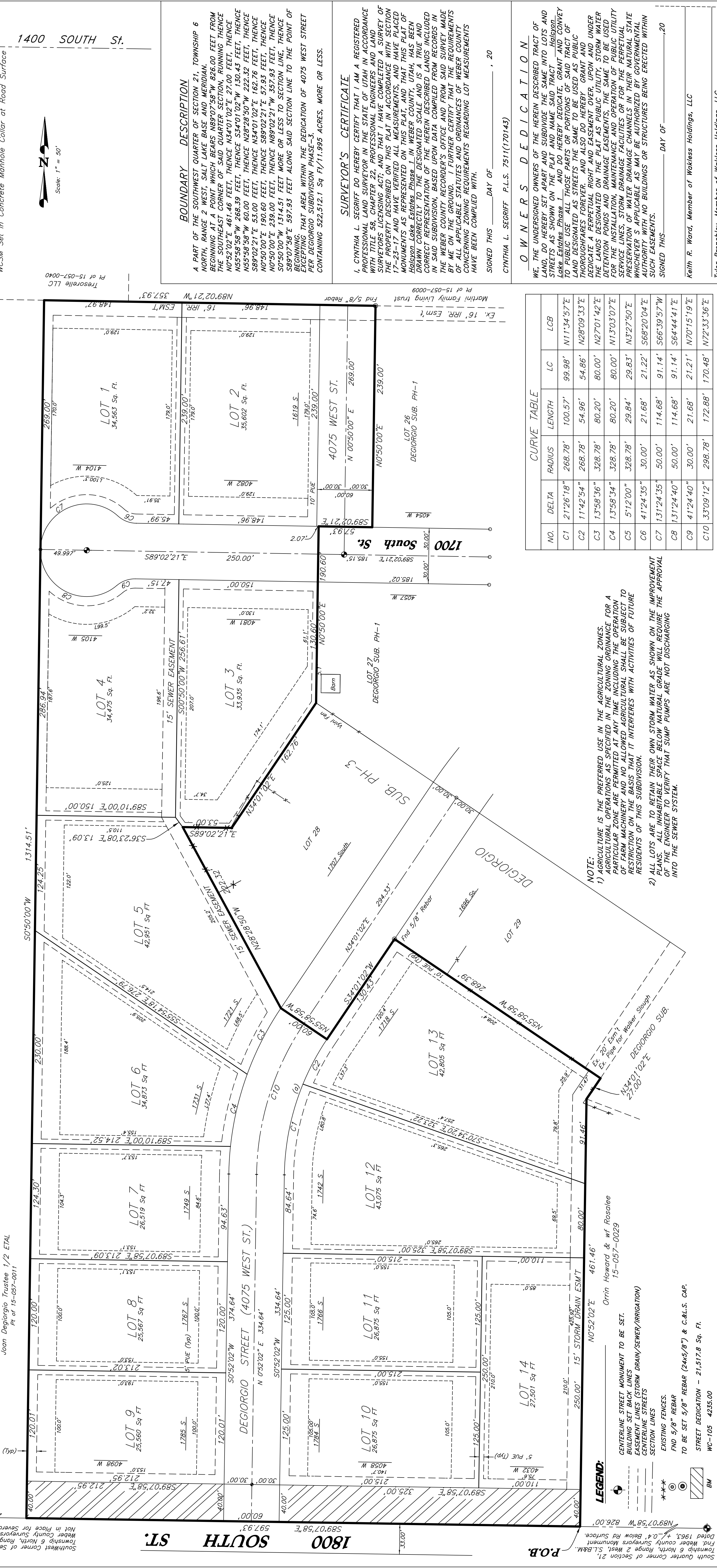


HALCYON LAKE ESTATES PHASE 1

Part of the SW Quarter of Section 21, Township 6 North, Range 2 West, S.L.B.&M.
Weber County, Utah
7 Aug, 2019



BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT WHICH BEARS N69°07'58" W 826.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N0°52'02" E 461.46 FEET, THENCE S54°01'02" E 271.00 FEET, THENCE N65°58'58" W 268.59 FEET, THENCE S54°01'02" E 130.45 FEET, THENCE S89°58'58" W 65.00 FEET, THENCE N28°28'55" W 222.32 FEET, THENCE N0°50'00" E 55.00 FEET, THENCE S89°02'21" W 62.79 FEET, THENCE S0°50'00" E 239.00 FEET, THENCE S89°02'21" W 59.95 FEET, THENCE S0°50'00" E 374.51 FEET MORE OR LESS TO SECTION LINE, THENCE S89°02'58" E 597.95 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, EXCEPTING THAT AREA WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE-3, CONTAINING 522.512-1 Sq Ft/11.995 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, CYNTHIA L. SEGRIF 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 LICENSING 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 PLAT OF MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RECORD CORRECTLY REPRESENTS THE FIELD SURVEY. I HAVE BEEN 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
CYNTHIA L. SEGRIF P.L.S. 7511(170143)

OWNERS DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT Halcyon Lake Estates Phase 1, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ALL THE OWNERS OF SAID TRACT THE SAME TO BE USED AS PUBLIC LAND DESIGNATED STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SUCH STRUCTURES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20
Keith R. Ward, Member of Wakless Holdings, LLC
Tyler Branchley, Member of Wakless Holdings, LLC

NO.	DELTA	RADIUS	LENGTH	LC	LCB
C1	21°26'18"	268.78'	100.57'	99.98'	N11°34'57"E
C2	11°42'54"	268.78'	54.96'	54.86'	N28°09'33"E
C3	13°58'36"	328.78'	80.20'	80.00'	N27°01'42"E
C4	13°58'34"	328.78'	80.20'	80.00'	N13°03'07"E
C5	5°12'00"	328.78'	29.84'	29.83'	N32°27'50"E
C6	41°24'35"	30.00'	21.68'	21.22'	S68°20'04"E
C7	131°24'35"	50.00'	114.68'	91.14'	S66°39'57"W
C8	131°24'40"	50.00'	114.68'	91.14'	S64°44'41"E
C9	41°24'40"	30.00'	21.68'	21.21'	N70°15'19"E
C10	33°09'12"	298.78'	172.88'	170.48'	N72°33'36"E

NOTE:
1) AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
2) ALL LOTS ARE TO RETAIN THEIR OWN STORM WATER AS SHOWN ON THE IMPROVEMENT PLANS. ALL INHABITABLE SPACE BELOW NATURAL GRADE WILL REQUIRE THE APPROVAL OF THE ENGINEER TO VERIFY THAT SUMP PUMPS ARE NOT DISCHARGING INTO THE SEWER SYSTEM.

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 EFFECT.

SIGNED THIS _____ DAY OF _____, 20

SIGNATURE

PERSONALLY APPEARED _____ AND _____
Keith R. Ward, Member of Wakless Holdings, LLC
Tyler Branchley, Member of Wakless Holdings, LLC
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

KEITH WARD - WAKLESS HOLDINGS, LLC - DEVELOPER - 1084 SPOGLASS HILL, SYRACUSE, UT 84075
BRUCE WARD - ENGINEER - WRB CONSULTING, PO BOX 1117, SALEM, UTAH 84653
CYNTHIA SEGRIF P.L.S. - C.L.S. INC, 810 CHAYON ROAD, OGDEN, UTAH 84404

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____
SIGNATURE

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.

SIGNED THIS _____ DAY OF _____, 20

SIGNATURE

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20

SIGNATURE

WEBER COUNTY 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 _____
TITLE _____
ATTEST _____

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20

SIGNATURE

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.

SIGNED THIS _____ DAY OF _____, 20

SIGNATURE