

# Sun Crest Meadows Subdivision Phase 2

Weber County, Utah

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

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b) DW

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.

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.

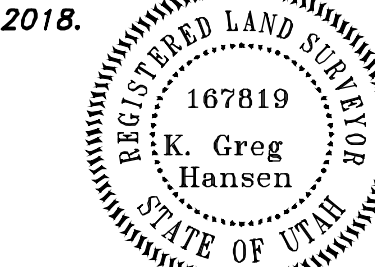
Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)(c); UCA 17-23-17(3)(b) DW

## 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 nine (9) lots, known hereafter as Sun Crest Meadows Subdivision Phase 2 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 License 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 THE SOUTHEAST CORNER OF SUN CREST MEADOWS SUBDIVISION PHASE 1 LOCATED 707.17 FEET NORTH 89°06'33" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 794.19 FEET SOUTH 00°00'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION NORTHWEST QUARTER;

RUNNING THENCE SOUTH 00°39'16" WEST 206.81 FEET; THENCE SOUTH 89°20'44" EAST 60.66 FEET; THENCE SOUTH 00°39'30" WEST 322.28 FEET TO THE SOUTH LINE OF THE NORTH ONE HALF OF SAID NORTHWEST QUARTER BEING GRANTORS SOUTH BOUNDARY LINE; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 89°07'27" WEST 829.90 FEET; THENCE NORTH 00°39'30" EAST 246.89 FEET; THENCE IN A WESTERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 1030.00 FOOT CURVE, A DISTANCE OF 50.41 FEET, CHORD BEARS SOUTH 86°03'09" WEST 50.41 FEET, HAVING A CENTRAL ANGLE OF 02°48'15"; THENCE NORTH 01°07'57" EAST 288.62 FEET TO A POINT ON THE PROJECTION OF THE SOUTH BOUNDARY LINE OF SAID SUN CREST MEADOWS PHASE 1 SUBDIVISION; THENCE ALONG SAID PROJECTION AND THEN SOUTH BOUNDARY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°19'00" EAST 394.93 FEET; (2) SOUTH 84°30'36" EAST 61.51 FEET; AND (3) SOUTH 89°19'00" EAST 360.86 FEET TO THE POINT OF BEGINNING. CONTAINING 10.13 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 2 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 as 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 and drainage as may be authorized by the Governing Authority in witness we have here unto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

with no buildings or structures being erected within such easements."

XXXXXXX

XXXXXXX

## CORPORATE ACKNOWLEDGMENT

State of Utah  
County of Weber

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared before me, the undersigned notary public in and for said state and county \_\_\_\_\_, being duly sworn, acknowledged to me that he/she/they is/are the majority owner(s) of XXXXXXXXXX LLC, and that they signed the above owner's dedication, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

## WEBER COUNTY RECORDER

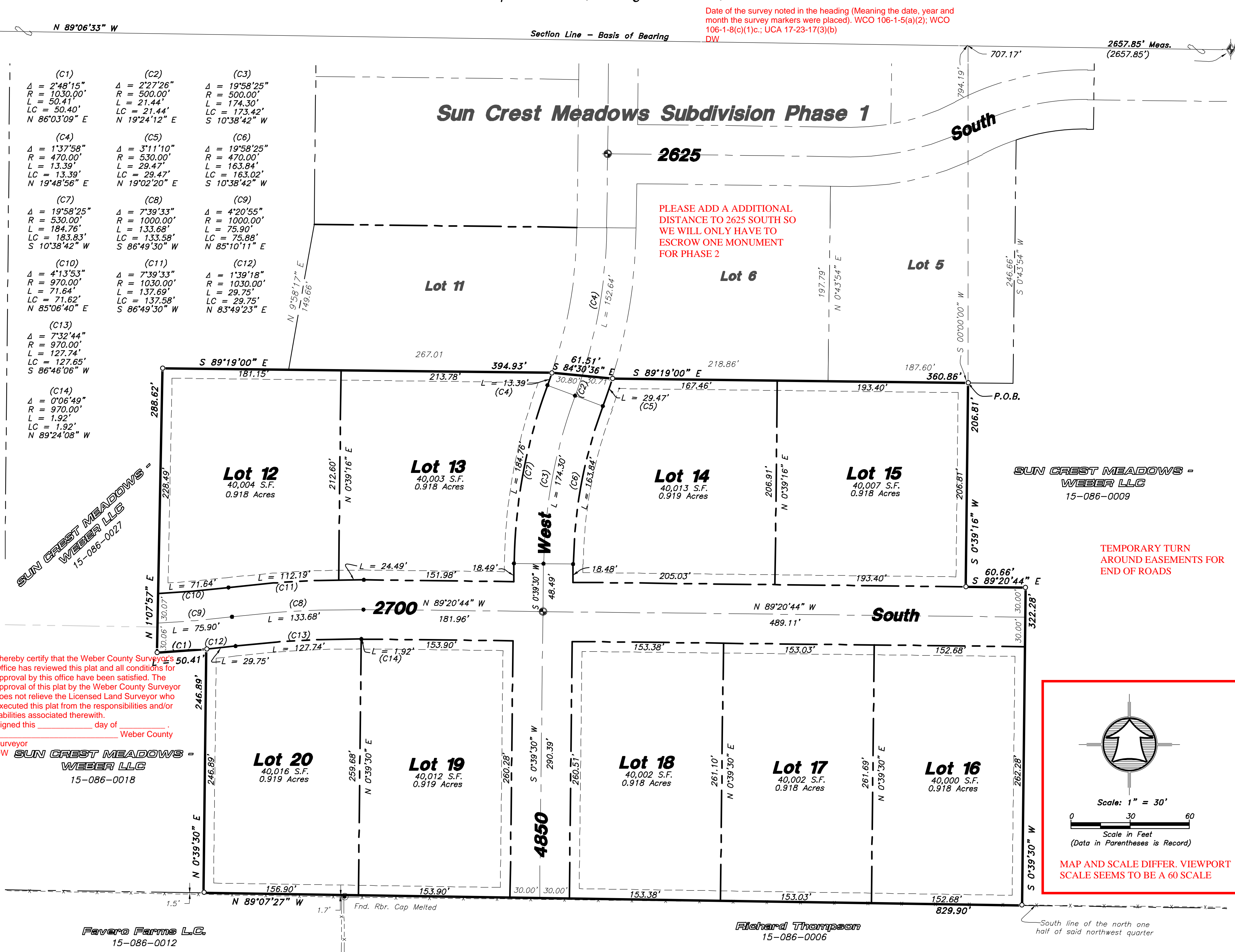
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND

RECORDED \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY



- 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

**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 for Mathematical Correctness, Section Corner Data, and for Harmony with the 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 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

All Public Utility Easements are 10.0' Wide Unless Noted Otherwise.  
Rebar w/HAI cap or curb nail set on all Property Corners.

Developer:  
Blackburn Jones  
905 24th Street  
Ogden, Utah 84404  
(801) 776-0088



(C1)	(C2)	(C3)
$\Delta = 2'48''15''$ $R = 1030.00'$ $L = 50.41'$ $LC = 50.40'$ $N 86'03'09'' E$	$\Delta = 2'27''26''$ $R = 500.00'$ $L = 21.44'$ $LC = 21.44'$ $N 19'24'12'' E$	$\Delta = 19'58''25''$ $R = 500.00'$ $L = 174.30'$ $LC = 173.42'$ $S 10'38'42'' W$
$\Delta = 1'37''58''$ $R = 470.00'$ $L = 13.39'$ $N 19'48'56'' E$	$\Delta = 3'11''10''$ $R = 530.00'$ $L = 29.47'$ $N 19'02'20'' E$	$\Delta = 19'58''25''$ $R = 470.00'$ $L = 163.84'$ $LC = 163.02'$ $S 10'38'42'' W$
$\Delta = 19'58''25''$ $R = 530.00'$ $L = 184.76'$ $LC = 183.83'$ $S 10'38'42'' W$	$\Delta = 7'33''33''$ $R = 1000.00'$ $L = 133.68'$ $LC = 133.58'$ $S 86'49'30'' W$	$\Delta = 4'20''55''$ $R = 1000.00'$ $L = 75.90'$ $LC = 75.88'$ $N 85'10'11'' E$
$\Delta = 4'13''53''$ $R = 970.00'$ $L = 71.64'$ $LC = 71.62'$ $N 85'06'40'' E$	$\Delta = 7'39''33''$ $R = 1030.00'$ $L = 137.69'$ $S 86'49'30'' W$	$\Delta = 1'39''18''$ $R = 1030.00'$ $L = 29.75'$ $LC = 29.75'$ $N 83'49'23'' E$
$\Delta = 7'32''44''$ $R = 970.00'$ $L = 127.74'$ $LC = 127.65'$ $S 86'46'06'' W$	$\Delta = 0'06''49''$ $R = 970.00'$ $L = 1.92'$ $LC = 1.92'$ $N 89'24'08'' W$	

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

**SUN CREST MEADOWS - WEBER LLC**  
15-086-0018

**Favero Farms LLC**  
15-086-0012

**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 Control used to Establish the Property Corners was the Sun Crest Meadows Subdivision Phase 1 on the north along with 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

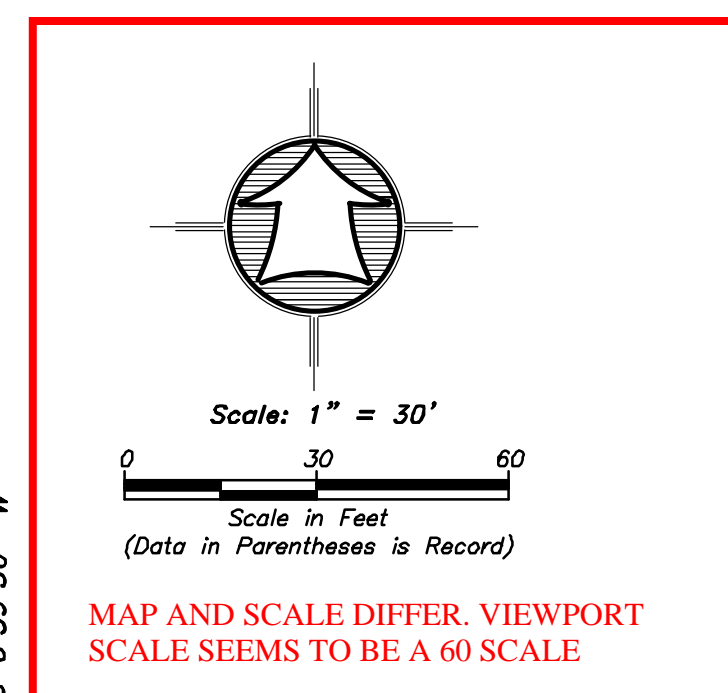
**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2018.  
Chairman, Weber County Planning Commission

**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

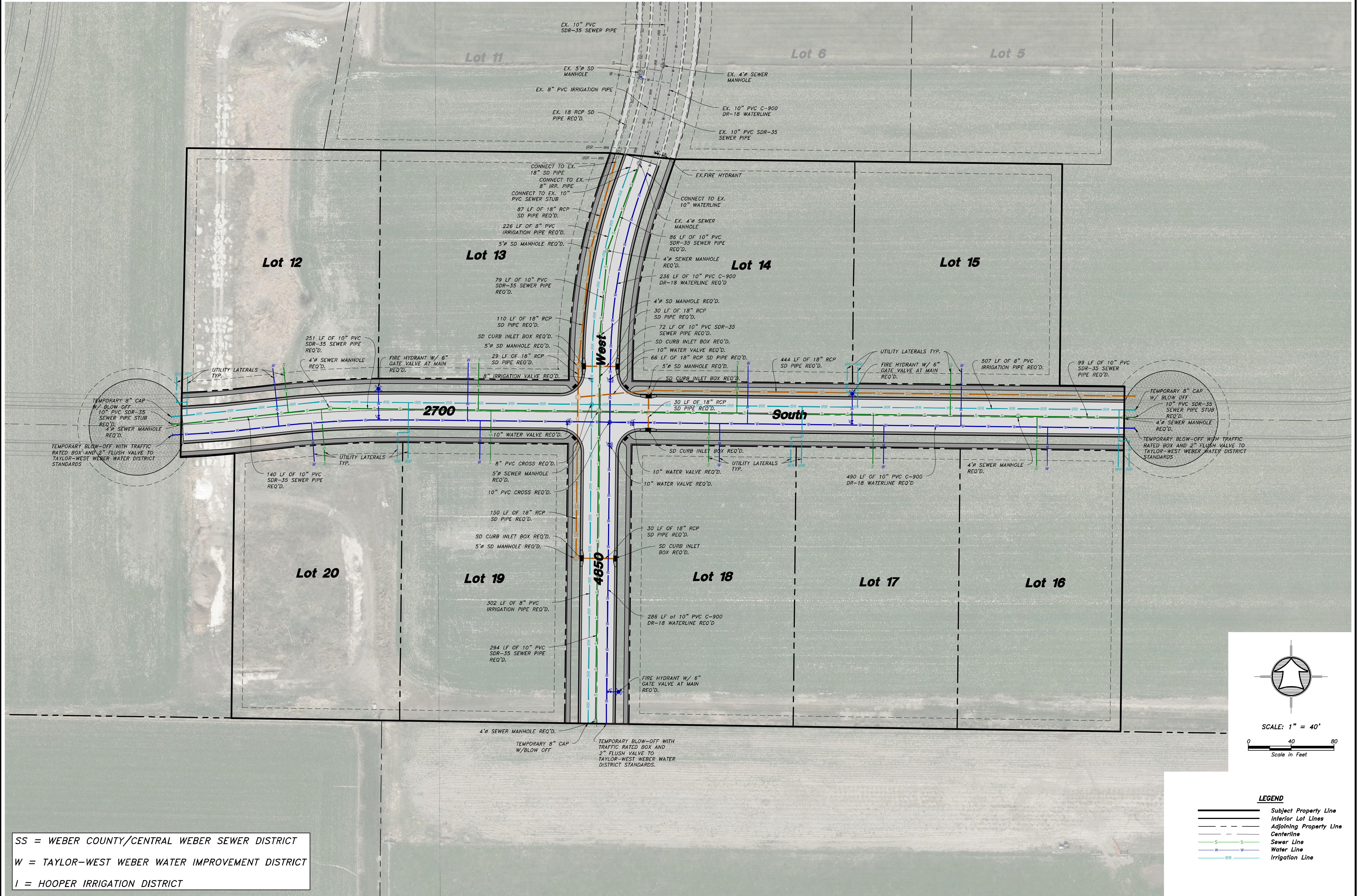
PLEASE ADD A ADDITIONAL DISTANCE TO 2625 SOUTH SO WE WILL ONLY HAVE TO ESCROW ONE MONUMENT FOR PHASE 2

TEMPORARY TURN AROUND EASEMENTS FOR END OF ROADS

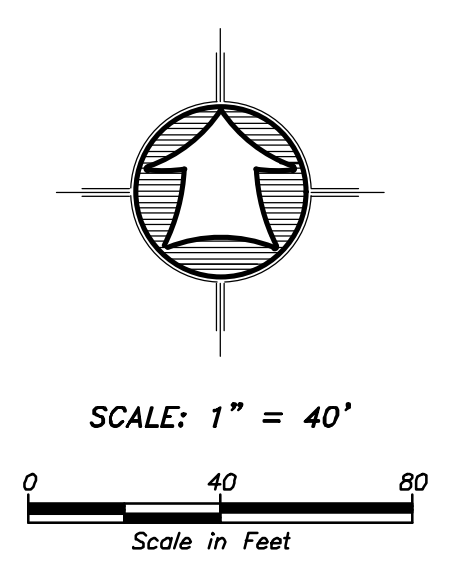


# SUN CREST MEADOWS SUBDIVISION PHASE 2

## MASTER UTILITY PLAN



SS = WEBER COUNTY/CENTRAL WEBER SEWER DISTRICT  
 W = TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT  
 I = HOOPER IRRIGATION DISTRICT



**LEGEND**

	Subject Property Line
	Inferior Lot Lines
	Adjoining Property Line
	Centerline
	Sewer Line
	Water Line
	Irrigation Line

No.	Date	By	Revision

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at [www.hansen.net](http://www.hansen.net)  
 Logan, Utah  
 (435) 723-3491 (801) 399-4905 (435) 752-8272



Drawn By: MTH Date: 08/14/18  
 Designed By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Scale: 1" = 50'  
 Drawing File: 16-108v16(07-27-18)02  
 JOB NUMBER: 16-105

MASTER UTILITY PLAN FOR  
**SUN CREST MEADOWS SUBDIVISION PHASE 2**  
 2700 SOUTH 4850 WEST  
 TAYLOR, UT 84401

Sheet  
**2**  
 of  
**8**  
 Sheets