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

Average Lot Size Table							
Lot #	Square Footage	Acres	Width	L15	40,712 S.F.	0.935 AC.	212.55'
L1	42,494 S.F.	0.976 AC.	173.59'	L16	40,809 S.F.	0.937 AC.	212.55'
L2	45,105 S.F.	1.035 AC.	179.42'	L17	40,809 S.F.	0.937 AC.	212.55'
L3	40,887 S.F.	0.939 AC.	211.38'	L18	40,915 S.F.	0.939 AC.	259.92'
L4	40,757 S.F.	0.936 AC.	209.99'	L19	40,476 S.F.	0.929 AC.	245.50'
L5	40,910 S.F.	0.939 AC.	213.53'	L20	36,586 S.F.	0.840 AC.	192.04'
L6	49,524 S.F.	1.137 AC.	189.28'	L21	40,945 S.F.	0.940 AC.	243.51'
L7	50,480 S.F.	1.159 AC.	185.07'	L22	41,946 S.F.	0.963 AC.	172.16'
L8	40,809 S.F.	0.937 AC.	212.55'	L23	50,787 S.F.	1.166 AC.	150.00'
L9	40,809 S.F.	0.937 AC.	212.55'	L24	60,641 S.F.	1.392 AC.	195.70'
L10	40,520 S.F.	0.930 AC.	211.04'	L25	62,187 S.F.	1.428 AC.	153.11'
L11	40,552 S.F.	0.931 AC.	219.49'	L26	36,446 S.F.	0.837 AC.	186.93'
L12	40,881 S.F.	0.938 AC.	224.84'	L27	36,654 S.F.	0.842 AC.	198.67'
L13	39,249 S.F.	0.901 AC.	209.35'	TOTAL:	1,163,593 S.F.	26.74 AC.	5499.27'
L14	40,703 S.F.	0.934 AC.	212.00'	AVG:	43,096 S.F.	.989 AC.	203.67'

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture 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 agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

PLAT NOTES:

1 – ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' WIDE UNLESS OTHERWISE NOTED.

2 – PARCEL "A" IS FOR A DETENTION BASIN.

3 – PARCEL "B" IS TO BE DEEDED TO LOT 10, HOLGATE SUBDIVISION.

4 – 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.

6– LOTS 25, 26, & 27 WILL PIPE THE EXISTING SLOUGH ACROSS THE ENTIRETY OF THEIR LOT.

7– FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106–2–4.2 OF THE WEBER COUNTY CODE.

8– LOTS 1, 12, & 13 SHALL ACCESS OFF OF 5050 WEST – ACCESS IS NOT PERMITTED NOW OR IN THE FUTURE FROM THE WEST SIDE OF SAID LOTS. (COUNTY CODE 106–2–4.1)

9– THE PRIMARY ACCESS FOR LOTS 1–6 WILL BE FROM THE INTERNAL SUBDIVISION STREETS 4950 WEST, 5000 WEST, & 5050 WEST.

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 theses 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
Chairman, Weber County Planning Commission

Line Table		
Line #	Bearing	Distance
L1	S 88°43'45" E	171.00'
L2	S 82°14'45" E	111.66'
L3	S 27°41'58" W	56.30
L4	S 28°41'04" W	78.53'
L5	S 25°11'31" W	73.52'
L6	S 07°43'31" E	23.59'
L7	S 00°24'13" W	9.48'
L8	S 82°16'29" E	19.75'
L9	S 38°35'55" W	6.71'
L10	S 34°40'03" E	50.17'
L11	N 88°42'50" W	110.00'
L12	N 86°49'08" W	149.54'
L13	N 89°51'32" W	187.17'
L14	N 89°24'07" W	219.32'

Scale: 1" = 100'

0 100 200

Scale in Feet
(Data in Parentheses is Record)

Randy J. Rapelato
15–081–0021

Pineae Greenhouses, Inc.
15–079–0112

Pineae Greenhouses, Inc.
15–079–0112

Northwest Corner of Sec. 29, T. 6 N., R. 2 W., SLB&M. Found Weber County 3" Brass Cap Mon. dated 1963 in fair condition.

6' Wide Tele Easement Entry No. 862496, Bk. 1407, at Pg. 1374,

West Quarter Corner of Sec. 29, T. 6 N., R. 2 W., SLB&M. Found Weber County 3" Brass Cap Mon. dated 1980 in fair condition.

Section Line – Basis of Bearing

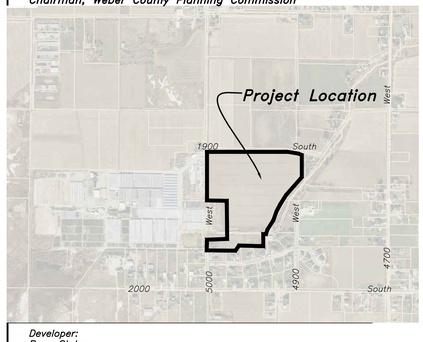
David K. & Carly Easig
15–079–0036

Kirk & Karissa Jardine
15–079–0111

Lot 1 (Entry No. 166174O)

HOS Hadley Subd.
Lot 6

Holgate Subd.
(Entry No. 1506237)



Developer:
Ryan Stokes
Perry City, Utah 84302
801–730–4334

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723–3491 (801) 399–4905 (435) 752–8272
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20–162 20–162 V19 fp.dwg 07/27/21

TAYLOR WEBER WEST WATER APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by Taylor West Weber Water.

Signed this_____, Day of_____, 2021.

Manager

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_____, 2021.

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_____, 2021.

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_____, 2021.

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_____, 2021.

Weber–Morgan Health Department

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 statues 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 363.0' BY RECORD) TO THE WALKER SLOUGH; THENCE ALONG SAID WALKER SLOUGH SOUTH 38°55'50" WEST 439.15 FEET (SOUTH 38°14'19" WEST 398.0 FEET BY RECORD) TO THE NORTHWEST CORNER OF THE BOTTOMS SUBDIVISION, FILED AS ENTRY NO. 166174O 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 78.53 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

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 Heron 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 To Weber County The Public Utility Easements (Pue) As Shown Hereon For Public And Private Utilities, Including Provision For Drainage And Irrigation Purposes – The Same To Be Used For The Installation, Maintenance And Operation Of Public And Private Utility Lines And Appurtenances As May Be Authorized By Weber County And/Or The Lot Owners. No Buildings Or Structures Shall Be Erected Within The Public Utility Easements. We Hereby Dedicate The Detention Pond Easement As Shown Hereon, As An Easement For Storm Drainage Purposes, To Lot 27 and Weber County; Lot 27 Will Own In Fee Simple The Detention Pond Easement And Be Responsible For It's Maintenance. We Further Dedicate A Slough Access Easement To Weber County Across Lot 24. We Hereby Declare The Plat Notes As Shown Hereon To Be Effective And Binding.

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

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Centerline
- Public Utility Easement (PUE)
- Building Set Back Linie
- Fence Line (Wire)
- Street Monument to be set
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner
- Roadway Dedication

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 RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____ _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

COUNTY RECORDER

BY:_____
DEPUTY