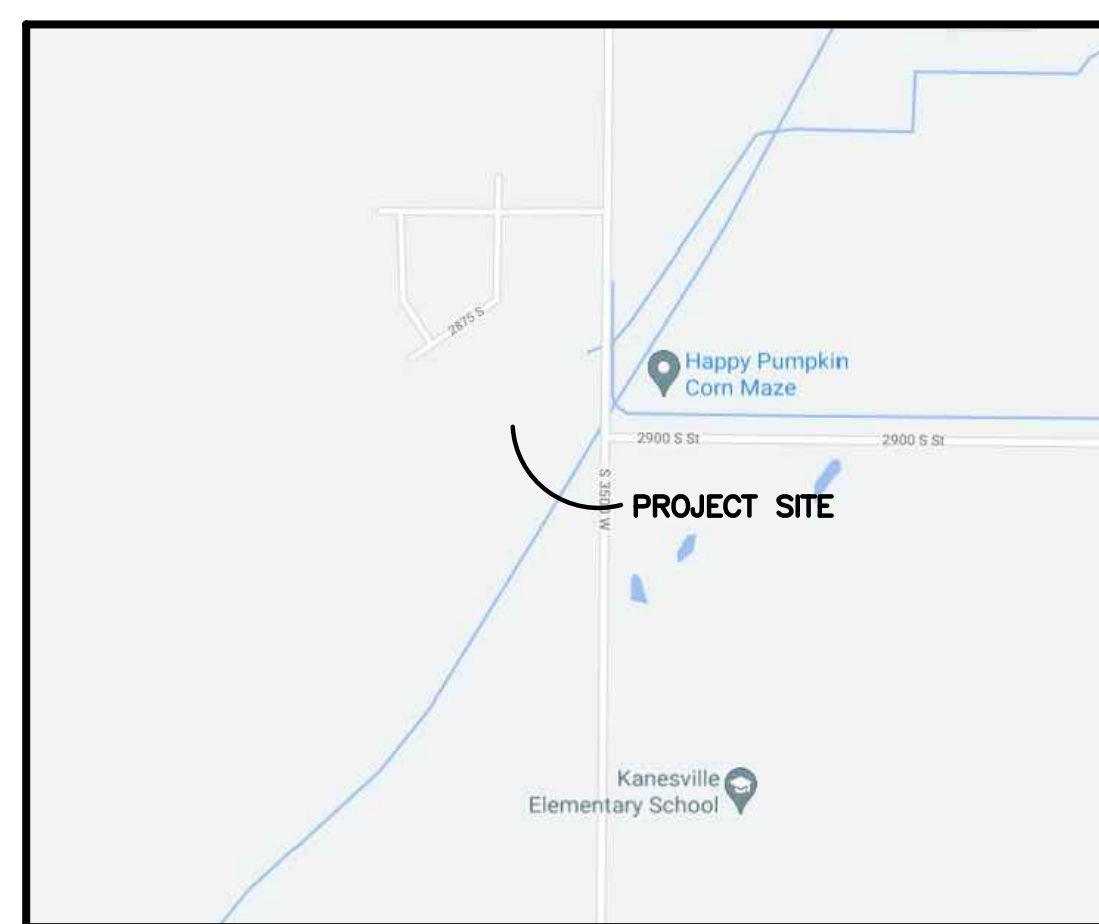


# LILAC ESTATES PRUD

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2022



VICINITY MAP  
NOT TO SCALE

### NOTES

- ALL AREA NOT SHOWN AS PRIVATE UNIT, STORAGE UNIT, PRIVATE STREET, LIMITED COMMON AREA, AND AGRICULTURAL PARCEL IS CONSIDERED COMMON AREA.
- ALL COMMON AREA IS CONSIDERED PUBLIC UTILITY EASEMENT.
- ALL TIES TO PRIVATE UNITS ARE PERPENDICULAR TO BOUNDARY.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°55'26"E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO PRIVATE UNITS, PRIVATE STREETS, LIMITED COMMON AREA, COMMON AREA, AND AN AGRICULTURAL PARCEL AS SHOWN. THE WEST LINE WAS PLACED ALONG AN EXISTING FENCE AND THE EXTENSION THEREOF. THE LINES ADJACENT TO THE HOOPER IRRIGATION PARCEL WERE PLACED ALONG THE DEED, WHICH MATCHES CLOSELY WITH A FOUND JOB REBAR AND CAP FOR WHICH NO SURVEY WAS FOUND. THE SOUTH LINE ADJACENT TO BL&C RANCH WAS PLACED ALONG THE NORTH LINE OF SAID BL&C RANCH. THE WEST LINE WAS PLACED ALONG THE LESS AND EXCEPTING PORTION FROM THAT WARRANTY DEED RECORDED AS ENTRY # 2824530. THE NORTH LINE WAS PLACED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SECTION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, SAID POINT BEING N89°08'48"W 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S00°55'26"W ALONG THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, 824.47 FEET; THENCE N89°04'29"W 541.36 FEET; THENCE N32°48'36"E 194.60 FEET; THENCE N89°08'48"W 487.16 FEET; THENCE N00°51'12"E 475.39 FEET; THENCE S89°27'41"E 23.25 FEET; THENCE N03°06'45"E 183.31 FEET; THENCE S89°08'48"E 896.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 686,191 SQUARE FEET OR 15.753 ACRES MORE OR LESS.

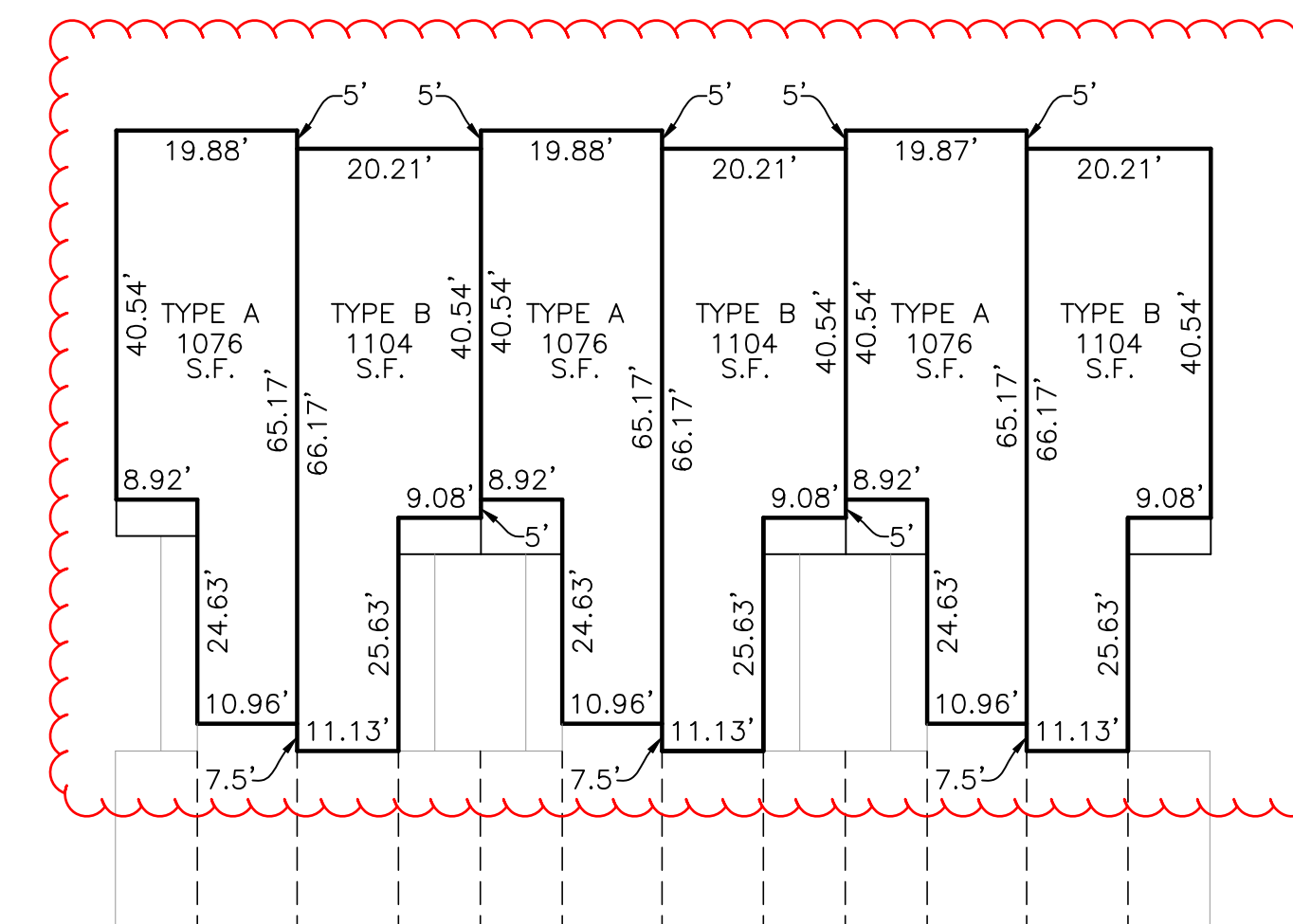
### SITE INFO

PRIVATE ROAD = 16289 S.F. OR 0.374 ACRES  
BUILDINGS/UNITS = 38737 S.F. OR 0.890 ACRES  
STORAGE UNITS = 9450 S.F. OR 0.217 ACRES  
LIMITED COMMON AREA = 972 S.F. OR 0.022 ACRES  
COMMON AREA = 165397 S.F. OR 3.797 ACRES  
AGRICULTURAL PARCEL = 455345 S.F. OR 10.453 ACRES

I have reviewed the unit plans. As well as the boundary shown below and on plat. There are some things that I think should be considered.

- The offset between units is shown differently on the plans.
- The second floor footprint extends beyond these unit boundaries. Meaning the second floor of the building will be encroaching on the "common area"
- The plans show a patio out back that will be built beyond the extents of the unit boundary. The ownership of the patio would therefore be in the association and the patios would be considered common space.

I do not know if this is the intention of the plat and I recognize that since this is a PRUD the plans will not be recorded and therefore can change. However, as I see it now, obtaining a building permit based off the current plans and plat, might not be possible. If this plat is recorded this way, the plans would have to change or a plat amendment would need to occur to match the plans.



### TYPICAL UNIT DETAIL

NOT TO SCALE

### RECORD OF SURVEY # \_\_\_\_\_

### Developer:

Val Sanders  
P.O. Box 106  
Roy, UT, 84067  
(801) 710-9043

#### 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 WORKS 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 \_\_\_\_\_ TITLE

#### 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 \_\_\_\_\_, 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\_\_\_\_.

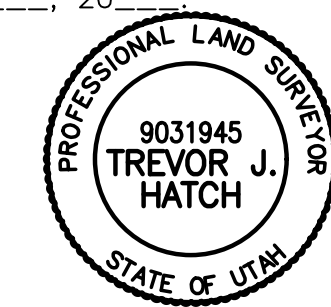
\_\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### 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 **LILAC ESTATES PRUD** 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



### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATE UNITS, PRIVATE STREETS, COMMON AREA, LIMITED COMMON AREA, AND AN AGRICULTURAL PARCEL AS SHOWN ON THE PLAT AND NAME SAID TRACT **LILAC ESTATES PRUD** AND DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSOR, OR ASSIGNS AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, 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 ERRECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE ALL COMMON AREA TO THE HOMEOWNERS ASSOCIATION AS PUBLIC UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DO HEREBY DEDICATE TO WEBER COUNTY AN OPEN SPACE PRESERVATION EASEMENT OVER ALL AREAS LABELED AS AGRICULTURAL PARCEL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VAL J & WF JACKI D SANDERS

### 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 THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ 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

### Project Info.

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 6-30-2021  
Name: LILAC ESTATES  
Number: 3581-03  
Revision: \_\_\_\_\_  
Scale: 1"=50'  
Checked: \_\_\_\_\_



### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

\_\_\_\_\_  
Weber County Recorder

\_\_\_\_\_  
Deputy.



