

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat: "Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

# HALCYON LAKE ESTATES PHASE 1 AMENDED- A PRUD SUBDIVISION

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

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a)



## SUBDIVISION LOCATION

NOTE: AN IMPROVEMENT GUARANTEE AND ESCROW WILL BE SET ASIDE FOR THE SUBDIVISION IMPROVEMENTS TO INCLUDE STREET TREES, SIDEWALK, AND STREET LIGHTS.

The individual or company names and addresses of applicant of the subdivision. WCO 106-1-5(a)(3); UCA 17-23-17(3)(j)

NOTE: 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.

NOTE: DISTANCES TO EXISTING STRUCTURES SHOWN IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY(SEE PAGE 2)

NOTE: 5' WIDE PUBLIC FOR EACH ZONE IN THIS SUBDIVISION THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE MEET OR EXCEED THE MINIMUM WIDTH ALLOWED IN THE ZONE. AN AMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 106-2-4(B) OF THE WEBER COUNTY CODE

NOTE: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON PAGE 2

NOTE: STANDARD SET BACK FOR ALL LOTS IS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 5' ON THE SIDE YARDS.

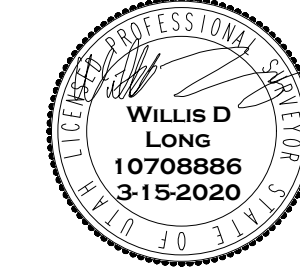
NOTE: LOTS ONE THROUGH FOURTEEN ARE TO RETAIN THEIR OWN STORM WATER AS SHOWN ON THE IMPROVEMENT PLANS. ALL INHABITABLE SPACE BELOW NATURAL GRADE WILL REQUIRE THE APPROVAL OF THE ENGINEER TO VERIFY THAT SUMP PUMPS ARE NOT DISCHARGING INTO THE SEWER SYSTEM.

NOTE: 5' WIDE PUBLIC UTILITY EASEMENT FOR ALL SIDE YARDS AND 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL REAR AND FRONT PORTIONS OF DISPLAYED LOTS UNLESS OTHERWISE NOTED.

## SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG DO HEREBY CERTIFY THAT I AM A LICENSED 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 AMENDED, A PRUD SUBDIVISION, 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 15TH OF MARCH, 2020



8334 SOUTH WILSON CREST WAY  
WEST JORDAN, UTAH 84081  
801-663-1641  
WILLISLONG21@YAHOO.COM

## 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 AMENDED, A PRUD SUBDIVISION, 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 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 APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, FURTHER MORE THE UNDERSIGNED OWNERS GRANT AND CONVEY TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE AGRICULTURAL PRESERVATION PARCEL TO GUARANTEE TO THE PUBLIC THAT THE AGRICULTURAL OPEN SPACE PARCEL REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED OPEN SPACE PURPOSES IN A MANNER CONSISTENT WITH THE APPROVED SPACE PLAN.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_, 2020

Missing MCCARTHY, Mitch & WF Sydney Rasmussen

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCHELY, A MEMBER OF WAKELESS HOLDINGS, LLC

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY

NANNEY, ADAM K & WF ELIZABETH M NANNEY

STONE PEAK CONSTRUCTION LLC

Description of land to be included in the subdivision. WCO 106-1-8(c)(1) h.1. A written boundary description of property surveyed. UCA 17-23-17(3)(f) Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a) Boundary description does not close and also does not match map.

## 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 IS N89°07'58"W 826.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N89°07'58"W 1119.47 FEET; THENCE N00°30'47"E 290.00 FEET; THENCE N89°07'58"W 177.60 FEET; THENCE N00°34'25"E 1025.57 FEET; THENCE S89°02'25"E 705.17 FEET; THENCE S89°02'21"E 357.93 FEET; THENCE S00°50'00"W 239.00 FEET; THENCE N89°02'25"W 57.93 FEET; THENCE S00°50'00"W 190.60 FEET; THENCE S34°01'02"W 162.76 FEET; THENCE N89°02'21"W 53.00 FEET; THENCE S28°28'50"E 222.32 FEET; THENCE S55°58'58"E 60.00 FEET; THENCE N34°01'02"E 130.43 FEET; THENCE S55°58'58"E 268.39 FEET; THENCE S34°01'02"W 27.01 FEET; THENCE S00°52'02"W 461.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT AREA WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE 3. CONTAINING 1,424,807.06 SQFT/32.71 ACRES, MORE OR LESS.

## SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS THE ACCURATELY LOCATE THE EXTERIOR BOUNDARIES OF SAID PROPOSED SUBDIVISION AND TO MAKE THE SUBDIVISION OF THESE LANDS AND MARK THE SAME ON THE GROUND IN HARMONY WITH EXISTING BOUNDARIES.

THIS SUBDIVISION PLAT IS AN AMENDMENT OF HALCYON LAKE ESTATES PHASE 1 " A LOT AVERAGED SUBDIVISION ". THIS PLAT WILL NO LONGER BE A LOT AVERAGED SUBDIVISION AND WILL CHANGE TO A PRUD SUBDIVISION PER THE CLIENTS' REQUEST.

BASIS OF BEARINGS IS BETWEEN THE W/1 CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS OFFICE, WHICH BEARS N44°25'34"W 3741.99 FEET(GRID BEARING AND GROUND DISTANCE), SURROUNDING ENTITIES TO INCLUDE IRRIGATION, STORM, SEWER, SUBDIVISIONS, ROAD RIGHTS OF WAY AND INDIVIDUAL PROPERTIES WERE PLACED USING DEEDS OF RECORD PROVIDED ON MULTIPLE TITLE REPORTS AS WELL AS BEST AVAILABLE PHYSICAL EVIDENCE TO INCLUDE FOUND LOT / SUBDIVISION CORNERS AND EXISTING FENCE LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PAROLE EVIDENCE.

## 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 \_\_\_\_, 2020.

SIGNATURE WEBER COUNTY ENGINEER

## 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 \_\_\_\_, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THIS 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 \_\_\_\_, 2020

SIGNATURE WEBER COUNTY ATTORNEY

## COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILE FOR RECORD AND RECORDED: \_\_\_\_\_  
\_\_\_\_\_, 2020, 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 \_\_\_\_, 2020.

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 PLAY 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 \_\_\_\_, 2020.

SIGNATURE WEBER COUNTY SURVEYOR

## 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 \_\_\_\_, 2020

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

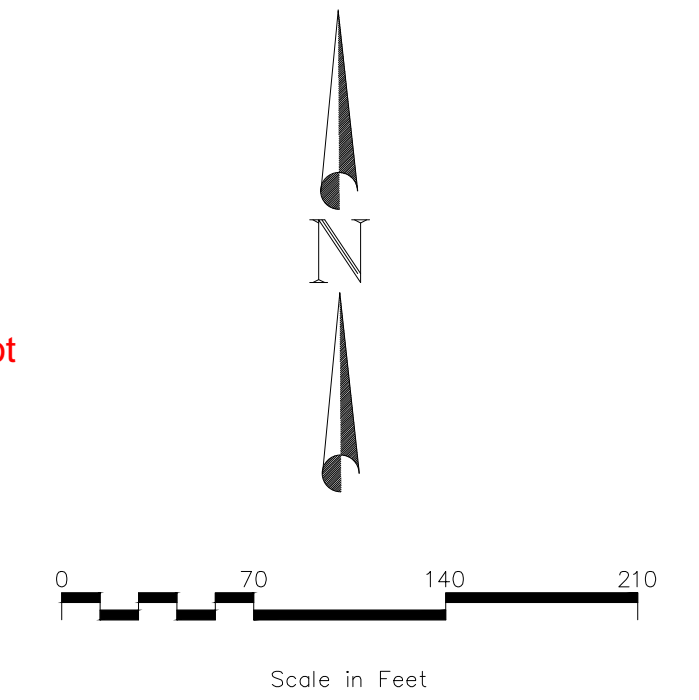
# HALCYON LAKE ESTATES PHASE 1 AMMENDED- A PRUD SUBDIVISION

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

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.  
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)  
check all curve and line dimension data does not match original subdivision.

Parcels that are split by a taxing district shall have the entire parcel annexed into that taxing district prior to the recording of the subdivision. Exceptions will be made for bond obligations by the taxing district. WCO 106-2-4(l)  
Per Will serve letters need to Annex In to Central Weber Improvement district and Taylor West Weber Water Improvement District

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)  
If you want you can put two monuments located at the point of intersection of the curves if they are located within the street instead of the 4 @ the PT and PC of the curves on 1770 South  
When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs. A Subdivision Monumentation Letter will be sent upon final placement of monuments.



**LEGEND**

- SET REBAR AND CAP MARKED "10708886"
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY EASEMENT
- CENTER LINE
- SECTION LINE
- SUBDIVISION MONUMENT
- ROAD WAY DEDICATION
- FENCE
- SECTION CORNER



Curve #	Length	Radius	CHORD DIST	CHORD BRG
C1	190.242	328.823	187.599	N17° 26' 25"E
C2	190.242	328.823	187.599	N17° 26' 25"E
C3	155.525	268.842	153.365	N17° 26' 24"E
C4	155.525	268.842	153.365	N17° 26' 24"E
C5	190.242	328.823	187.599	N17° 26' 25"E
C6	45.116	61.965	44.126	S70° 01' 14"W
C7	46.533	62.000	45.449	S27° 40' 24"W
C10	114.894	50.000	91.233	S66° 32' 14"W
C11	114.536	50.000	91.086	S64° 55' 03"E
C12	21.683	30.001	21.214	N68° 20' 12"W
C13	21.683	30.001	21.214	S70° 15' 09"W
C17	2.931	30.208	2.930	N39° 07' 09"E
C18	21.681	30.000	21.213	S20° 11' 35"E
C19	172.524	328.483	170.548	N17° 26' 01"E
C20	50.284	32.000	45.268	N45° 50' 59"E
C21	50.068	32.000	45.115	S44° 18' 37"E
C23	114.676	50.000	91.144	N23° 46' 52"W
C24	114.676	50.000	91.144	S24° 48' 30"W
C25	5.777	62.000	5.775	S3° 30' 09"W
C26	97.007	62.000	87.411	N44° 18' 37"W
C27	18.75	30.001	18.444	S18° 25' 03"W

Range 2 West, S.L.B.&M., West 1/4 Corner of Section 21, Township 6 North, Weber County Surveyors Office 2004 Monument 3" Brass Cap in Manhole Collar

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.  
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) (6) WCO 106-1-5(a)(7)  
Check all PUEs they do not match existing sub and new sub doesn't match 5' and 10' note

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.  
All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)  
Lot numbers to start with 15 where you are amending the original subdivision

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)  
A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)(f)

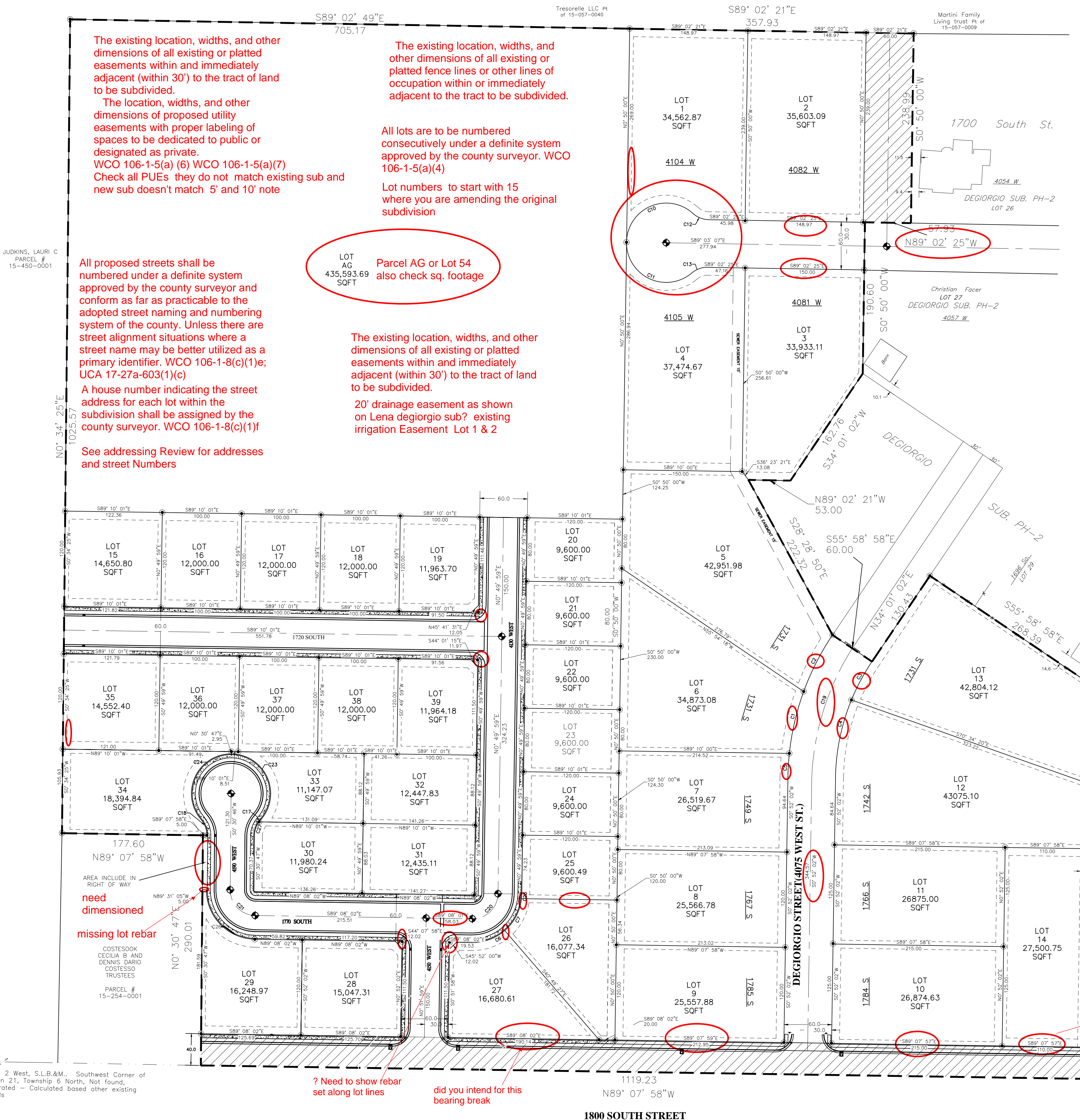
Parcel AG or Lot 54 also check sq. footage

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.  
20' drainage easement as shown on Lena degiorgio sub? existing irrigation Easement Lot 1 & 2

See addressing Review for addresses and street Numbers

JUDKINS, LAURI C  
PARCEL #  
15-450-001

Range 2 West, S.L.B.&M., Southwest Corner of Section 21, Township 6 North, Not found, Obliterated - Calculated based other existing records



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)  
Missing dimensions on some lots

NOTE: 5' WIDE PUBLIC UTILITY EASEMENT FOR ALL SIDE YARDS AND 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL REAR AND FRONT PORTIONS OF DISPLAYED LOTS UNLESS OTHERWISE NOTED.

NOTE: STANDARD SET BACK FOR ALL LOTS IS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 8' ON THE SIDE YARDS.

NOTE: 5' WIDE PUBLIC FOR EACH ZONE IN THIS SUBDIVISION THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE MEET OR EXCEED THE MINIMUM WIDTH ALLOWED IN THE ZONE. AN AMMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 106-2-4(B) OF THE WEBER COUNTY CODE

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NOTE: LOTS ONE THROUGH FOURTEEN 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.

NOTE: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON PAGE 2

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Dated 1963, +/- 0.4' Below Rd Surface. Fnd: Weber county Surveyors Monument Township 6 North, Range 2 West, S.L.B.&M., South Quarter Corner of Section 21, 3" Brass Cap

BASIS OF BEARINGS IS BETWEEN THE WEST QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS OFFICE. WHICH BEARS N44°25'34"W 3741.99 FEET (GRID BEARING AND GROUND DISTANCE), SURROUNDING ENTITIES TO INCLUDE IRRIGATION, STORM, SEWER, SUBDIVISIONS, ROAD RIGHTS OF WAY AND INDIVIDUAL PROPERTIES WERE PLACED OF RECORD PROVIDED ON MULTIPLE TITLE REPORTS AS WELL AS BEST AVAILABLE PHYSICAL EVIDENCE TO INCLUDE FOUND LOT / SUBDIVISION CORNERS AND EXISTING FENCE LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PAROLE EVIDENCE.