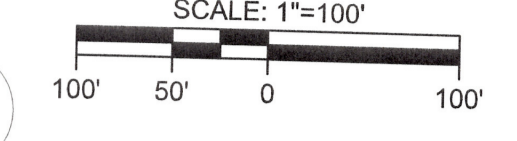


HALCYON ESTATES

"A PRUD SUBDIVISION"

LOCATED IN THE SW 1/4 OF SECTION 21, T.6N R.2W
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UT
JANUARY, 2020

DESIGN DATA
TOTAL AREA: 31.68 AC
LOT AREA: 27.92 AC
R.O.W AREA: 3.76 AC
ZONE: A1
AVG LOT WIDTH: 125.8'
AVG LOT SIZE: 30,408.6'



PREPARER
WRB Consulting Services
521 West 1050 South
PO Box 1117
Salem, UT 84653

(801) 360-6297
bruceward007@live.com

CONSULTANTS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

OWNER
**WAKELESS
HOLDINGS LLC**

TYLER BRENCHLEY
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
tylorbranchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
(801) 540-9399
wardkr1@msn.com

REVISIONS/SUBMISSIONS
PRE 1/6/2020 PRELIMINARY PLAT

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C-SP.dwg	
DRAWN BY:	JST	
CHECKED BY:	DSS	
DESIGNED BY:	BW	
SHEET TITLE		

**PRELIMINARY
PLAT
UTILITY PLAN**

SHEET NAME
PP-01
SHEET 1 OF 2

LEGEND

PROPERTY

- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

UTILITIES

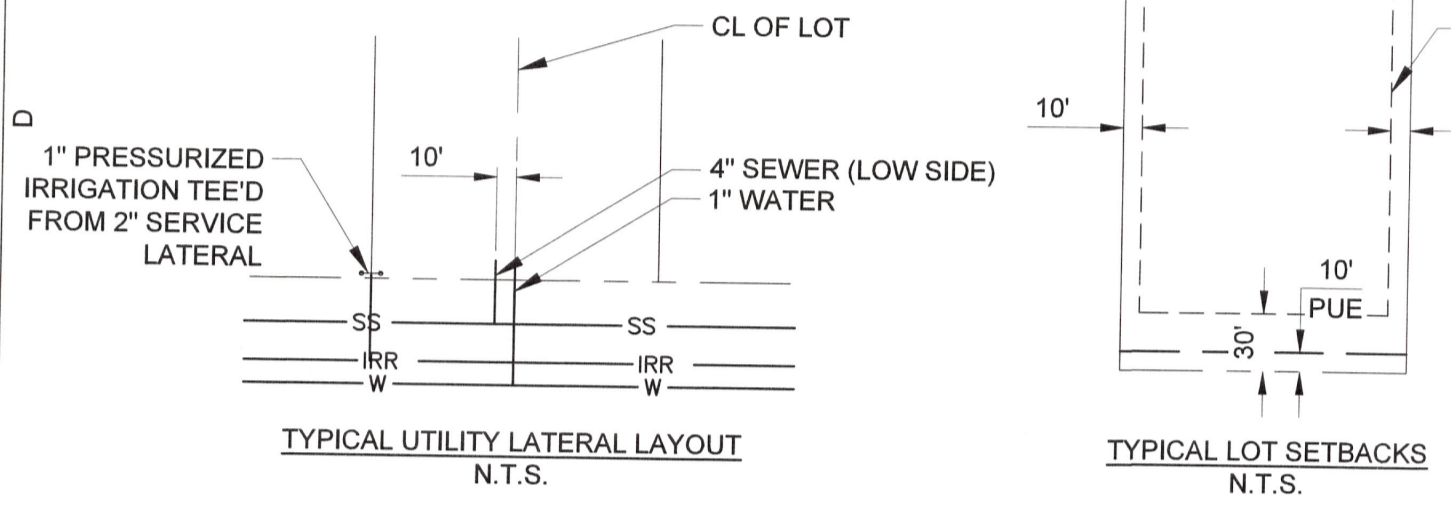
- SD STORM DRAINAGE LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- E ELECTRIC LINE
- G NATURAL GAS LINE
- IRR IRRIGATION LINE

SYMBOLS

- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊚ STORM DRAIN MANHOLE
- ⊕ WATER VALVE
- IRRIGATION STRUCTURE



VICINITY MAP
N.T.S.

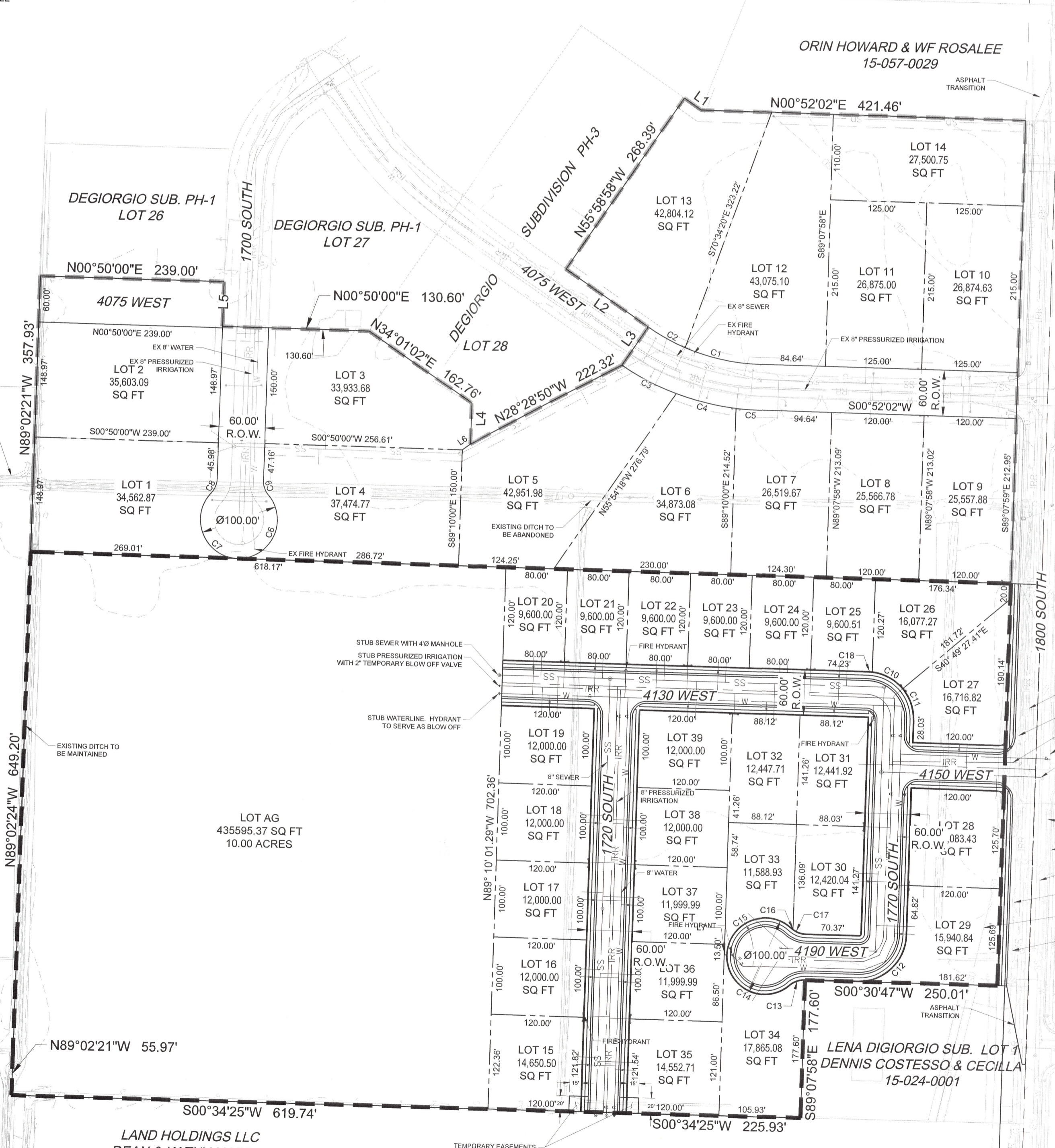


MARTINI FAMILY TRUST
PT OF 15-057-0009

TRESORELLE LLC
PT OF 15-057-0040

JOAN DEGIORGIO TRUSTEE 1/2 ETAL
PT OF 15-057-0011

LAND HOLDINGS LLC
DEAN & KATHY MARTINI
PT OF 15-057-0035



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	21°26'08"	268.82'	100.57'
C2	11°42'46"	268.82'	54.95'
C3	13°58'36"	328.80'	80.21'
C4	13°58'33"	328.80'	80.20'
C5	5°11'54"	328.80'	29.83'
C6	131°09'19"	50.00'	114.45'
C7	131°24'32"	50.00'	114.68'
C8	41°24'35"	30.00'	21.68'
C9	41°24'35"	30.00'	21.68'
C10	43°00'09"	62.00'	46.53'
C11	41°41'30"	62.00'	45.11'
C12	89°38'49"	62.00'	97.01'
C13	41°24'08"	30.01'	21.68'
C14	131°24'32"	50.00'	114.68'
C15	131°24'31"	50.00'	114.68'
C16	5°36'31"	30.00'	2.94'
C17	35°48'01"	30.00'	18.75'
C18	5°20'21"	62.00'	5.78'

LINE TABLE

NO.	BEARING	LENGTH
L1	S34°01'02"W	27.01'
L2	S34°01'02"W	130.43'
L3	N55°58'58"W	60.00'
L4	S89°02'21"E	53.00'
L5	S89°02'25"E	57.93'
L6	S36°23'21"E	13.08'
L7	S00°49'59"W	2.95'

LOT SUMMARY TABLE

LOT #	WIDTH	AREA (SF)
LOT 1	148.97'	34562.87'
LOT 2	148.97'	35603.09'
LOT 3	150.00'	33933.68'
LOT 4	150.00'	37474.77'
LOT 5	80.21'	42951.98'
LOT 6	80.20'	34873.08'
LOT 7	124.47'	26519.67'
LOT 8	120.00'	25566.78'
LOT 9	120.00'	25557.88'
LOT 10	125.00'	26874.63'
LOT 11	125.00'	26875.00'
LOT 12	174.16'	43075.10'
LOT 13	177.50'	42804.12'
LOT 14	110.00'	27500.75'
LOT 15	121.82'	14650.50'
LOT 16	100.00'	12000.00'
LOT 17	100.00'	12000.00'
LOT 18	100.00'	12000.00'
LOT 19	100.00'	12000.00'
LOT 20	80.00'	9600.00'
LOT 21	80.00'	9600.00'
LOT 22	80.00'	9600.00'
LOT 23	80.00'	9600.00'
LOT 24	80.00'	9600.00'
LOT 25	80.01'	9600.51'
LOT 26	46.53'	16077.27'
LOT 27	73.14'	16716.82'
LOT 28	125.70'	15083.43'
LOT 29	161.83'	15940.84'
LOT 30	89.12'	12420.04'
LOT 31	88.12'	12441.92'
LOT 32	88.12'	12447.71'
LOT 33	117.62'	11588.93'
LOT 34	136.36'	17865.08'
LOT 35	121.54'	14552.71'
LOT 36	100.00'	11999.99'
LOT 37	100.00'	11999.99'
LOT 38	100.00'	12000.00'
LOT 39	100.00'	12000.00'
LOT AG	649.20'	435595.37'