

**STAGECOACH ESTATES SUBDIVISION**  
CLUSTER SUBDIVISION

LIVING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
SURVEY PERFORMED: JANUARY 2020

KAPP, INVESTMENT  
COMPANY LLC  
15-057-0046

**SURVEYORS CERTIFICATE**  
I, David E. Hawkes, certify, that I am a Professional Land Surveyor, holding license number 355548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, note placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

**NARRATIVE**  
See Record of Survey #643 filed with the Weber County Surveyor.

**BOUNDARY DESCRIPTION**

The Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah. Containing 40 acres, More or Less.

Subject Parcel being more particularly described as follows:  
A parcel of land comprising the 39.98 acres contained in Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Described in that certain Quit Claim Deed recorded as Entry #279292 and the West 1/2 of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, containing 264.359 feet, coincident with the south line of the Southwest Quarter of said Section 21. Subject Parcel being more particularly described as follows:  
Beginning at the Weber County cross cap monument marking the South Quarter Corner of said Section 21; thence north 19°53'W 1317.23 feet to the East 1/2 of the Center of the monumenting the S-E Sixteenth Corner, Thence South 89°36'09" East 1321.93 feet, coincident with the Center South Sixteenth Section line to a number five rebar and cap stamped "Wm Eng" monumenting the S-E Sixteenth Section Line to the East Sixteenth Corner, Thence North 89°37'43" West 1321.81 feet coincident with the south line of said Southwest Quarter of the Southeast Quarter of Section 21 to the point of beginning.

**OWNERS DEDICATION**

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 on the plat and name said tract, Stagecoach Estates Subdivision, and do hereby dedicate, for perpetual use of the public all parcels of land, trails and roads intended for public use and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, storm water detention pond, sewer easements, drainage easements, and Walker Slough and Center Slough easements, and storm drainage facilities with no buildings or structures being erected within such easements. And do also 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 space purposes for the benefit of each lot owners association member in common with all others in the subdivision and hereby dedicate to Weber County a perpetual right and easement on and over open space areas to guarantee to Weber County that the open space areas remain open and undeveloped except for approved open space purposes.



Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF WEBER } S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Declaration, \_\_\_\_\_ in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**WEBER COUNTY RECORDER**

ENTRY NUMBER \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.  
DEPUTY COUNTY RECORDER \_\_\_\_\_

**CLIQUE TABLE**

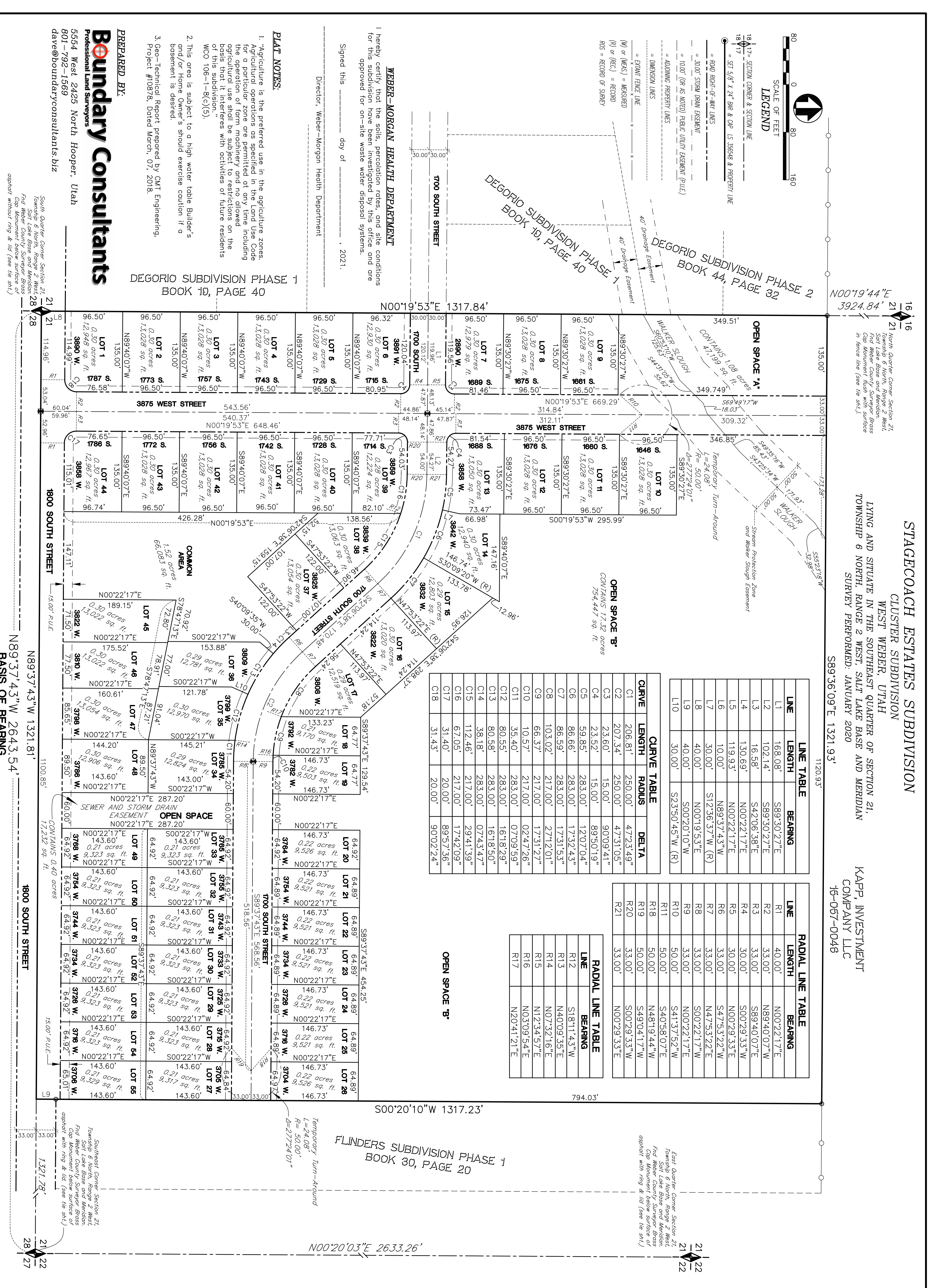
CURVE	LENGTH	RADIUS	DELTA
C1	206.81'	250.00'	47.23.49"
C2	207.34'	250.00'	47.31.05"
C3	23.60'	15.00'	90.09.41"
C4	53.82'	15.00'	89.50.19"
C5	59.85'	283.00'	12.07.04"
C6	86.66'	283.00'	17.32.43"
C7	86.59'	283.00'	17.31.53"
C8	103.02'	217.00'	27.12.01"
C9	66.37'	217.00'	17.31.27"
C10	10.57'	217.00'	02.47.26"
C11	35.40'	283.00'	07.09.59"
C12	80.55'	283.00'	16.18.29"
C13	80.58'	283.00'	16.18.50"
C14	38.18'	283.00'	07.43.47"
C15	112.46'	217.00'	29.41.39"
C16	67.05'	217.00'	17.42.09"
C17	31.40'	20.00'	89.57.36"
C18	31.43'	20.00'	90.02.24"

**RADIAL LINE TABLE**

LINE	LENGTH	BEARING
R1	40.00'	N00°22'17"E
R2	33.00'	N89°40'07"W
R3	33.00'	S42°06'38"E
R4	30.00'	N00°22'17"E
R5	30.00'	N00°22'17"E
R6	33.00'	N89°37'43"W
R7	33.00'	N47°53'22"E
R8	33.00'	S00°22'17"W
R9	33.00'	N00°22'17"E
R10	50.00'	S41°37'52"W
R11	50.00'	S40°58'07"E
R12	50.00'	N48°19'44"W
R13	50.00'	S49°04'17"W
R14	50.00'	S00°29'33"W
R15	33.00'	N00°29'33"E
R16	33.00'	N00°22'17"E
R17	33.00'	N20°41'21"E

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**DEGORIO SUBDIVISION PHASE 1**  
BOOK 10, PAGE 40

**DEGORIO SUBDIVISION PHASE 2**  
BOOK 44, PAGE 32

**FLINDERS SUBDIVISION PHASE 1**  
BOOK 30, PAGE 20

**TEMPORARY TURN-AROUND**  
L=24.08'  
R=50.00'  
A=277°24'01"

**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantees 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 \_\_\_\_\_, 2022.

**WEBER COUNTY SURVEYOR'S CERTIFICATE**  
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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**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 \_\_\_\_\_, 2022.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman, Weber County Planning Commission \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman, Weber County Commission \_\_\_\_\_

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**PREPARED BY:**  
**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

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