

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**September 1, 2021
4:00 to 5:00 p.m.**

1. **UVH063021** – Final approval of The Highlands at Wolf Creek Phase 4, 1st Amendment
Staff Presenter: Steve Burton; Applicant: Ray Bertoldi
2. **UVF032621** - Final approval of Falcon Crest Subdivision 1st Amendment
Staff Presenter: Steve Burton; Applicant: Kirk Dulaney

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401 & via Zoom Video Conferencing at this link

<https://us02web.zoom.us/j/86297207472>



In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Highlands at Wolf Creek Subdivision Phase 4, 1st amendment.

Agenda Date: Wednesday, September 1, 2021

Applicant: Ray Bertoldi

File Number: UVH063021

Property Information

Approximate Address: 3934 N. Zermatt St, Eden, UT, 84310

Project Area: 0.54 acres

Zoning: F-5

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-219-0007

Township, Range, Section: 7N, 1E, Sec 23

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
 801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 3, Residential Estates (RE-15) zone.
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The purpose of this application is to change the access point for Lot 47 of the Highlands at Wolf Creek from Zermatt Street to Elkridge Trail. The Weber Fire District, County Surveyor's Office, and County Engineering Division have approved the proposal.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Residential Estates RE-15 Zone. The purpose and intent of the Residential Estates zone is identified in the LUC §104-3-1 as:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

The existing lot 47 will not change lot width or size. The only proposed change is to allow access off Elk Ridge Trail, for which the lot has 175 feet of lot width.

Culinary Water, Secondary Water, and Sanitary Sewer: This lot received water, sewer, and secondary approvals when it was originally entitled in 2004. Culinary, secondary, and sewer services are provided by Wolf Creek Water and Sewer Improvement District. The owner will need to obtain connection approval letters from the district before a building permit can be approved.

Sensitive Lands: There are no streams located on or near the lot. The lot is minimally impacted by the geologic hazard layer. If a dwelling is proposed in the geologic hazards area, a geologic hazards study will need to be submitted with a building permit application.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have approved the proposal.

Staff Recommendation

Staff recommends final approval of Highlands at Wolf Creek Subdivision Phase 4, 1st amendment. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of UVH063021 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Weber County Planning Director

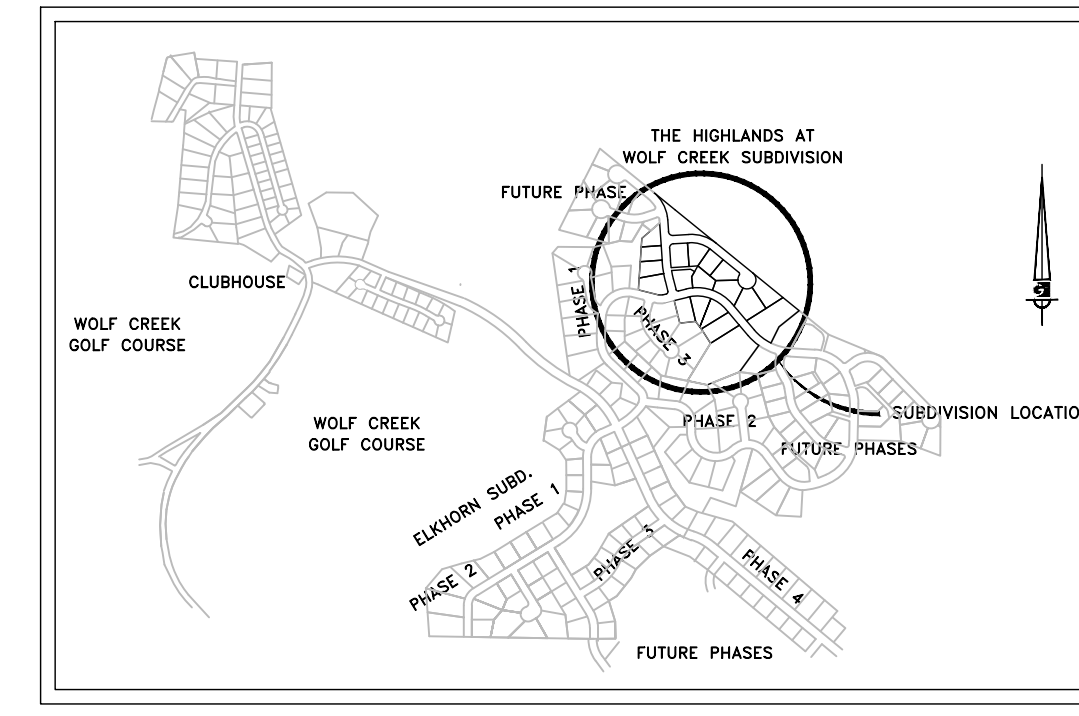
Exhibits

- A. Proposed amended plat

Location Map 1



THE HIGHLANDS AT WOLF CREEK, PHASE 4 FIRST AMENDMENT
AMENDING LOT 47
PART OF THE WEST 1/2 OF SECTION 23
T7N, R1E, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
JULY 2021



VICINITY MAP

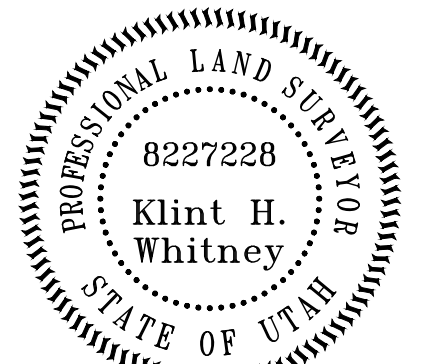
BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 47 OF THE HIGHLANDS AT WOLF CREEK PHASE 4 AND AT A POINT ON THE NORTH RIGHT-OF-WAY LINE BEING LOCATED NORTH 82°52'01" EAST 35.84 FEET FROM THE STREET CENTERLINE MONUMENT OF ELK RIDGE TRAIL; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOLLOWING TWO (2) CURVES; (1) NORTH 40°18'50" WEST 19.62 FEET; (2) ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT 175.04 FEET, HAVING A CENTRAL ANGLE OF 30°23'27" WITH A CHORD BEARING NORTH 55°30'33" WEST 172.99 FEET TO THE EAST LOT LINE OF LOT 46 OF SAID SUBDIVISION; THENCE ALONG SAID LOT LINE NORTH 19°17'43" EAST 74.24 FEET TO THE SOUTH LOT LINE OF LOT 50 OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LOT LINE NORTH 88°54'08" EAST 159.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ZERMATT STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 70.70 FEET, HAVING A CENTRAL ANGLE OF 62°19'11" WITH A CHORD BEARING SOUTH 32°15'28" EAST 67.27 FEET TO THE WEST LOT LINE OF LOT 48 OF SAID SUBDIVISION; THENCE ALONG SAID WEST LOT LINE SOUTH 26°34'57" WEST 144.43 FEET TO THE POINT OF BEGINNING, CONTAINING 23,565 SQUARE FEET OR 0.54 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS THE HIGHLANDS AT WOLF CREEK FIRST AMENDMENT PHASE 4, FIRST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.



KLINT H. WHITNEY, PLS. NO. 8227228

DATE _____ SIGNATURE _____ SEAL _____

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE HIGHLANDS AT WOLF CREEK, PHASE 4 FIRST AMENDMENT

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. AND 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, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE _____ DAY OF _____, 2021

AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998

BY: JAMES GORDON AUCHINCLOSS, TRUSTEE

BY: BELITA ONG, TRUSTEE

Prepared By:

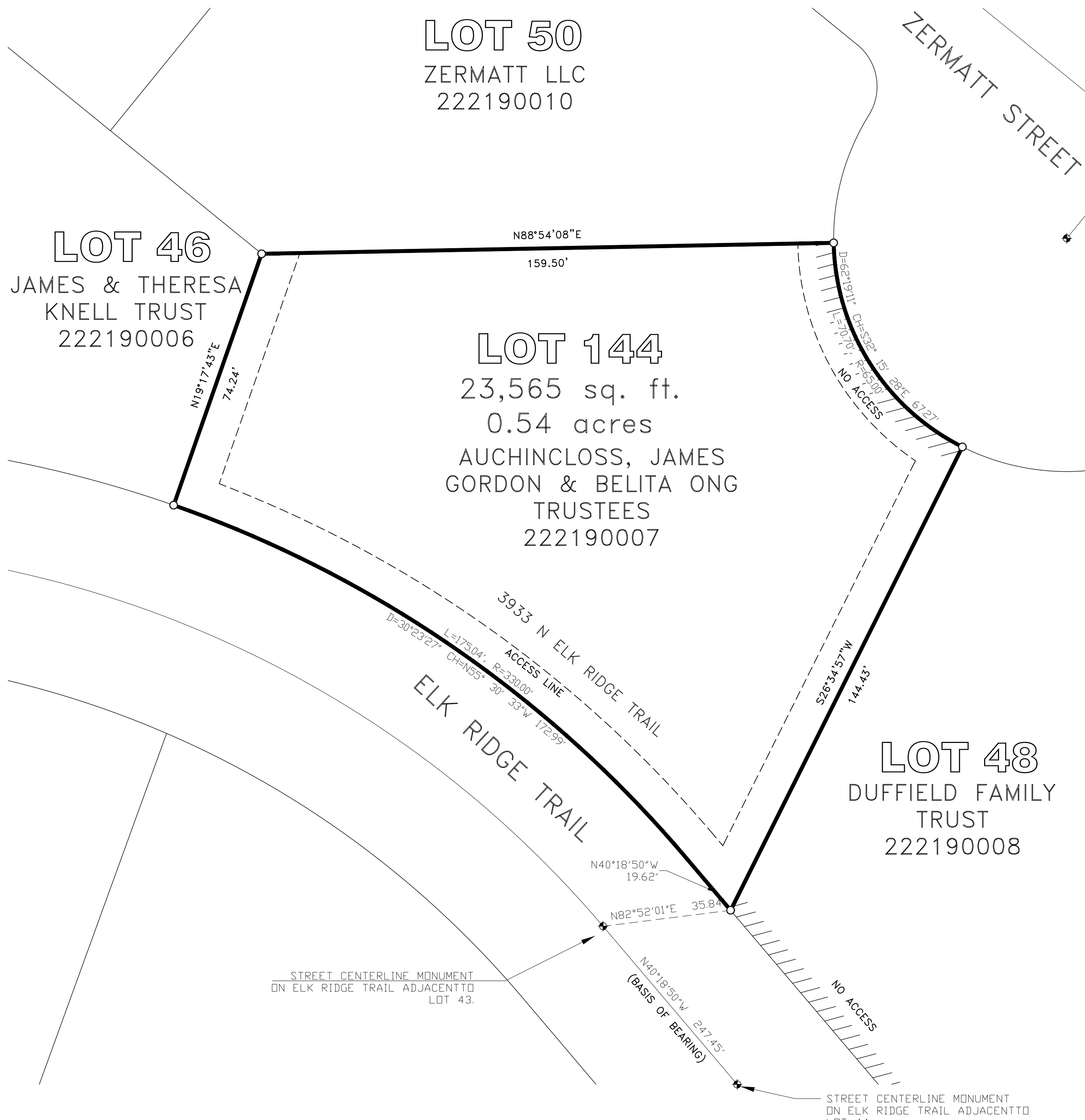
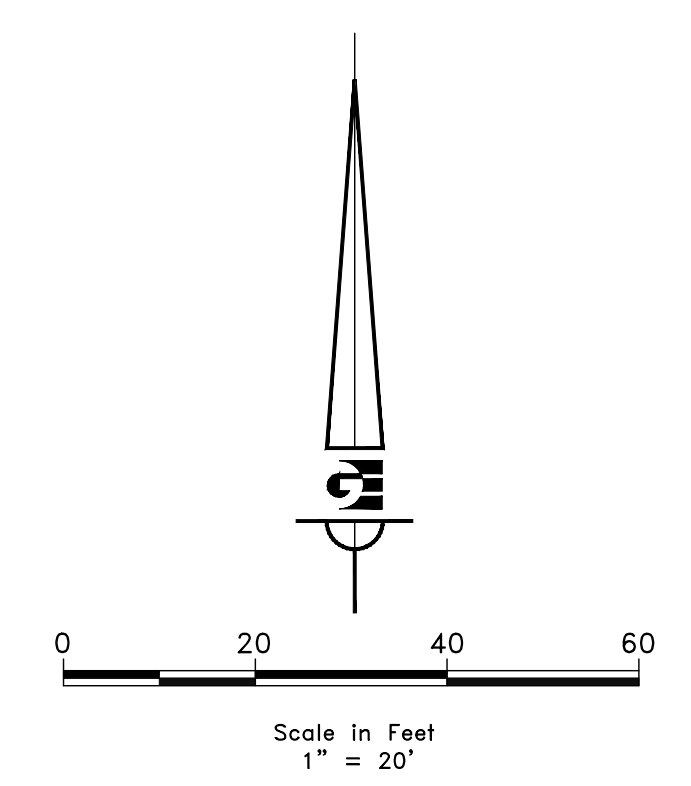


988 E CHAMBERS, SUITE 5
SOUTH OGDEN, UT 84403
(801) 476-0202

COUNTY RECORDER

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

DEVELOPER:
RAY BERTOLDI



- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ EXISTING STREET MONUMENT
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- - - EASEMENT

NOTES:

- #5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL REAR PROPERTY CORNERS
- NAILS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS
- 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.
- THE SUBDIVISION BOUNDARY SHALL BE SET AS REQUIRED BY STATE CODE
- A PORTION OF THIS LOT IS LOCATED IN A MAPPED GEOLOGIC HAZARD AREA AND GEOLOGIC OR GEOTECHNICAL STUDIES MAY BE REQUIRED BEFORE BUILDING PERMITS WILL BE ISSUED FOR THE LOT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE NO ACCESS LINE TO THE EAST SIDE OF LOT 105 OF THE HIGHLANDS AT WOLF CREEK PHASE 7 AND PROVIDE ACCESS TO THE WEST SIDE OF SAID LOT 105 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RAY BERTOLDI. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN ON THE HIGHLANDS AT WOLF CREEK PHASE 7. THE BASIS OF BEARING IS THE STREET CENTERLINE OF ELK RIDGE TRAIL WHICH BEARS NORTH 40°18'50" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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 _____, 2021

 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2021

 SIGNATURE

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 _____, 2021

 CHAIRMAN, WEBER COUNTY COMMISSION
 ATTEST: _____
 TITLE: _____

ACKNOWLEDGEMENT
 STATE OF UTAH)
)
 COUNTY OF WEBER)
 On this _____ day of _____, 2021, personally appeared before me BELITA ONG, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Trustee of AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BELITA ONG acknowledged to me that said Trust executed the same.

 STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT
 STATE OF UTAH)
)
 COUNTY OF WEBER)
 On this _____ day of _____, 2021, personally appeared before me JAMES GORDON AUCHINCLOSS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Trustee of AUCHINCLOSS & ONG FAMILY TRUST, DATED 5/5/1998, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JAMES GORDON AUCHINCLOSS acknowledged to me that said Trust executed the same.

 STAMP _____ NOTARY PUBLIC

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 _____, 2021

 SIGNATURE

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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
 SIGNED THIS _____ DAY OF _____, 2021

 SIGNATURE



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on the application for final approval of Falcon Crest Subdivision 1 st Amendment
Agenda Date:	Wednesday, September 1, 2021
Applicant:	Kirk Dulaney
File Number:	UVF032621

Property Information

Approximate Address:	8951 E 1800 S, Huntsville
Project Area:	10.579 acres
Zoning:	FV-3
Existing Land Use:	Common Area
Proposed Land Use:	Residential
Parcel ID:	21-071-0004
Township, Range, Section:	T6N, R2E, Section 28

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14, Forest Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

This is a proposal to plat the common area within the Falcon Crest Subdivision as a subdivision lot for a single-family dwelling. The original Falcon Crest Subdivision was not part of a cluster subdivision or PRUD that required open space. The developer at the time wanted to have common area meant as horse and stable property for the other 12 residential lots. Since the original subdivision did not require open space, the owners of common area, including all lot owners, are proposing to plat the common area as a building lot.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Valley (FV-3) Zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The proposed building lot is 10.579 acres, exceeding the zoning minimum of 3 acres. The proposed building lot is 600 feet in width, exceeding the zoning minimum of 150 feet.

Sensitive Lands: A seasonal stream runs along the east boundary of this lot. The 50 foot stream corridor setback is shown on the proposed plat. A portion of the lot is located in the geologic hazards area. The applicant has provided a geologic hazards evaluation that was prepared by AGECE, Applied Geotech. The report indicates there was no evidence of geologic hazards identified on the site during the reconnaissance dated May 15, 2020. The report does indicate that "slope stability should be evaluated if the house will be built within 30 feet of the steep slope that extends through the central portion of the property" (Hawkes, 2020).

Culinary Water, Secondary Water, Septic System approvals: The applicant has provided documentation from the Falcon Crest Water Company, which is served by a private well (Exhibit B). The Water Company documentation indicates that the common area was assigned the same water rights as the other 12 lots (Article VI). When the original development was platted, the developer secured 39 acre feet of water for all 13 lots. This means that approximately three acre feet of water have been assigned to the common area lot. This exceeds the minimum required one acre-foot for lots served by private wells.

According to the Falcon Crest Water Company documentation, the shared private well within this subdivision will provide secondary water to the new residence. The applicant has provided a feasibility letter from the Health Department for the proposed septic system.

Public Street Infrastructure: The county subdivision ordinance states that terminal streets shall have a maximum length of 650 feet and serve a maximum of 14 lots. The private street from which this lot gains access is considered a terminal street that serves 12 residential lots. The inclusion of this lot will mean that the private street serves 13 lots. This street is longer than 650 feet, however, the development was previously approved with this terminal street length.

Review Agencies: The Weber County Engineering Division and Weber Fire District have approved the proposal. The Surveyor's office will review the final plat once administrative approval of the subdivision is granted.

Staff Recommendation

Staff recommends final approval of Falcon Crest Subdivision 1st Amendment. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of UVF032621 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Weber County Planning Director

Exhibits

A. Proposed amended plat

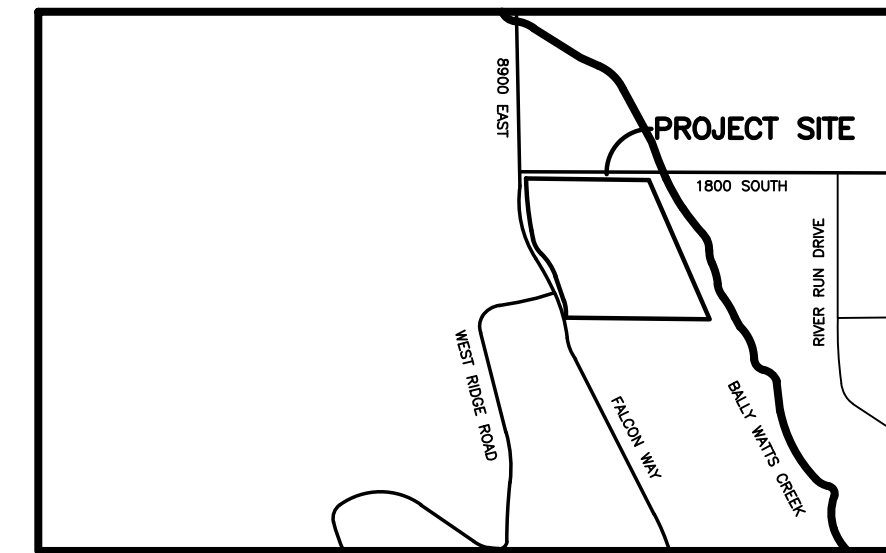
Location Map 1



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 NINE (9) 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, AND A CHORD LENGTH OF 83.44 FEET; (4) N18°49'21"W 126.78 FEET; THENCE 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; (5) 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; (6) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1594.26 FEET, AN ARC LENGTH OF 42.42 FEET, A DELTA ANGLE OF 01°31'28", A CHORD BEARING OF N11°15'09"W, AND A CHORD LENGTH OF 42.41 FEET; (7) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1594.69 FEET, AN ARC LENGTH OF 129.46 FEET, A DELTA ANGLE OF 04°39'05", A CHORD BEARING OF N08°09'53"W, AND A CHORD LENGTH OF 129.43 FEET; (8) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1593.84 FEET, AN ARC LENGTH OF 129.46 FEET, A DELTA ANGLE OF 04°39'14", A CHORD BEARING OF N03°30'43"W, AND A CHORD LENGTH OF 129.43 FEET; (9) 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

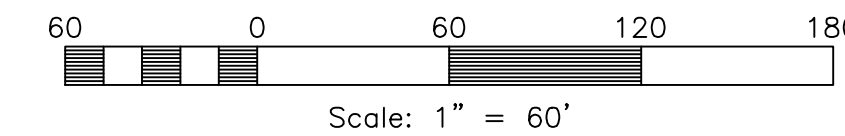
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH WEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°21'10"E

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

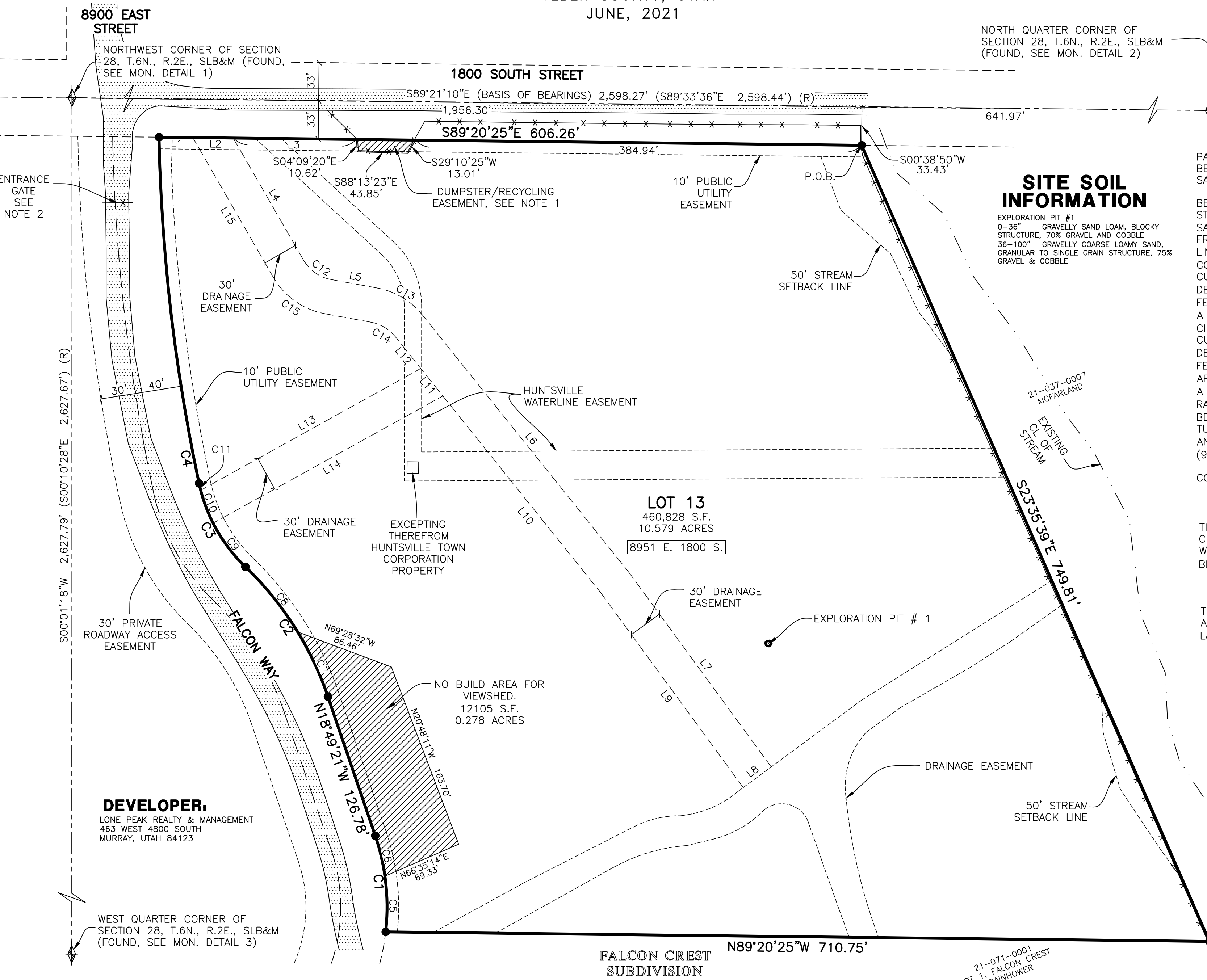
- = SECTION CORNER
- = SET 5/8" x 24" REBAR AND CAP STAMPED REEVE & ASSOCIATES"
- (R) = RECORD COURSE/DISTANCE PER WEBER COUNTY
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE
- = EXISTING PAVEMENT
- = NO BUILD AREA (12,105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



Scale: 1" = 60'

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



FALCON CREST SUBDIVISION
N89°20'25"W 710.75'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	190.59'	84.12'	83.44'	42.76'	N06°10'39"W	25°17'23"
C2	282.41'	134.14'	132.88'	66.36'	N32°25'47"W	27°12'52"
C3	140.55'	83.46'	82.24'	43.00'	N29°01'33"W	34°01'19"
C4	1594.26'	42.42'	42.41'	21.21'	S11°15'09"E	1°31'28"
C5	190.59'	48.23'	48.10'	24.25'	N00°46'57"W	14°29'59"
C6	190.59'	35.89'	35.84'	18.00'	N13°25'39"W	10°47'24"
C7	282.41'	62.01'	61.88'	31.13'	N25°06'45"W	12°34'49"
C8	282.41'	72.13'	71.94'	36.26'	N38°43'11"W	14°38'03"
C9	140.55'	47.07'	46.85'	23.76'	N36°26'33"W	19°11'19"
C10	140.55'	30.38'	30.32'	15.25'	N20°39'22"W	12°23'01"
C11	140.55'	6.01'	6.01'	3.00'	N13°14'22"W	2°26'59"
C12	35.00'	30.35'	29.41'	16.20'	S54°47'02"E	49°41'12"
C13	65.00'	46.40'	45.42'	24.24'	S59°10'45"E	40°53'48"
C14	35.00'	24.98'	24.46'	13.05'	N59°10'45"W	40°53'48"
C15	65.00'	56.37'	54.62'	30.09'	N54°47'02"W	49°41'12"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°20'25"E	29.22'
L2	S89°20'25"E	34.85'
L3	S89°20'25"E	106.30'
L4	S29°36'26"E	121.40'
L5	S79°37'39"E	40.27'
L6	S38°43'51"E	284.33'
L7	S36°10'E	208.52'
L8	S53°32'17"W	30.00'
L9	N36°10'W	208.00'
L10	N38°43'51"W	218.09'
L11	N38°43'51"W	30.44'
L12	N38°43'51"W	35.13'
L13	S61°01'35"W	217.09'
L14	N61°01'35"E	226.63'
L15	N29°56'26"W	139.14'

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 AFFECT.

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

Webber County Recorder

Entry No. _____ Fee Paid _____

Filed For Record _____

And Recorded, _____

At _____ in Book _____

Of The Official Records, Page _____

Recorded For: _____

Webber County Recorder _____ Deputy.

Project Info.

Surveyor: T. HATCH

Designer: A. ANBIT

Begin Date: 12-23-2019

Name: FALCON CREST SUB.

1ST AMEND

Number: 6183-02

Scale: 7-12-21 E.R.

1"=100'

Checked: _____

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-associ.com

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 THAT THEY ARE _____ 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

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