

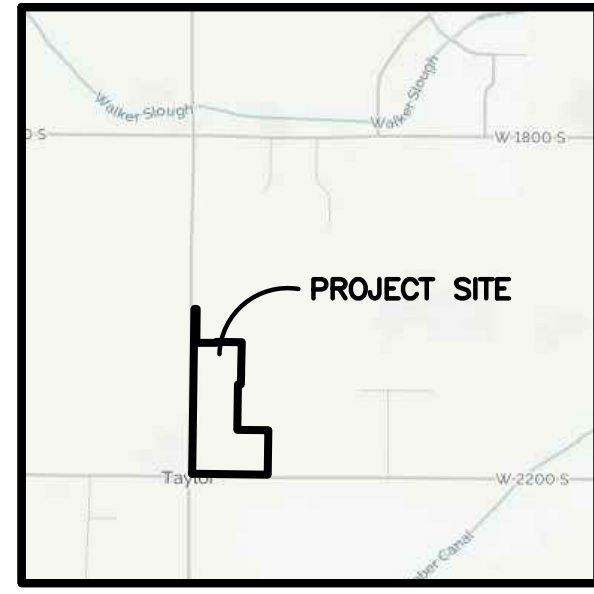
Sunset Equestrian Cluster Subdivision Phase 1

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
APRIL, 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)

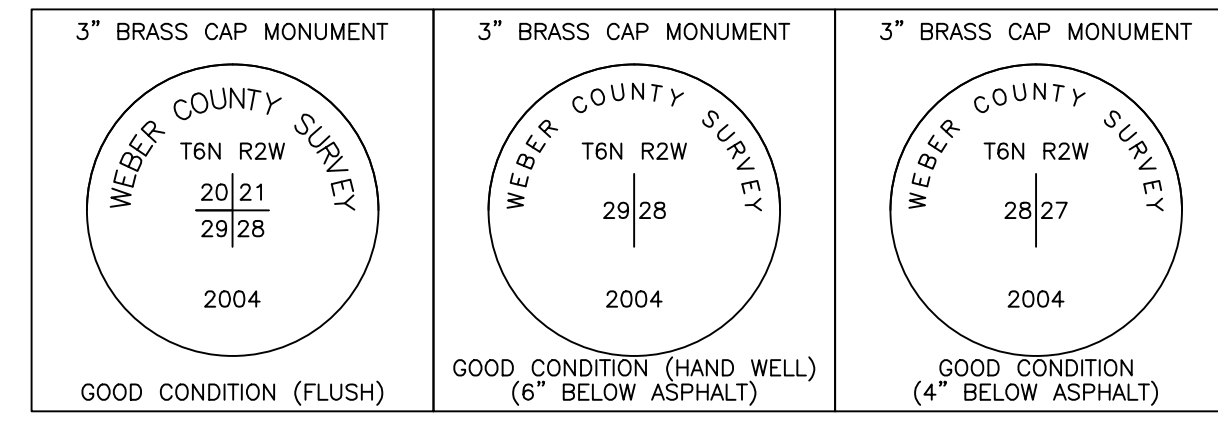
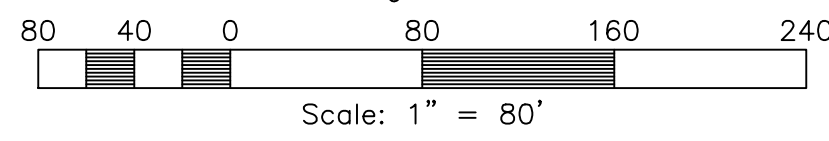


Vicinity Map

(NOT TO SCALE)

Legend

- = SECTION CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = AGRICULTURAL PRESERVATION PARCEL
- = 30' TRAIL EASEMENT
- = EXISTING FENCE
- = RIGHT-OF-WAY CENTERLINE
- = SECTION TIE LINE
- = HOOPER WATER IRRIGATION EASEMENT
- = STORM DRAINAGE EASEMENT
- = ROAD DEDICATION AREA (94,866 S.F. OR 2.18 ACRES)



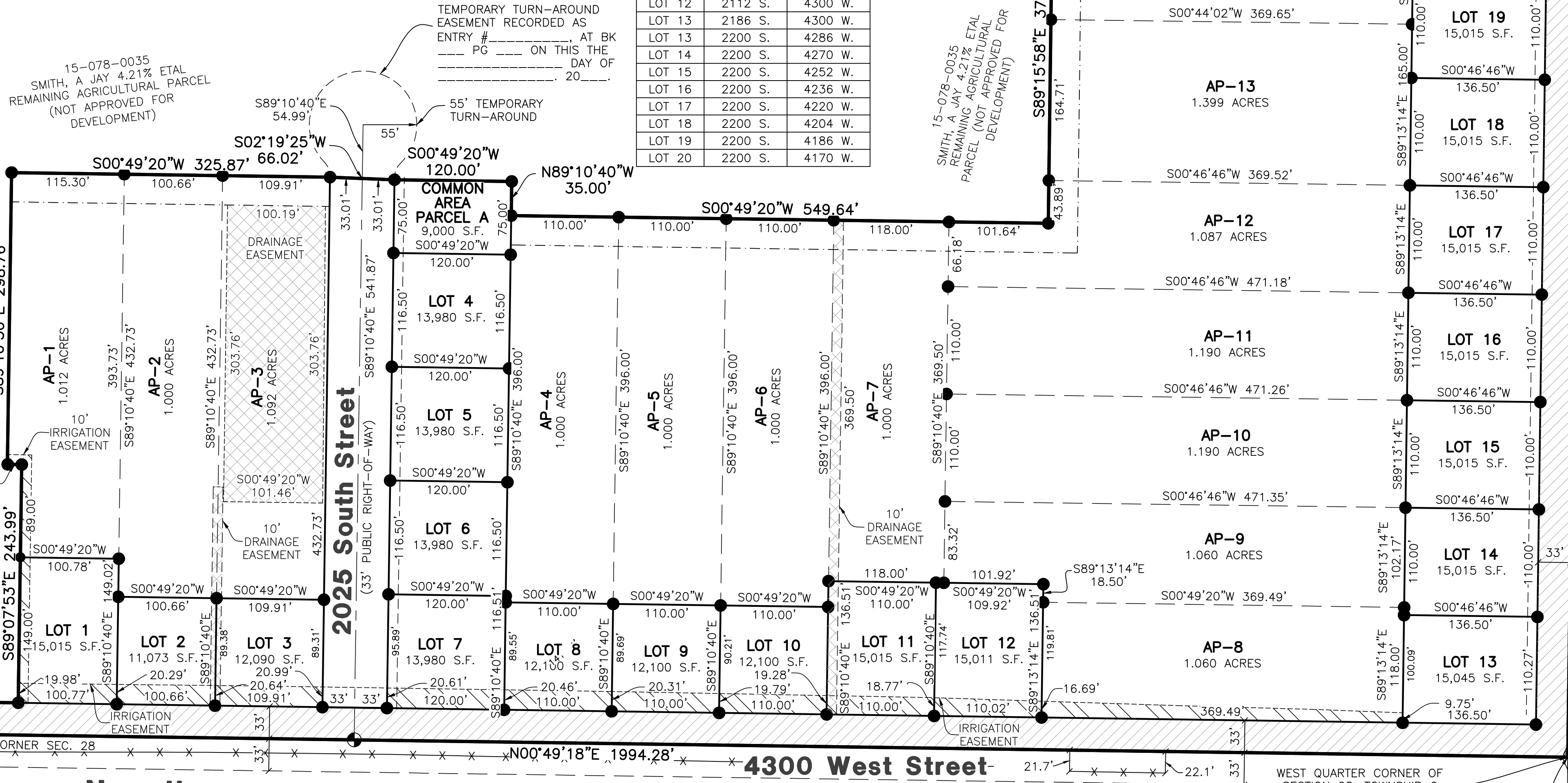
Monument Detail 1
(NOT TO SCALE)

Monument Detail 2
(NOT TO SCALE)

Monument Detail 3
(NOT TO SCALE)

Address Table

LOT #	ADDRESS
LOT 1	1968 S. 4300 W.
LOT 2	1984 S. 4300 W.
LOT 3	2002 S. 4300 W.
LOT 4	2025 S. 4287 W.
LOT 5	2025 S. 4233 W.
LOT 6	2025 S. 4251 W.
LOT 7	2025 S. 4269 W.
LOT 8	2028 S. 4300 W.
LOT 9	2025 S. 4287 W.
LOT 10	2044 S. 4300 W.
LOT 11	2062 S. 4300 W.
LOT 12	2078 S. 4300 W.
LOT 13	2094 S. 4300 W.
LOT 14	2112 S. 4300 W.
LOT 15	2186 S. 4300 W.
LOT 16	2200 S. 4286 W.
LOT 17	2200 S. 4270 W.
LOT 18	2200 S. 4252 W.
LOT 19	2200 S. 4236 W.
LOT 20	2200 S. 4220 W.
LOT 21	2200 S. 4204 W.
LOT 22	2200 S. 4186 W.
LOT 23	2200 S. 4170 W.



Boundary Description

Narrative

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), 1994.28 FEET; THENCE S89°11'03"E 33.00 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°49'18"W 407.90 FEET; (2) S89°07'59"E 243.99 FEET; (3) N00°49'20"E 14.71 FEET; THENCE S89°10'50"E 298.76 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"E 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 1,092,519 SQUARE FEET OR 25.08 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.

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 SUBDIVISIONS 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 - ROAD DEDICATION IS 92,433 S.F. OR 2.122 ACRES
- 2 - 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.
- 3 - 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
- 4 - ALL EXISTING DITCHES ARE TO BE FILLED WITH THE DEVELOPMENT OF THIS SUBDIVISION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND DEDICATION OF STREET AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WEBER COUNTY.

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)ss.

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 _____ COMMISSION EXPIRES _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS 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

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 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.

THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY DATE

WEBER COUNTY RECORDER

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

Weber County Recorder _____ Deputy.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84045
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT INFO.
Surveyor: R. KUNZ
Designer: D. CAVE
Begin Date: 5-16-2018
Name: SUNSET EQUESTRIAN CLUSTER SUB PHASE 1
Number: 5336-05
Revision: _____
Scale: 1"=100'
Checked: _____

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE 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, PRIVATE RIGHT-OF-WAY (PRIVATE STREET), PARCELS, AND OPEN SPACE, AS SHOWN HEREON AND NAME SAID TRACT **SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 1**, AND DO HEREBY DEDICATE AND RESERVE, UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND DO HEREBY GRANT AND CONVEY TO THE HOME OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND CONVEY TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS AND THE OPEN SPACE PARCELS, INCLUDING THE AGRICULTURAL PRESERVATION PARCELS, TO GUARANTEE TO THE PUBLIC THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES IN A MANNER CONSISTENT WITH THE APPROVED OPEN SPACE PLAN, AND ALSO DEDICATE TO WEBER COUNTY A THIRTY FOOT TRAIL EASEMENT FOR THE USE OF A PUBLIC TRAIL, TO BE MAINTAINED BY THE HOA, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UNDER AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 ALSO HEREBY GRANT AND DEDICATE UNTO ALL OWNERS OF LOTS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION.

SIGNED THIS _____ DAY OF _____, 20____.

CHRIS HAERTEL (MANAGER)
(SADDLEBACK DEVELOPMENT, LLC)

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)ss.

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