	Field Separation Line
	Fence Line (Wire)
	Fence Line (wood or Vinyl)
	Street Monument
	Found rebar set by others
	Set 5/8"x24" Rebar With Cap
	Section Corner

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

COUNTY RECORDER

BY: _____ DEPUTY

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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