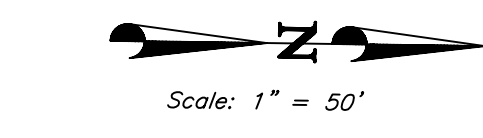
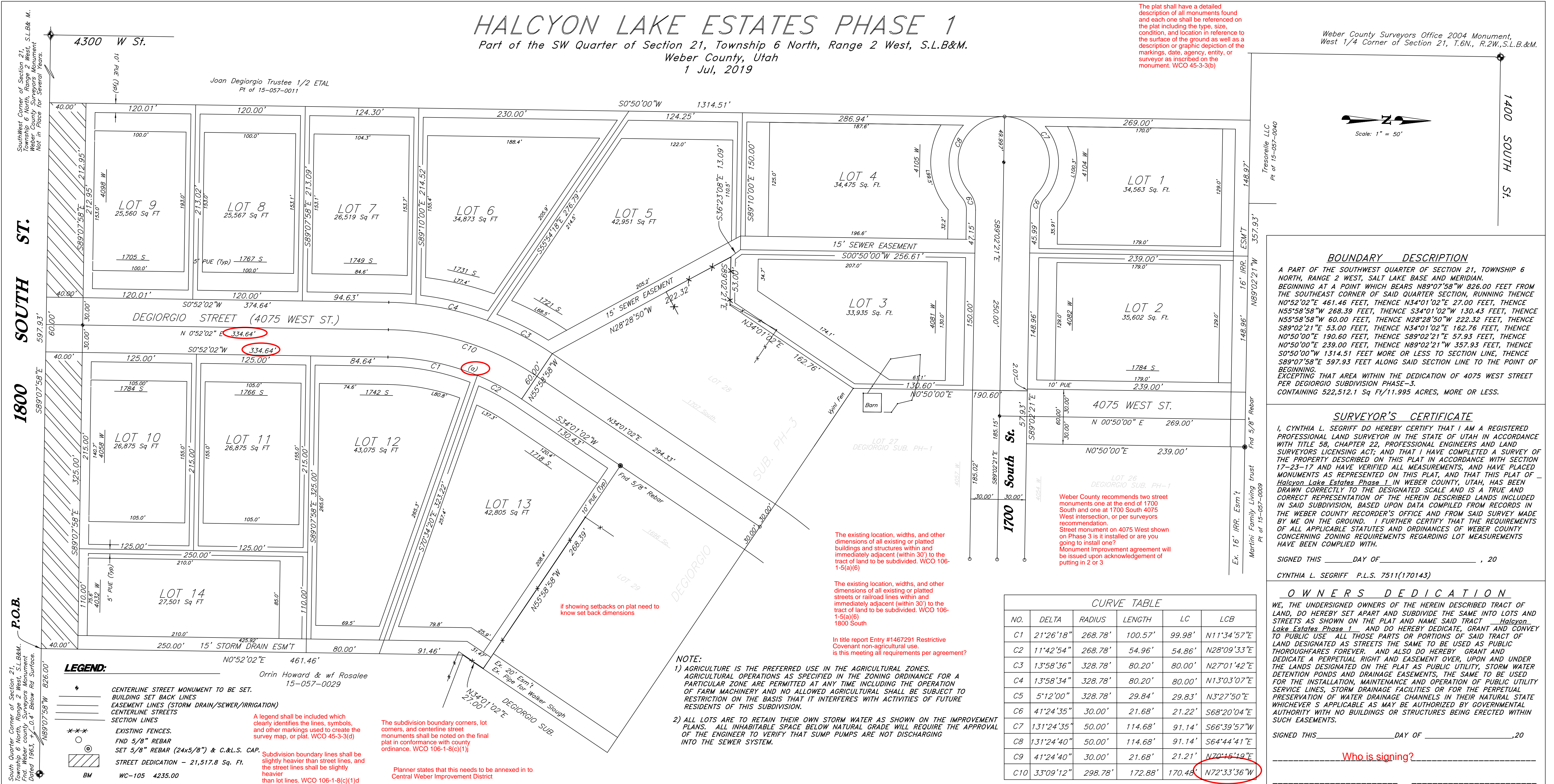


HALCYON LAKE ESTATES PHASE 1

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

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)

Weber County Surveyors Office 2004 Monument,
West 1/4 Corner of Section 21, T.6N., R.2W., S.L.B.&M.



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 N89°07'58" W 826.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N0°52'02"E 461.46 FEET, THENCE N34°01'02"E 27.00 FEET, THENCE N55°58'58"W 268.39 FEET, THENCE S34°01'02"W 130.43 FEET, THENCE N55°58'58"W 60.00 FEET, THENCE N28°28'50"W 222.32 FEET, THENCE S89°02'21"E 53.00 FEET, THENCE N34°01'02"E 162.78 FEET, THENCE N0°50'00"E 190.60 FEET, THENCE S89°02'21"E 57.93 FEET, THENCE N0°50'00"E 239.00 FEET, THENCE N89°02'21"W 357.93 FEET, THENCE S0°50'00"W 1314.51 FEET MORE OR LESS TO SECTION LINE, THENCE S89°07'58"E 597.93 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 PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF Halcyon Lake Estates 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____
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 PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____
Who is signing? _____

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'	N3°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"W

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.

LEGEND:

- CENTERLINE STREET MONUMENT TO BE SET. BUILDING SET BACK LINES. EASEMENT LINES (STORM DRAIN/SEWER/IRRIGATION)
- SECTION LINES
- EXISTING FENCES.
- FND 5/8" REBAR
- SET 5/8" REBAR (24x5/8") & C.&L.S. CAP.
- STREET DEDICATION - 21,517.8 Sq. Ft.

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)
 The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)
 Subdivision boundary lines shall be slightly heavier than street lines, and the street lines shall be slightly heavier than lot lines. WCO 106-1-8(c)(1)d
 Planner states that this needs to be annexed in to Central Weber Improvement District

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 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 _____

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 _____, 20____
SIGNATURE _____

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 20____
PERSONALLY APPEARED _____, AND
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____, RESIDING AT _____
MY COMMISSION EXPIRES: _____

COUNTY RECORDER
ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED: _____
20____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR: _____
COUNTY RECORDER: _____
BY: _____

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 _____
TITLE _____
CHAIRMAN, WEBER COUNTY COMMISSION _____ ATTEST _____

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 _____

NARRATIVE
The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)
BASIS OF BEARINGS IS BETWEEN THE 2004 WEBER COUNTY MONUMENT MARKED AS THE WEST 1/4 CORNER MONUMENT, AND THE 1963 WEBER COUNTY MONUMENT, MARKED AS THE S1/4 CORNER OF SECTION 21, T.6N., R.2W., S.L.B.&M., WHICH BEARS, BASED ON WEBER COUNTY DATA, (N44°23'28"W 3741.1797 FEET GRID)
The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)
If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel and tangible evidence was used and which legal principles of boundary establishment were used to reestablish the location of said features. WCO 45-3-4(a).

KEITH WARD - DEVELOPMENT GROUP - 312 HOLDINGS LLC, 1064 SPYGLASS HILL, SYRACUSE, UT 84075
BRUCE WARD - ENGINEER - WRB CONSULTING, PO BOX 1117, SALEM, UTAH 84653
CYNTHIA SEGRIF PLS - C.L.S., 810 CANYON ROAD, OGDEN, UTAH 84404