

Sunset Equestrian Cluster Subdivision Phase 2

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
JUNE, 2018

BOUNDARY DESCRIPTION

PARCEL 1
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 A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 28, SAID POINT BEING 589'13'14"E ALONG SAID QUARTER SECTION LINE, 913.30 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N00°48'39"E A QUARTER SECTION LINE, 1,655.78 FEET; THENCE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 32' 2" BEARING OF 35.98 L BEARING OF 35.98 FEET; THENCE N09°13'58"E, AND A CHORD LENGTH OF 35.97 FEET; THENCE N15°34'35"E, 50.00 FEET; THENCE N00°49'20"E, 359.70 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 32' 2" BEARING OF 35.98 L BEARING OF 35.98 FEET; AN ARC LENGTH OF 103.87 FEET, A DELTA ANGLE OF 06°20'38", A CHORD BEARING OF 51°57'39"W, A RADIAL BEARING OF N89°11'02"W, AND THENCE S2°06'19"W, 90.18 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 06°25'58", A CHORD BEARING OF S19°53'20"W, AND A CHORD LENGTH OF 66.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 33.74 FEET, AN ARC LENGTH OF 08°18'44", A CHORD BEARING OF S12°30'59"W, A RADIAL BEARING OF 38.70 FEET; THENCE S89°13'14"E, 210.03 FEET TO SUBDIVISION; THENCE S00°46'08"W ALONG SAID WEST QUARTER SECTION LINE, 561.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 422,419 SQUARE FEET OR 9.697 ACRES 1
TOGETHER WITH:

PARCEL 2
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 CALCULATED CENTER OF SECTION 28, SAID POINT BEING 589'13'14"E ALONG SAID QUARTER SECTION LINE, 2648.18 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N89°13'14"E ALONG SAID QUARTER SECTION LINE, 424.10 FEET; THENCE N00°46'08"E ALONG LOT 8 AND 6 OF BOYD RUSSELL SUBDIVISION 1ST AMENDMENT, 561.31 FEET; THENCE S89°13'52"E, 423.58 FEET TO THE QUARTER SECTION LINE BETWEEN THE CENTER AND THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE S00°42'57"W ALONG SAID QUARTER SECTION LINE, 561.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 237,925 SQUARE FEET OR 5.462 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.

NARRATIVE

THE PURPOSE OF THIS PLAT IS 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 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 ALIQUOT 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, OLIVA SUBDIVISION, AND SOME INDIVIDUAL PARCELS. THE BOUNDARY IS A PORTION OF THE REMAINDER OF THE ORIGINAL PARCELS.

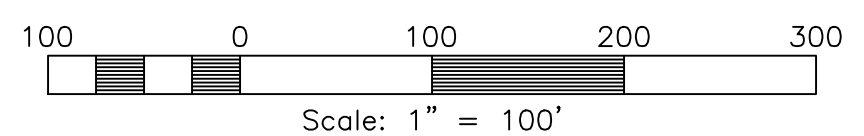
NOTES

- ROAD DEDICATION IS 44,987 S.F. OR 1.033 ACRES
- 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.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL 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
- ALL EXISTING DITCHES ARE TO BE FILLED WITH THE DEVELOPMENT OF THIS SUBDIVISION

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

Legend

- SECTION CORNER
- SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- SET STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- AGRICULTURAL PRESERVATION PARCEL
- TRAIL
- EXISTING FENCE
- RIGHT-OF-WAY CENTERLINE
- SECTION TIE LINE
- ROAD DEDICATION AREA (44,987 S.F. OR 1.033 ACRES)

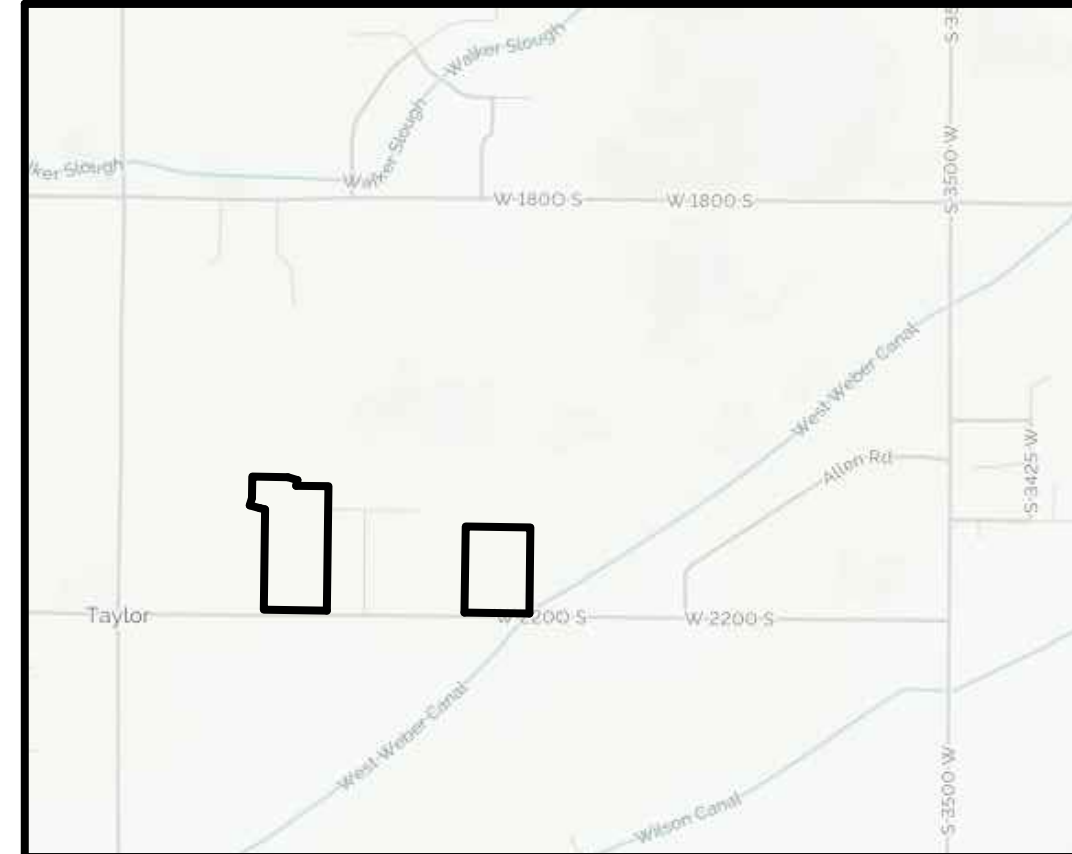


CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	325.00	35.98	35.97	18.01	N77°35'44"W	6°20'38"
C2	267.00	38.74	38.70	19.40	S12°30'59"W	8°18'44"
C3	325.00	47.95	47.91	24.02	N84°59'38"W	8°27'12"
C4	300.00	77.48	77.26	38.96	N81°49'19"W	11°47'49"
C5	275.00	48.08	48.01	22.58	S79°07'03"E	9°23'18"
C6	275.00	25.96	25.95	12.99	S86°30'57"E	5°24'34"
C7	333.00	92.12	91.83	46.36	N08°44'51"E	15°51'01"
C8	300.00	82.99	82.73	41.78	N08°44'51"E	15°51'01"
C9	267.00	35.13	35.10	17.59	N04°35'29"E	7°32'17"
C10	267.00	103.87	103.21	52.60	S11°57'39"W	22°17'21"
C11	333.00	37.39	37.37	18.71	S19°53'20"W	6°25'58"

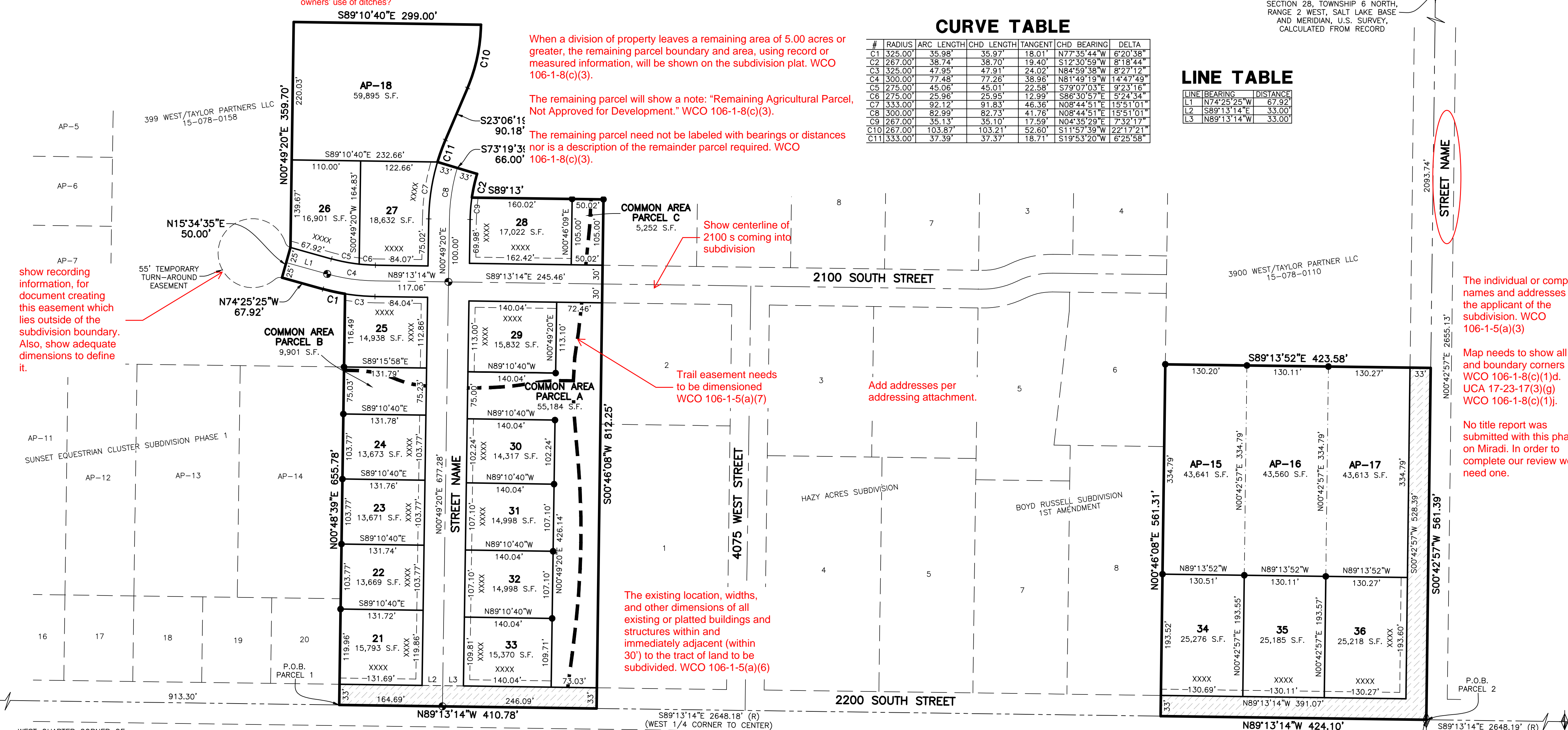
LINE TABLE

LINE	BEARING	DISTANCE
L1	N74°25'25"W	67.92
L2	S89°13'14"E	33.00
L3	N89°13'14"W	33.00



VICINITY MAP (NOT TO SCALE)

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED FROM RECORD



show recording information, for document creating this easement which lies outside of the subdivision boundary. Also, show adequate dimensions to define it.

Is this going to impact rights of other land owners' use of ditches?

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information, will be shown on the subdivision plat. WCO 106-1-8(c)(3).

The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

The remaining parcel need not be labeled with bearings or distances nor is a description of the remainder parcel required. WCO 106-1-8(c)(3).

Show centerline of 2100 s coming into subdivision

Trail easement needs to be dimensioned WCO 106-1-5(a)(7)

Add addresses per addressing attachment.

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

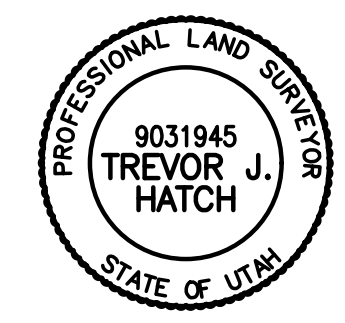
Map needs to show all lot and boundary corners WCO 106-1-8(c)(1)d, UCA 17-23-17(3)(g) WCO 106-1-8(c)(1).

No title report was submitted with this phase on Miradi. In order to complete our review we need one.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 2** 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____.



9031945
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, PARCELS, AND OPEN SPACE, AS SHOWN HEREON AND NAME SAID TRACT **SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 2**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OF PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, 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 PUBLIC USE A TRAIL EASEMENT AS CONSTRUCTED, TO BE MAINTAINED BY THE HOA, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON 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.

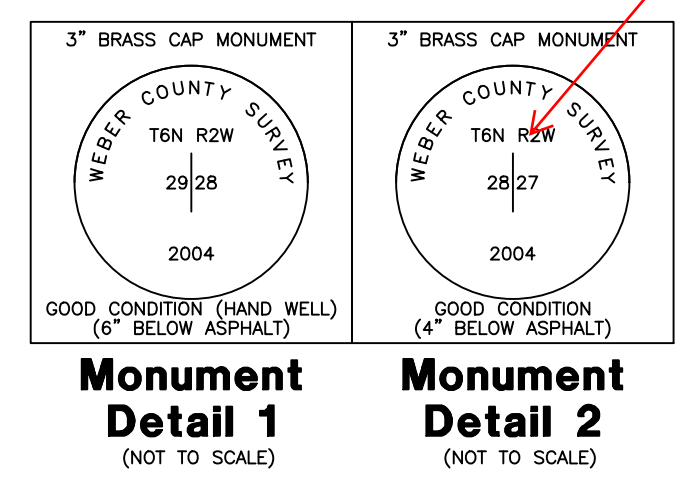
COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFO.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 8-20-2018
Name: SUNSET EQUESTRIAN CLUSTER SUB PHASE 2
Number: 5336-05
Revision: _____
Scale: 1"=100'
Checked: _____



5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



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

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 THIS _____ DAY OF _____, 20____.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST _____ TITLE

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, _____ Filed For Record And _____ At _____
In Book _____ Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____ Deputy.