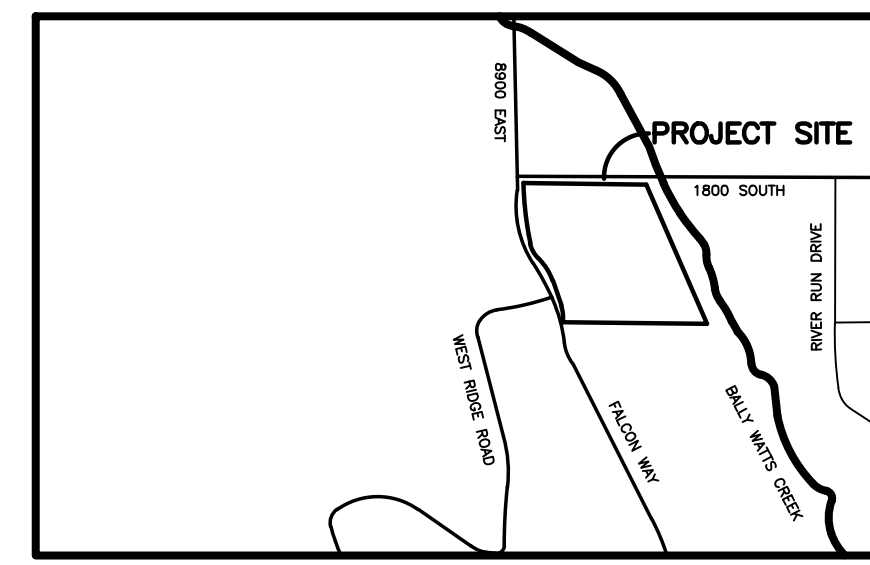


# FALCON CREST SUBDIVISION 1ST AMENDMENT

AMENDING STABLE, CORRALS AND TRAINING CENTER COMMON AREA

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH,  
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JUNE, 2021



VICINITY MAP

NOT TO SCALE

## BOUNDARY DESCRIPTION

PART OF THE STABLE, CORRALS AND TRAINING CENTER COMMON AREA, FALCON CREST SUBDIVISION, BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET AND THE EASTERLY LINE OF SAID STABLE, CORRALS AND TRAINING CENTER COMMON AREA, SAID POINT IS 641.97 FEET N89°21'10"W A LONG THE SECTION LINE AND 33.43 FEET S00°38'50"W FROM THE NORTH QUARTER CORNER OF SAID SECTION 28, AND RUNNING THENCE ALONG THE LOT LINES OF SAID STABLE, CORRALS AND TRAINING CENTER COMMON AREA THE FOLLOWING EIGHT (8) COURSES: (1) S23°35'39"E 749.81 FEET; (2) N89°20'25"W 710.75 FEET; (3) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 190.59 FEET, AN ARC LENGTH OF 84.12 FEET, A DELTA ANGLE OF 25°17'23", A CHORD BEARING OF N06°10'39"W, A RADIAL BEARING OF N83°31'58"W, AND A CHORD LENGTH OF 83.44 FEET; (4) N18°49'21"W 126.78 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 282.41 FEET, AN ARC LENGTH OF 134.14 FEET, A DELTA ANGLE OF 27°12'52", A CHORD BEARING OF N32°25'47"W, AND A CHORD LENGTH OF 132.88 FEET; (6) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 140.55 FEET, AN ARC LENGTH OF 83.46 FEET, A DELTA ANGLE OF 34°01'19", A CHORD BEARING OF N29°01'33"W, AND A CHORD LENGTH OF 82.24 FEET; (7) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1594.26 FEET, AN ARC LENGTH OF 301.34 FEET, A DELTA ANGLE OF 10°49'48", A CHORD BEARING OF N06°36'01"W, AND A CHORD LENGTH OF 300.90 FEET; (8) S89°20'25"E 606.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 460,828 SQUARE FEET OR 10.579 ACRES, MORE OR LESS.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND THE USE OF THE STABLE, CORRALS, AND TRAINING CENTER COMMON AREA OF THE FALCON CREST SUBDIVISION TO A RESIDENTIAL LOT. THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL SUBDIVISION PLAT WITH THE BASIS OF BEARINGS BEING BETWEEN THE NORTHWEST AND THE NORTH 1/4 CORNER OF THE SECTION AS SHOWN HEREON.

## BASIS OF BEARINGS

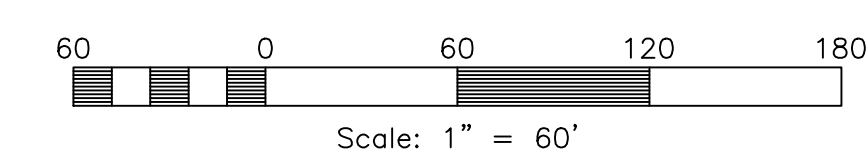
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH WEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°21'10"E

## NOTES

1. THE DUMPSTER EASEMENT IS IN FAVOR OF THE HOA, TO BE MAINTAINED BY THE SAME.
2. ACCESS TO LOT 13 SHALL BE OFF FALCON WAY, SOUTH OF THE ENTRANCE GATE SHOWN HEREON.
3. THE WATERLINE EASEMENT AND DRAINAGE EASEMENT SHOWN HEREON IS SCALED PER ORIGINAL PLAT. THE ORIGINAL PLAT DOES NOT SHOW DIMENSIONS FOR SAID EASEMENTS.
4. GEOLOGIC HAZARDS STUDIES MAY BE REQUIRED AS DEVELOPMENT OF THE LOT OCCURS.
5. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

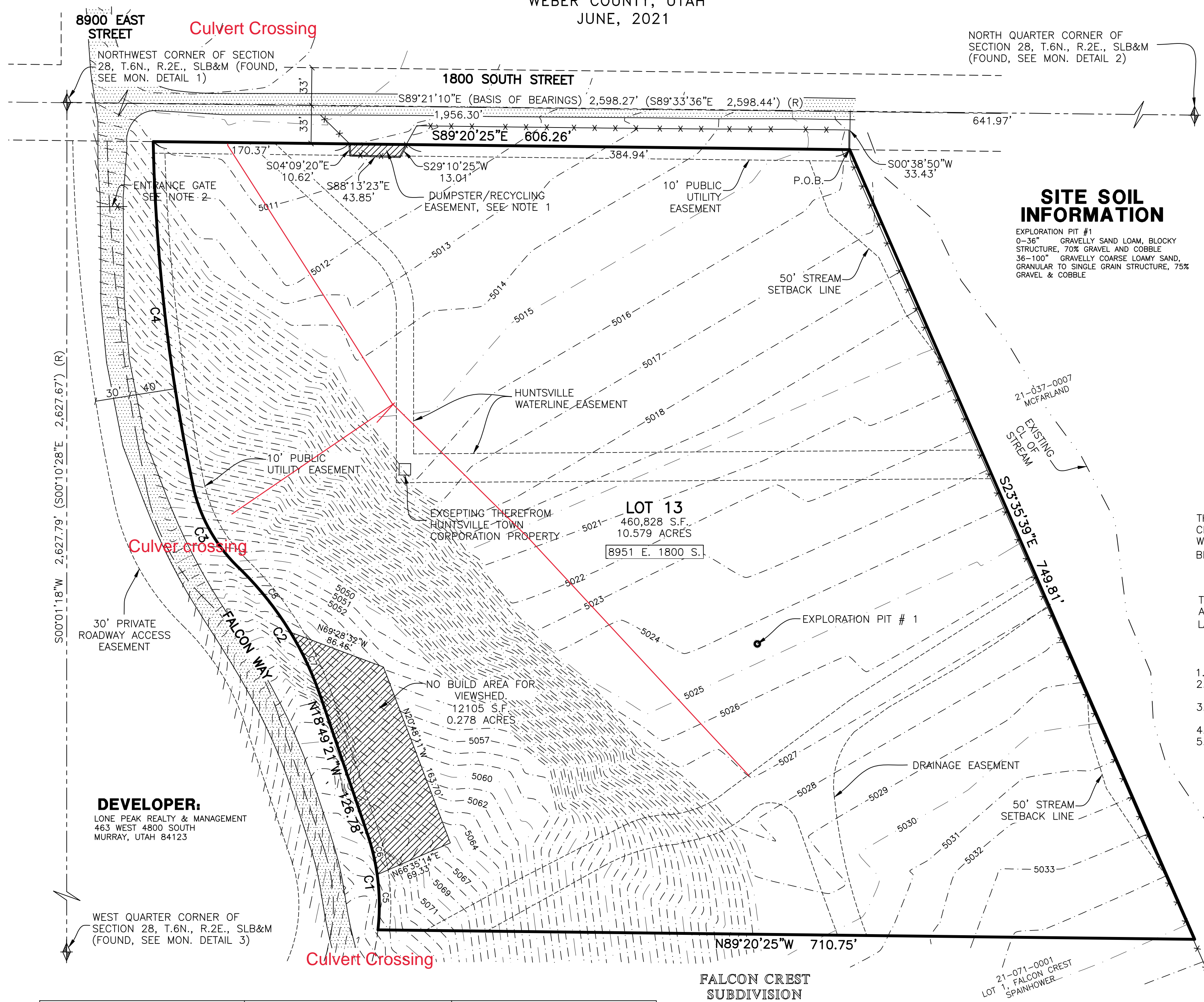
## LEGEND

- = SECTION CORNER
- = SET 5/8" x 24" REBAR AND CAP STAMPED REEVE & ASSOCIATES"
- (R) = RECORD COURSE/DISTANCE PER WEBER COUNTY
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE
- = EXISTING PAVEMENT
- = NO BUILD AREA (12,105 S.F., 0.278 AC.)



## SITE SOIL INFORMATION

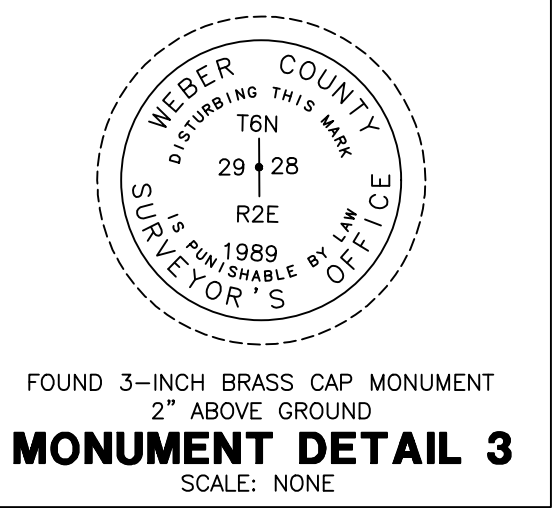
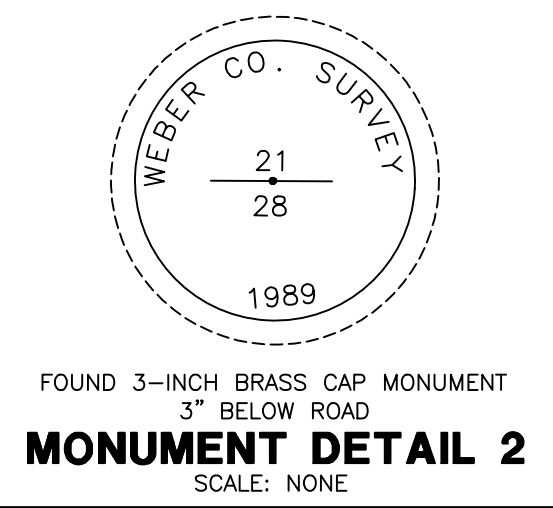
EXPLORATION PIT #1  
0-36" GRAVELLY SAND LOAM, BLOCKY STRUCTURE, 70% GRAVEL AND COBBLE  
36-100" GRAVELLY COARSE LOAMY SAND, GRANULAR TO SINGLE GRAIN STRUCTURE, 75% GRAVEL & COBBLE



## CURVE TABLE

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|----------|------------|--------------|---------------|-------------|---------|
| C1    | 190.59   | 84.12      | 83.44        | N06°10'39"W   | 25°17'23"   | 42.76   |
| C2    | 282.41   | 134.14     | 132.88       | N32°25'47"W   | 27°12'52"   | 68.36   |
| C3    | 140.55   | 83.46      | 82.24        | N29°01'33"W   | 34°01'19"   | 43.00   |
| C4    | 1,594.26 | 301.35     | 300.90       | N06°36'01"W   | 10°49'46"   | 151.13  |
| C5    | 190.59   | 48.23      | 48.10        | N00°46'57"W   | 14°29'59"   | 24.25   |
| C6    | 190.59   | 35.89      | 35.84        | N13°25'39"W   | 10°47'24"   | 18.00   |
| C7    | 282.41   | 62.01      | 61.88        | N25°06'45"W   | 12°34'49"   | 31.13   |
| C8    | 282.41   | 72.13      | 71.94        | N38°43'11"W   | 14°38'03"   | 36.26   |

**DEVELOPER:**  
LONE PEAK REALTY & MANAGEMENT  
463 WEST 4800 SOUTH  
MURRAY, UTAH 84123



**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

**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.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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\_\_\_\_.

WEBER COUNTY SURVEYOR

**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\_\_\_\_.

WEBER COUNTY ATTORNEY

**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 \_\_\_\_\_, 20\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy.

**Project Info.**  
Surveyor: T. HATCH  
Designer: A. INABNIT  
Begin Date: 12-23-2019  
Name: FALCON CREST SUB. 1ST AMD  
Number: 6183-02  
Revision: 5-18-21 E.R.  
Scale: 1"=100'  
Checked: \_\_\_\_\_

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

**SURVEYOR'S CERTIFICATE**  
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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 FALCON CREST SUBDIVISION 1ST AMENDMENT 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\_\_\_\_.

9031945  
UTAH LICENSE NUMBER TREVOR J. HATCH

**OWNERS DEDICATION AND CERTIFICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY CHANGE THE USE OF SAID PARCEL INTO A LOT AND AS SHOWN ON THE PLAT AND NAME SAID TRACT FALCON CREST SUBDIVISION 1ST AMENDMENT, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY GRANT TO THE HOA OF FALCON CREST SUBDIVISION A DUMPSTER EASEMENT AS SHOWN HEREON, TO MAINTAINED BY THE HOA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FALCON CREST HOMEOWNERS ASSOCIATION

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC