

For subdivisions that are located in incorporated 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).

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. WCO 106-1-5(a)(6) Boundaries

Saddlewood Estates

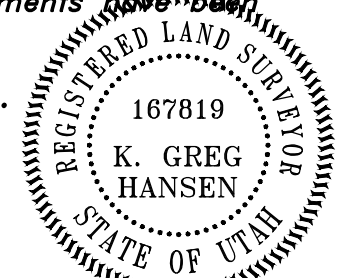
Weber County, Utah
 A Part of the Northwest Quarter of Section 29,
 Township 6 North, Range 2 West, Salt Lake Base & Meridian
 July 2021

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)

curve data for C4 does not match

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and 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 have hereby subdivided said tract into twenty seven (27) lots and Parcel "A", Parcel "B" and Parcel "C", known hereafter as Saddlewood Estates in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground. I further hereby 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 _____, 2021.

K. Greg Hansen P.L.S.
 Utah Land Surveyor License No. 167819

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 SOUTH STREET LOCATED 645.00 FEET SOUTH 00°41'31" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SECTION 29;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 89°43'15" EAST (NORTH 89°19' EAST BY RECORD) 1128.50 FEET; (2) SOUTH 88°43'45" EAST (SOUTH 89°08' EAST BY RECORD) 171.00 FEET; AND (3) SOUTH 82°14'45" EAST (SOUTH 82°39' EAST BY RECORD) 111.66 FEET TO THE WEST BOUNDARY LINE OF THE DAVID K. ESSIG PROPERTY, TAX ID. NO. 15-079-0036; THENCE ALONG SAID WEST BOUNDARY LINE SOUTH 00°24'13" WEST 343.62 FEET (SOUTH 363.00 FEET BY RECORD) TO THE WALKER SLOUGH; THENCE ALONG SAID WALKER SLOUGH SOUTH 38°55'50" WEST 439.15 FEET (SOUTH 38°14'19" WEST 398.00 FEET BY RECORD) TO THE NORTHWEST CORNER OF THE BOTTOMS SUBDIVISION, FILED AS ENTRY NO. 1661740 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE WEST BOUNDARY LINE OF SAID THE BOTTOMS SUBDIVISION THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 27°41'58" WEST 56.30 FEET; (2) SOUTH 28°41'04" WEST 78.52 FEET; (3) SOUTH 25°11'31" WEST 73.52 FEET; (4) SOUTH 27°58'32" WEST 171.97 FEET; AND (5) SOUTH 25°12'18" WEST 133.14 FEET TO THE NORTH BOUNDARY LINE OF THE HOLGATE SUBDIVISION FILED AS ENTRY NO. 1506237 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES; (1) NORTH 89°27'49" WEST 68.30 FEET; (2) SOUTH 00°43'08" EAST 208.75 FEET; (3) NORTH 89°30'04" WEST 386.94 FEET; (4) SOUTH 33°34'16" WEST 78.65 FEET; AND (5) NORTH 88°42'31" WEST 420.29 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°41'31" EAST (NORTH BY RECORD) 150.00 FEET TO THE SOUTHWEST CORNER OF THE PINEAE GREENHOUSES, INC. PROPERTY, TAX ID. NO. 15-079-0112; THENCE ALONG SAID PINEAE GREENHOUSES, INC. PROPERTY THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°18'29" EAST (EAST BY RECORD) 288.75 FEET; (2) NORTH 00°41'31" EAST (NORTH BY RECORD) 577.50 FEET; AND (3) NORTH 89°18'29" WEST (WEST BY RECORD) 288.75 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°41'31" EAST 689.59 FEET (NORTH 677 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 33.19 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

The undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract Saddlewood Estates, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, Parcel "A", storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, detention basins, 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 erected within such easements.

Signed this _____ day of _____, 2021.

SADDLEWOOD REAL ESTATE LLC BY SHANE BARTHLOME, REGISTERED AGENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
) §
 COUNTY OF BOX ELDER)

On this _____ day of _____, 2021, personally appeared before me, Shane Barthlome, who being by me duly sworn did say and acknowledge that he is a registered agent of Saddlewood Real Estate LLC, a Utah Corporation, which Corporation is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Board of Directors, the Articles of Incorporation, and/or the Corporate Bylaws.

Notary Public

WEBER COUNTY RECORDER

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

NARRATIVE

The purpose of this survey was to establish and set the property corners of the 27 Lot and 3 Parcel Subdivision as shown and described hereon. This survey was ordered by Ryan Stokes. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 29, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the west line of the northwest quarter of said Section which bears South 00°41'31" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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 _____, 2021.

WEBER COUNTY SURVEYOR

I Herby 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.

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 Herby Approved and Accepted by the Commissioners of Weber County Utah

Signed this _____ Day of _____, 2021.

Chairman, Weber County Commission

Attest

Weber County Surveyor

Weber County Attorney

Weber-Morgan Health Department

need North South Dimension or Entry #/ book and page

With True Easement Ex. No. 13

The existing location, widths, and other dimensions of all existing or platted exceptional topography and other important features within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) existing road or right of way along east Boundary is and is it a right of way for Holgate Subdivision or slough?

Randy J. Repelate
 15-081-0021

NOTES:

PLAT NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' WIDE UNLESS OTHERWISE NOTED.
- PARCEL "A" IS FOR A DETENTION BASIN.
- PARCEL "B" IS TO BE DEEDED TO LOT 10, HOLGATE SUBDIVISION.
- PARCEL "C" IS TO BE DEEDED TO LOT 9, HOLGATE SUBDIVISION.

5- REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.

WEBER COUNTY ENGINEER

I Herby 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.

Signed this _____ Day of _____, 2021.

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.

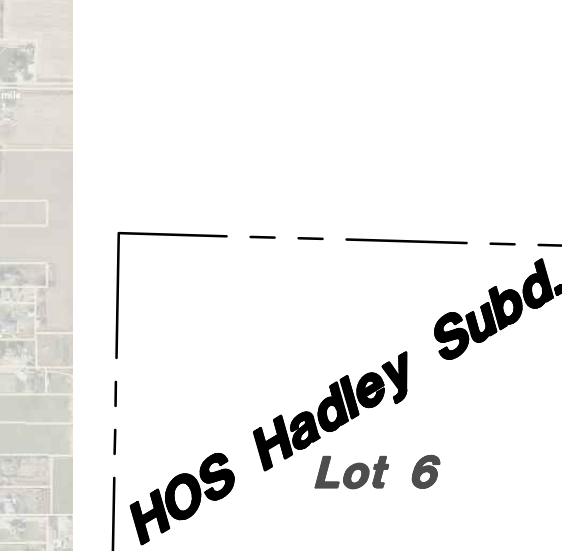
Signed this _____ Day of _____, 2021.

Chairman, Weber County Planning Commission

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) See addressing review for street # and lot addressing

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) if see addressing review

Pineae Greenhouses, Inc.
 15-079-0112



Vicinity Map

Developer:
 Ryan Stokes
 Pary City, Utah 84302
 801-730-4334

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