

Sunset Equestrian Cluster Subdivision Phase 1

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2018

Developer Info.

CHRIS HAERTEL
4444 SUMMERVIEW RD.
BOUNTIFUL, UT 84010

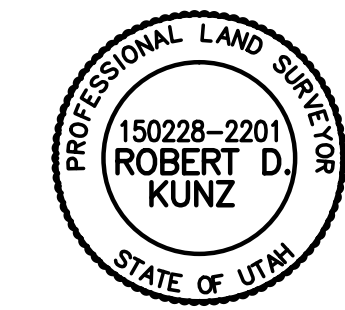
EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (DETAIL 3)
(FOUND BCM BELOW ASPHALT SURFACE)

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 PROFESSIONAL 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 **SUNSET EQUESTRIAN CLUSTER 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____.

150228-2201
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, STREETS, PARCELS, AND OPEN SPACE, AS SHOWN ON THE PLAT AND NAME SAID TRACT **SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 1**, AND DO HEREBY GRANT, DEDICATE, AND CONVEY TO WEBER COUNTY, THE STREETS HEREON SHOWN AS PUBLIC RIGHTS OF WAY AND ALSO DEDICATE TO WEBER COUNTY A PUBLIC UTILITY EASEMENT OF WAY, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

CHRIS HAERTEL (MANAGER)
(SADDLEBACK DEVELOPMENT, LLC)

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
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 CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFO.

Surveyor: **R. KUNZ**
Designer: **D. CAVE**
Begin Date: _____
1-9-2018
Name: **SUNSET EQUESTRIAN CLUSTER SUB. PHASE 1**
Number: **5336-01**
Revision: _____
Scale: **1"=100'**
Checked: _____



Sunset Equestrian Cluster Subdivision Phase 1

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Recorded, _____ At _____
In Book _____ Of The _____
Official Records, Page _____
Recorded For: _____
Weber County Recorder

Deputy.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE **ROBINS FROST SUBDIVISION, 1ST AMENDMENT** AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
THIS _____ DAY OF _____, 20____.
COUNTY ATTORNEY _____ DATE _____

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 ASSOCIATE THEREWITH
THIS _____ DAY OF _____, 20____.
WEBER COUNTY SURVEYOR _____

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on _____
THIS _____ DAY OF _____, 20____.
Chairman, Weber County Planning Commission _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
THIS _____ DAY OF _____, 20____.
WEBER COUNTY ENGINEER _____

Narrative

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS, PARCELS, AND STREETS, AS SHOWN. THIS SURVEY WAS BASED ON THE WEBER COUNTY STATE PLANE COORDINATES. THE BEARINGS FOR THIS SECTION WAS PLOTTED FROM THE WEBER COUNTY BEARING SHEETS FOR TOWNSHIP 6 NORTH, RANGE 2 WEST. THE BASIS OF BEARING FOR THE SURVEY IS THE CENTER EAST-WEST 1/4 LINE BETWEEN THE FOUND MONUMENTS FOR THE EAST 1/4 AND THE WEST 1/4, WHICH BEARS S89°13'14"E. THE BOUNDARY WAS BASED ON THE ALLOCATE PART SYSTEM WHERE THE ORIGINAL PARCELS INCLUDED THE NW QUARTER OF SECTION 28 AND THE NW QUARTER OF THE NE QUARTER OF SECTION 26. SEVERAL SUBDIVISION HAVE BEEN CREATED WITHIN THE ORIGINAL BOUNDARY AND HAVE BEEN EXCEPTED FROM THE PRESENT BOUNDARY. THESE SUBDIVISIONS INCLUDE HAZY ACRES, BOYD RUSSELL, BELMONT PARK PHASES 1-3, OLIVIA SUBDIVISION, AND SOME INDIVIDUAL PARCELS. THE BOUNDARY IS A PORTION OF THE REMAINDER OF THE ORIGINAL PARCELS.

Notes

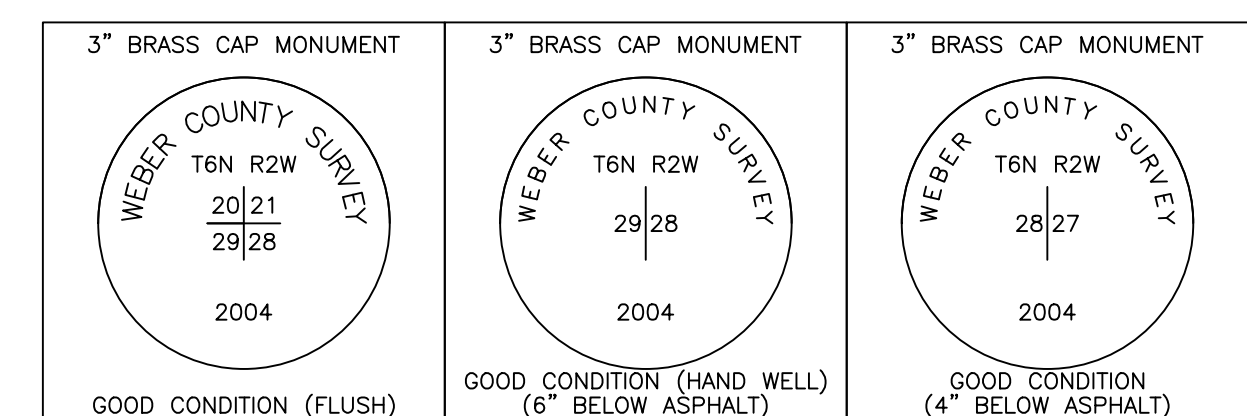
- 1 - ALL EASEMENTS SHOWN HEREON ARE 10' PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
- 2 - ROAD DEDICATION IS 92,433 SQUARE FEET OR 2.122 ACRES IN TOTAL AREA.
- 3 - THE ADDRESS FOR EACH LOT IS SHOWN IN THE ADDRESS TABLE SHOWN HEREON
- 4 - AGRICULTURAL PRESERVATION PARCELS SHOWN AS (AP) ON THIS PLAT AND SHALL BE SOLD TO ADJACENT LOT OWNERS SO AS TO NOT CREATE "LAND LOCKED" PARCELS.
- 5 - AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATION AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AND AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
- 6 - ALL STREETS ARE PUBLIC RIGHT-OF-WAY
- 7 - ALL EXISTING DITCHES ARE TO BE FILLED WITH CONSTRUCTION

Webster 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
Attest: _____
Title: _____

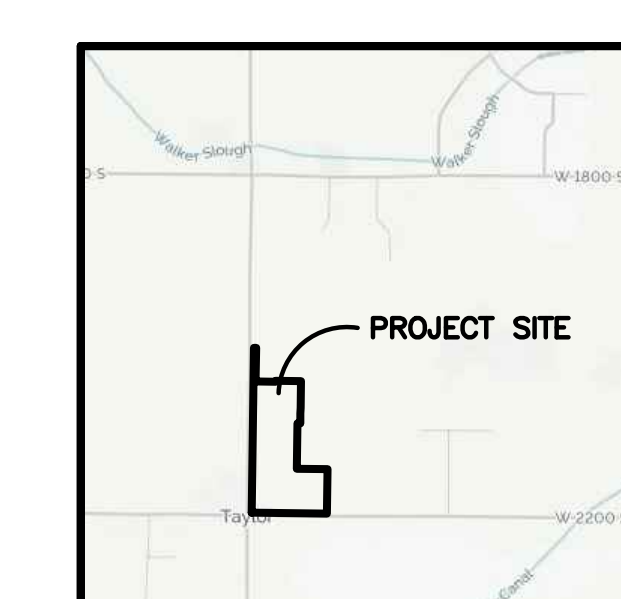
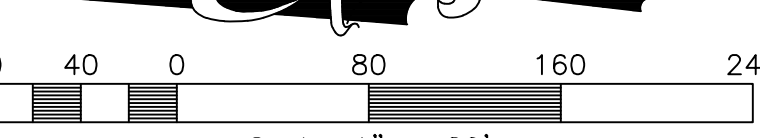
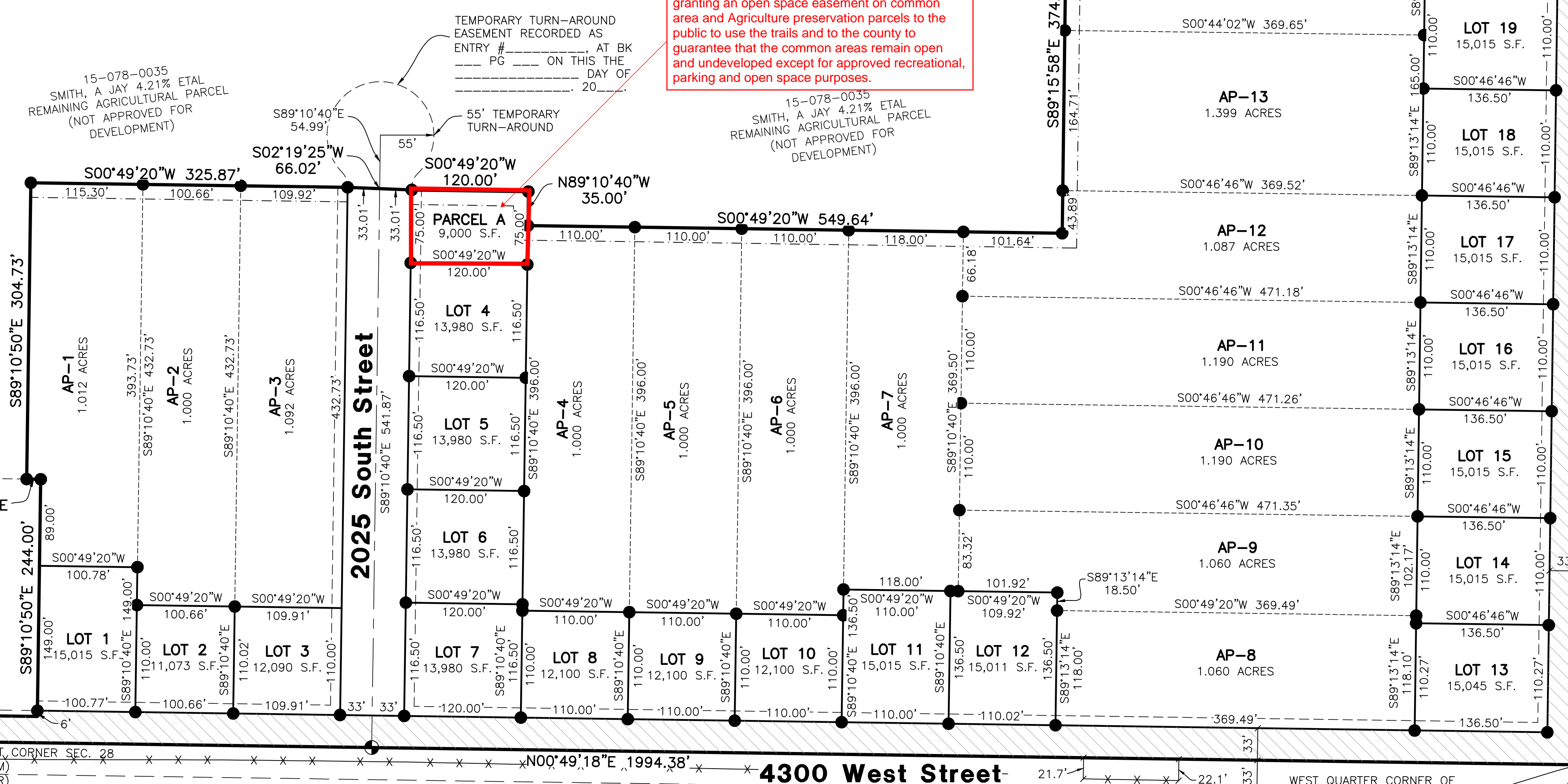
Legend

- = SECTION CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = AGRICULTURAL PRESERVATION PARCEL LINE
- = 15' TRAIL EASEMENT
- = EXISTING FENCE
- = 10' PUBLIC UTILITY EASEMENTS
- = RIGHT-OF-WAY CENTERLINE
- = SECTION TIE LINE
- = ROAD DEDICATION AREA (92,433 S.F. OR 2.122 ACRES)



Monument Detail 1 (NOT TO SCALE)
Monument Detail 2 (NOT TO SCALE)
Monument Detail 3 (NOT TO SCALE)

This should be labeled Common Area. There should also be language in the owners dedication granting an open space easement on common area and Agriculture preservation parcels to the public to use the trails and to the county to guarantee that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.



Vicinity Map (NOT TO SCALE)

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE N00°49'18"E ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 4300 WEST STREET), 1994.38 FEET; THENCE S89°09'17"E 27.00 FEET TO A POINT ON THE WEST LINE OF OLIVIA SUBDIVISION; THENCE ALONG THE BOUNDARY OF OLIVIA SUBDIVISION THE FOLLOWING THREE (3) COURSES; (1) S00°49'10"W 407.99 FEET; (2) S89°10'50"E 244.00 FEET; (3) N00°49'10"E 14.50 FEET; THENCE S89°10'50"E 304.73 FEET; THENCE S00°49'20"W 325.87 FEET; THENCE S02°19'25"W 66.02 FEET; THENCE S00°49'20"W 120.00 FEET; THENCE N89°10'40"W 35.00 FEET; THENCE S00°49'20"W 549.64 FEET; THENCE S89°15'58"E 374.19 FEET; THENCE S00°48'39"W 539.28 FEET TO A POINT ON THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 2200 SOUTH STREET); THENCE N89°13'14"W ALONG SAID LINE, 913.30 FEET TO SAID WEST QUARTER CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 1,090,182 SQUARE FEET OR 25.027 ACRES MORE OR LESS

Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°13'14"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Address Table

LOT #	ADDRESS
LOT 1	1968 S. 4300 W.
LOT 2	1984 S. 4300 W.
LOT 3	2002 S. 4300 W.
LOT 3	2025 S. 4287 W.
LOT 4	2025 S. 4233 W.
LOT 5	2025 S. 4251 W.
LOT 6	2025 S. 4269 W.
LOT 7	2028 S. 4300 W.
LOT 7	2025 S. 4287 W.
LOT 8	2044 S. 4300 W.
LOT 9	2062 S. 4300 W.
LOT 10	2078 S. 4300 W.
LOT 11	2094 S. 4300 W.
LOT 12	2112 S. 4300 W.
LOT 13	2186 S. 4300 W.
LOT 13	2200 S. 4286 W.
LOT 14	2200 S. 4270 W.
LOT 15	2200 S. 4252 W.
LOT 16	2200 S. 4236 W.
LOT 17	2200 S. 4220 W.
LOT 18	2200 S. 4204 W.
LOT 19	2200 S. 4186 W.
LOT 20	2200 S. 4170 W.