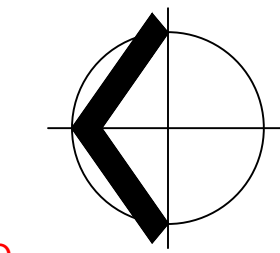
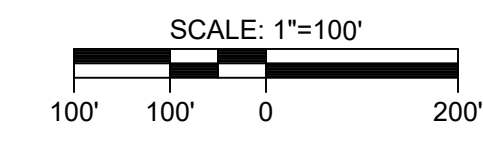


HALCYON LAKE ESTATES

LOCATED IN THE SW 1/4 OF SECTION 21, T.6N R.2W
SALT LAKE BASE & MERIDIAN

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)



The scale of the drawing, WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c)

PREPARED BY
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CONSULTANTS
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Construction & Land Surveyor's
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OGDEN, UTAH 84404
PH. (801) 599-1650 csls@clsi.com

PROJECT INFO
HALCYON LAKE ESTATES
A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH

OWNER
WAKELESS HOLDINGS LLC
TYLER BRENCHLEY
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
tylorbrenchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
(801) 540-9399
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REVISIONS/SUBMISSIONS

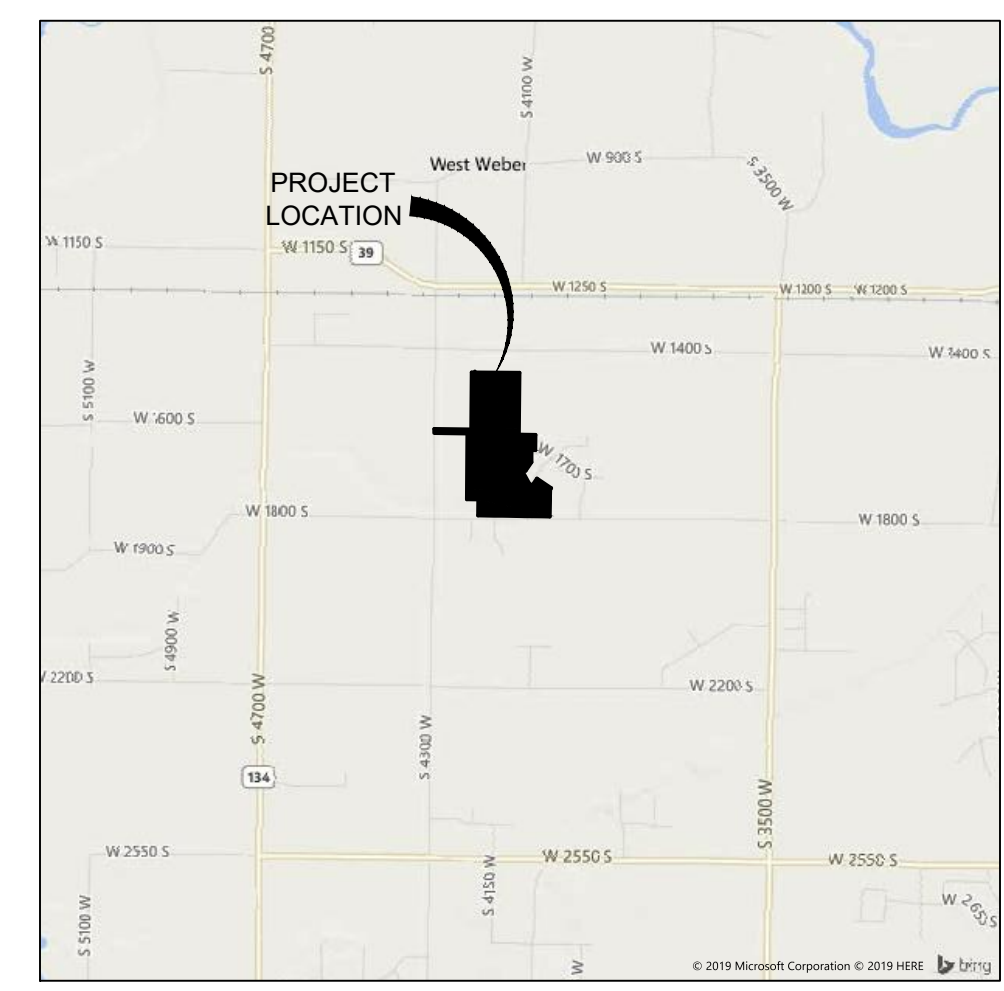
PRE	DATE	DESCRIPTION
	3/29/19	PRELIMINARY PLAT

PRELIMINARY PLAT

DESIGNED BY: BW
SHEET TITLE:

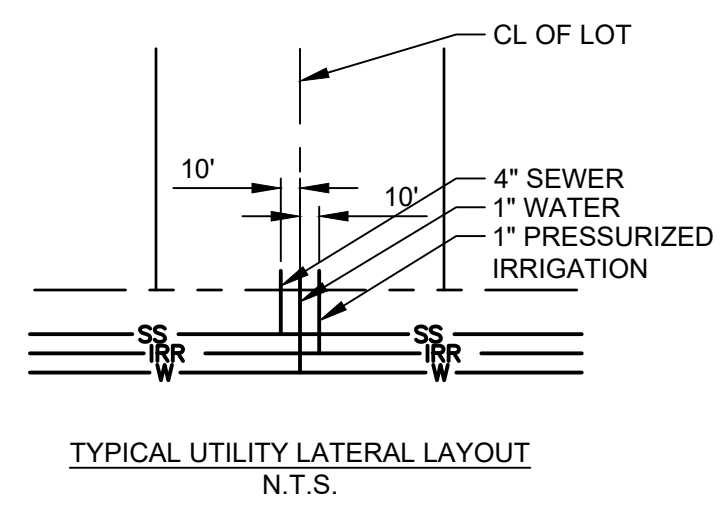
PRELIMINARY PLAT

PP-01
SHEET 1 OF 2

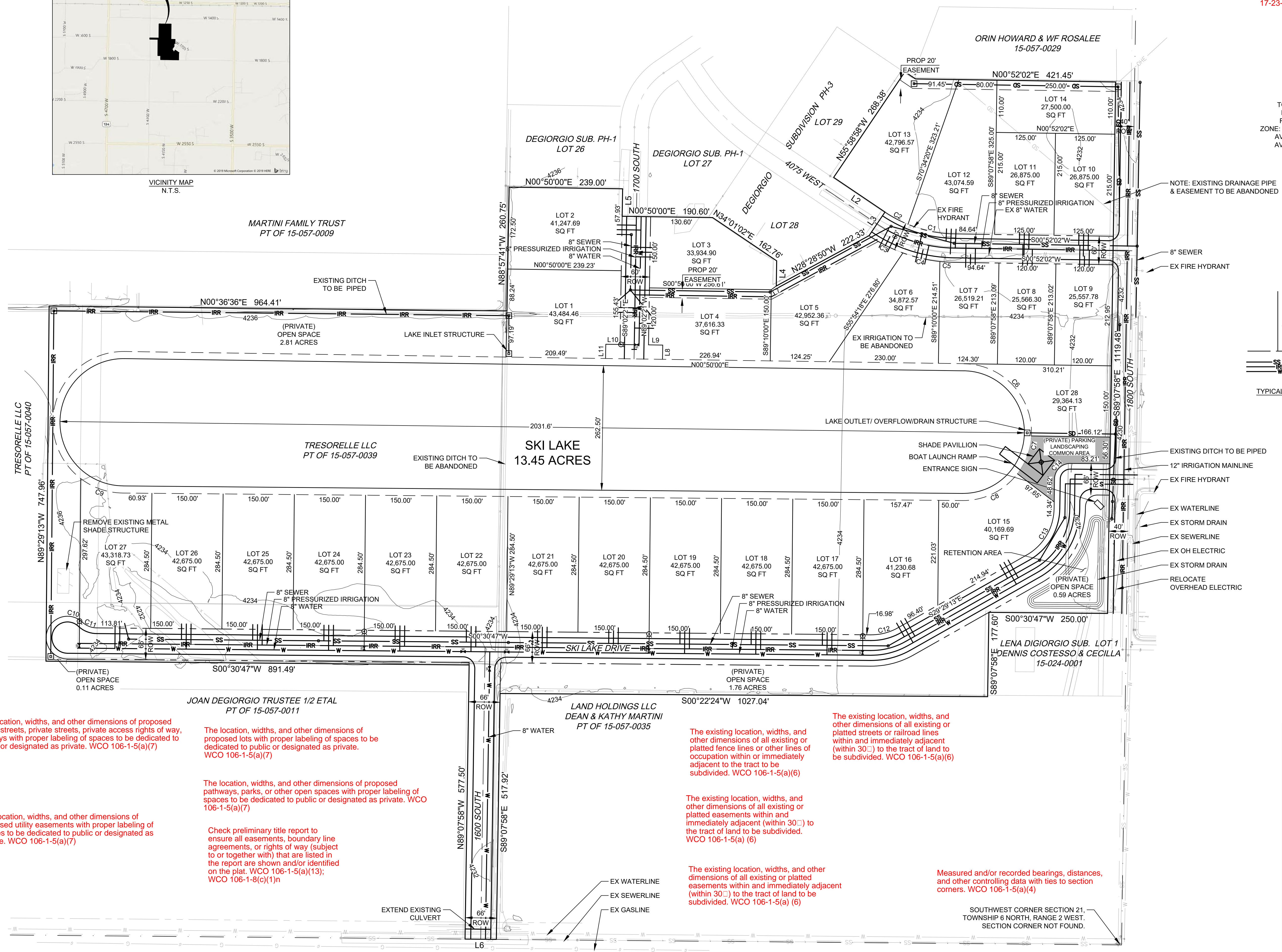


VICINITY MAP
N.T.S.

DESIGN DATA
TOTAL AREA: 49.10 AC
LOT AREA: 24.65 AC
R.O.W AREA: 5.73 AC
ZONE: A1 (28 LOTS > 100' WIDTH)
AVG LOT WIDTH: 147.86'
AVG LOT SIZE: 37846.29'



TYPICAL UTILITY LATERAL LAYOUT
N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S34°01'02"W	27.00'
L2	S34°01'02"W	130.42'
L3	N55°58'58"W	60.00'
L4	S89°02'21"E	53.00'
L5	S89°02'21"E	57.93'
L6	S00°31'46"W	66.00'
L7	S36°23'01"E	13.09'
L8	S89°02'21"E	30.00'
L9	N00°50'00"E	30.00'
L10	N00°50'00"E	30.00'
L11	N89°02'21"W	30.00'
L12	N00°30'47"E	83.21'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	21°28'19"	268.78'	100.57'
C2	11°42'35"	268.78'	54.93'
C3	13°58'34"	328.78'	80.20'
C4	13°58'34"	328.78'	80.20'
C5	5°11'56"	328.78'	29.83'
C6	92°20'09"	144.13'	232.27'
C7	34°17'20"	144.13'	86.25'
C8	53°03'18"	144.13'	133.46'
C9	36°41'27"	149.07'	95.46'
C10	123°44'55"	45.00'	97.19'
C11	42°50'00"	45.00'	33.64'
C12	30°00'00"	114.00'	59.69'
C13	59°38'45"	114.00'	118.68'
C14	89°38'45"	33.00'	51.63'

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of proposed pathways, parks, or other open spaces with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

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

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

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

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4)

SOUTHWEST CORNER SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SECTION CORNER NOT FOUND.

