

HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

**Part of the Southwest Quarter of Section 21, Township 6
North, Range 2 West S.L.B&M
Weber County, Utah
April 17th, 2020**

SUBDIVISION LOCATION

APPLICANT OF SUBDIVISION

KEITH R. WARD - WAKELESS HOLDINGS, LLC - DEVELOPER
1064 SPYGLASS HILL, SYRACUSE, UTAH 84075



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

NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL 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 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: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON PAGE 2

NOTE:
STANDARD SET BACK FOR ALL LOTS IS AS FOLLOWS
FRONT: 20 FEET
SIDEYARD: 8 FEET
SIDEYARD ADJACENT TO ASTREET(CORNER LOT): 20 FEET
REAR YARD: 20 FEET

BUILDING HEIGHT: 40 FEET

NOTE:
10' WIDE PUBLIC UTILITY EASEMENT FOR FRONT PORTIONS OF DISPLAYED LOTS UNLESS OTHERWISE NOTED.

NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT.

NOTE: UNDER WEBER COUNTY LAND USE CODE (108-5-6(d)(2)), THE AGRICULTURAL OPEN SPACE PARCEL MAY BE INDIVIDUALLY OWNED REGARDLESS OF WHETHER THE PERSON OWNS A RESIDENTIAL LOT WITHIN THE PRUD.

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 ESTATES PHASE 1, 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 8TH OF MAY, 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 ESTATES PHASE 1, 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. FURTHER MORE THE UNDERSIGNED AGREE AND CONFER THAT UNDER LAND USE CODE (108-5-6(d)(2)), THE AGRICULTURAL OPEN SPACE PARCEL MAY BE INDIVIDUALLY OWNED REGARDLESS OF WHETHER THE PERSON OWNS A RESIDENTIAL LOT WITH IN THE PRUD.

SIGNED THIS ____ DAY OF _____, 2020

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, KIRT MERRILL (OWNER)

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

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 1119.23 FEET; THENCE N00°30'47"E 250.01 FEET; THENCE N89°07'58"W 177.60 FEET; THENCE N00°34'25"E 1025.57 FEET; THENCE S89°02'49"E 705.17 FEET; THENCE S89°02'21"E 357.93 FEET; THENCE S00°50'00"W 239.00 FEET; THENCE N89°02'21"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 27.00 FEET; THENCE S00°52'02"W 461.46 FEET TO THE POINT OF BEGINNING.

LESS AND & EXCEPTING THOSE AREAS WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE 3 AND HALCYON LAKE ESTATES PHASE 1.

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 WEST 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.

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS:
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

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

TYLOR BRENCHELY, A MEMBER OF WAKELESS 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: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS:
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS:
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS:
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

STONE PEAK CONSTRUCTION LLC KIRT MERRILL, OWNER

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS:
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

NANNEY, ADAM K & WF ELIZABETH M NANNEY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS:
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

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:
_____ 020, 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 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 _____, 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.

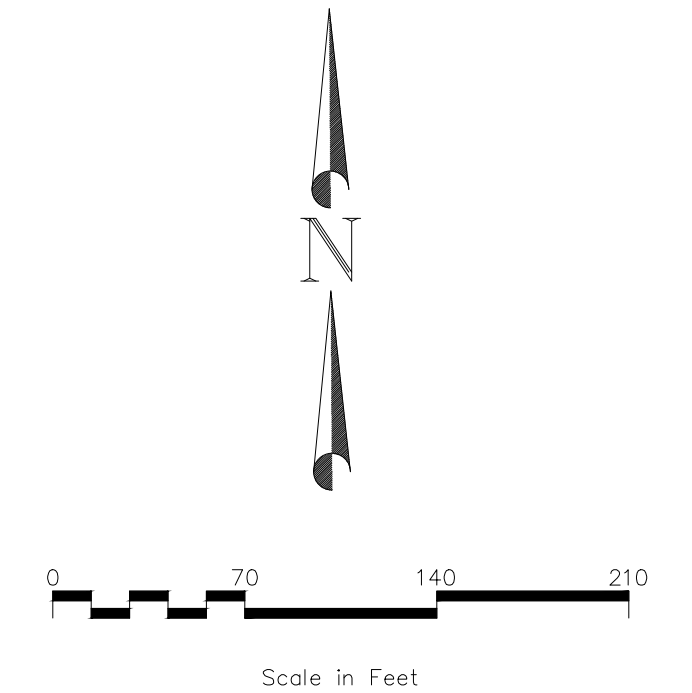
SIGNED THIS _____ DAY OF _____, 2020

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

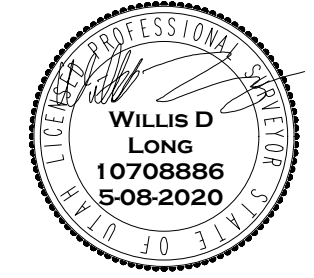
HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

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

Curve #	Length	Radius	CHORD DIST	CHORD BRG
C1	80.20	328.80	80.00	N13° 03' 19"E
C2	80.21	328.80	80.00	N27° 01' 385"E
C3	54.95	268.80	54.86	N28° 09' 27"E
C4	100.57	268.87	99.99	N11° 35' 00"E
C5	29.83	328.80	29.82	N3° 28' 04"E
C6	45.116	61.965	44.126	S70° 01' 14"W
C7	46.533	62.000	45.449	S27° 40' 24"W
C10	114.68	50.000	91.233	S66° 32' 14"W
C11	114.45	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	172.88	298.78	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	30.01	18.444	S18° 25' 03"W



- LEGEND**
- SET REBAR AND CAP MARKED "10708886"
 - SUBDIVISION LINE
 - LOT LINES
 - PUBLIC UTILITY / DRAINAGE EASEMENT
 - CENTER LINE
 - SECTION LINE
 - NO ACCESS (1800 SOUTH)
 - ⊕ SUBDIVISION MONUMENT
 - FENCE
 - ⊕ SECTION CORNER



NOTE: 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL FRONT PORTIONS OF DISPLAYED LOTS AND 5' WIDE EASEMENT ON THE SIDES WHERE SHOWN.

NOTE: DISTANCES TO STRUCTURES SHOWN. IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY

NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

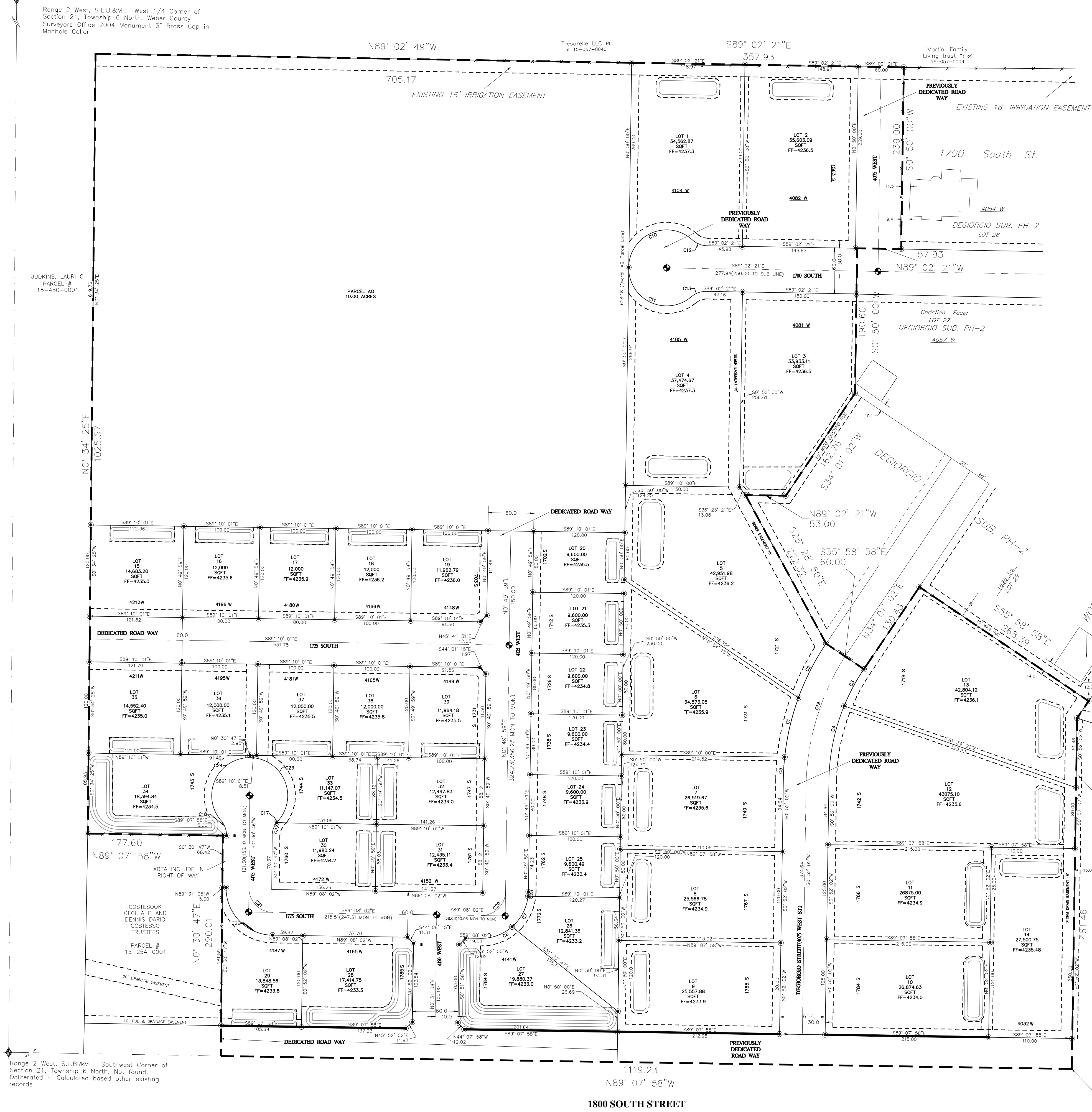
NOTE: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON THIS PAGE

NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT.

NOTE: ALL ROADS SHOWN ON SUBDIVISION PLAN ARE TO BE DEDICATED OR ALREADY HAVE BEEN DEDICATED PER HALCYON LAKE ESTATE PHASE 1.

Dated: 1963, +/- .04' 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"
Bress 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 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.



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

1119.23
N89° 07' 58"W

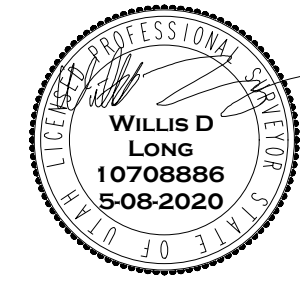
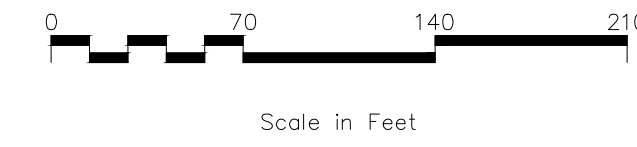
1800 SOUTH STREET

HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

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



PARCEL AG
10.00 ACRES



LEGEND

- SET REBAR AND CAP MARKED "10708886"
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY / DRAINAGE EASEMENT CENTER LINE
- SUBDIVISION MONUMENT

NOTE: THE PURPOSE OF THIS PAGE IS TO SHOW THE DIMENSIONS OF ALL DRAINAGE EASEMENTS AS THEY RELATE TO THE LOTS

NOTE: RADII SHOWN ON A RETENTION POND TYPICAL FOR ALL RADII WITH IN THAT RETENTION POND

1800 SOUTH STREET