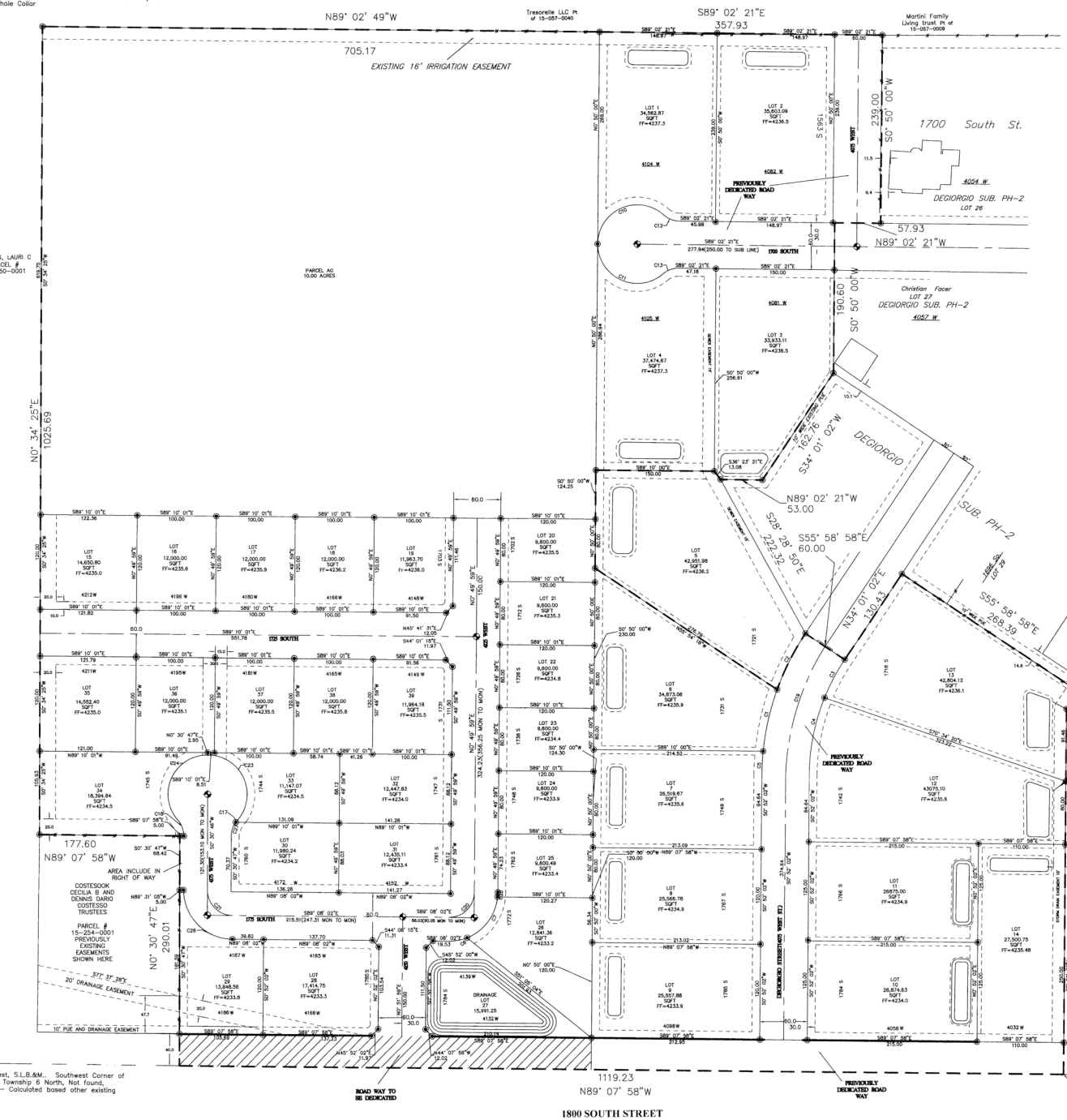
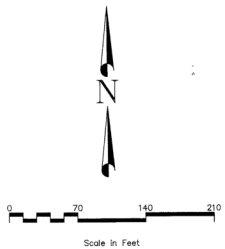
HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

Part of the SW Quarter of Section 21, Township 6 Nor
Range 2 West S.L.B&M
Weber County, Utah

ge 2 West, S.L.B.&M.. West 1/4 Corner of
tion 21, Township 6 North, Weber County
veyors Office 2004 Monument 3" Brass Cap in
hole Collar



Curve Table			
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	23.66	62.000	23.52 S79° 56' 24"W
C7	67.99	62.000	64.63 S37° 35' 07"W
C10	114.894	50.000	91.233 S66° 32' 14"W
C11	114.536	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	172.52	298.80	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
- NO ACCESS (1800 SOUTH)
- SUBDIVISION MONUMENT
- ROADWAY TO BE DEDICATED ON 1800 SOUTH
- EXISTING FENCE LINES

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

NOTE: STANDARD SET BACK FOR ALL LOTS IS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 8' ON THE SIDE YARDS.

NOTE: 5' WIDE PUBLIC FOR EACH ZONE IN THIS SUBDIVISION THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE MEET OR EXCEED THE MINIMUM WIDTH ALLOWED IN THE ZONE. AN AMMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 106-2-0(B) OF THE WEBER COUNTY CODE

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

NOTE: AGRICULTURE IS THE PREF THE AGRICULTURAL ZONE AGRICULTURAL OPERATIO IN THE LAND USE CODE FO PARTICULAR ZONE ARE PE ANY TIME INCLUDING THE FARM MACHINERY AND NO AGRICULTURAL SHALL B RESTRICTION ON THE BASI INTERFERES WITH ACTIVI RESIDENTS OF THIS SUBDI

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

NOTE: ALL ROADS THAT LIE WITH IN THE SUBDIVISION HAVE EITHER BEEN PREVIOUSLY DEDICATED OR ARE TO BE DEDICATED UPON THE FILING OF THIS PLAT.

NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN ON LOTS 1-14. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT. LOT 27 HAS BEEN DESIGNATED TO MEET THE DRAINAGE REQUIREMENTS FOR LOTS 15-39 AND LOT 27 HAS BEEN DESIGNATED IN ITS ENTIRETY AS A PUBLIC UTILITY EASEMENT

E# 3088713
29-SEP-2020
88-86-88

Dated 1963, +/-0.4' 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" Brass Cap

BASIS OF BEARINGS IS BETWEEN THE WEST QUARTER CORNER AND THE SOUTH QUARTE SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY WHICH BEARS N44°25'34"W 3741.99 FEET(GRID BEARING AND GROUND DISTANCE). SURRE TO INCLUDE IRRIGATION, STORM, SEWER, SUBDIVISIONS, ROAD RIGHTS OF WAY AND IN PROPERTIES WERE PLACED USING DEEDS OF RECORD PROVIDED ON MULTIPLE TITLE RE BEST AVAILABLE PHYSICAL EVIDENCE TO INCLUDE FOUND LOT / SUBDIVISION CORNER FENCE LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PAROLE EVIDENCE.

est, S.L.B.&M.. Southwest Corner of
Township 6 North, Not found,
– Calculated based other existing

88-87