

Please add this note to the plat:

This subdivision was allowed flexible Lot Area and width in exchange for superior street connectivity. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.030 of the Weber County Code.

Please add the developer name and address information 106-1-5.10 (c)

SINGLETREE ACRES SUBDIVISION PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH
AUGUST, 2022

Please make the title bold and add the phrase Connectivity-Incentivized Subdivision

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

SINGLETREE ACRES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS _____ DAY OF _____, 20__

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°11'53" EAST ALONG SAID LINE A DISTANCE OF 989.56 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET;

THENCE SOUTH 89°12'17" EAST A DISTANCE OF 326.57 FEET;

THENCE SOUTH 00°43'10" WEST A DISTANCE OF 1333.89 FEET;

THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.

OWNERS' DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

SINGLETREE ACRES SUBDIVISION

DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 2022

BY _____

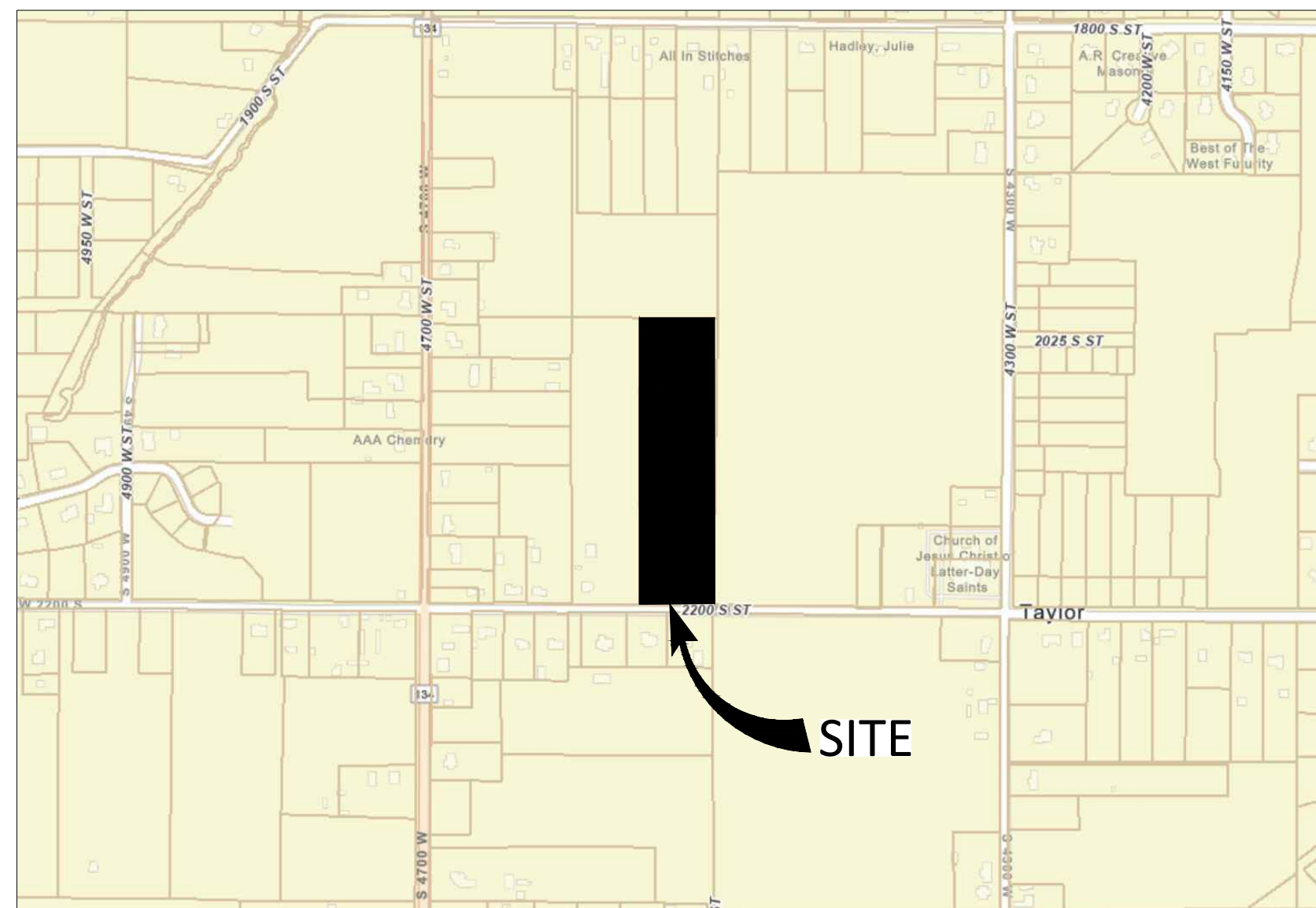
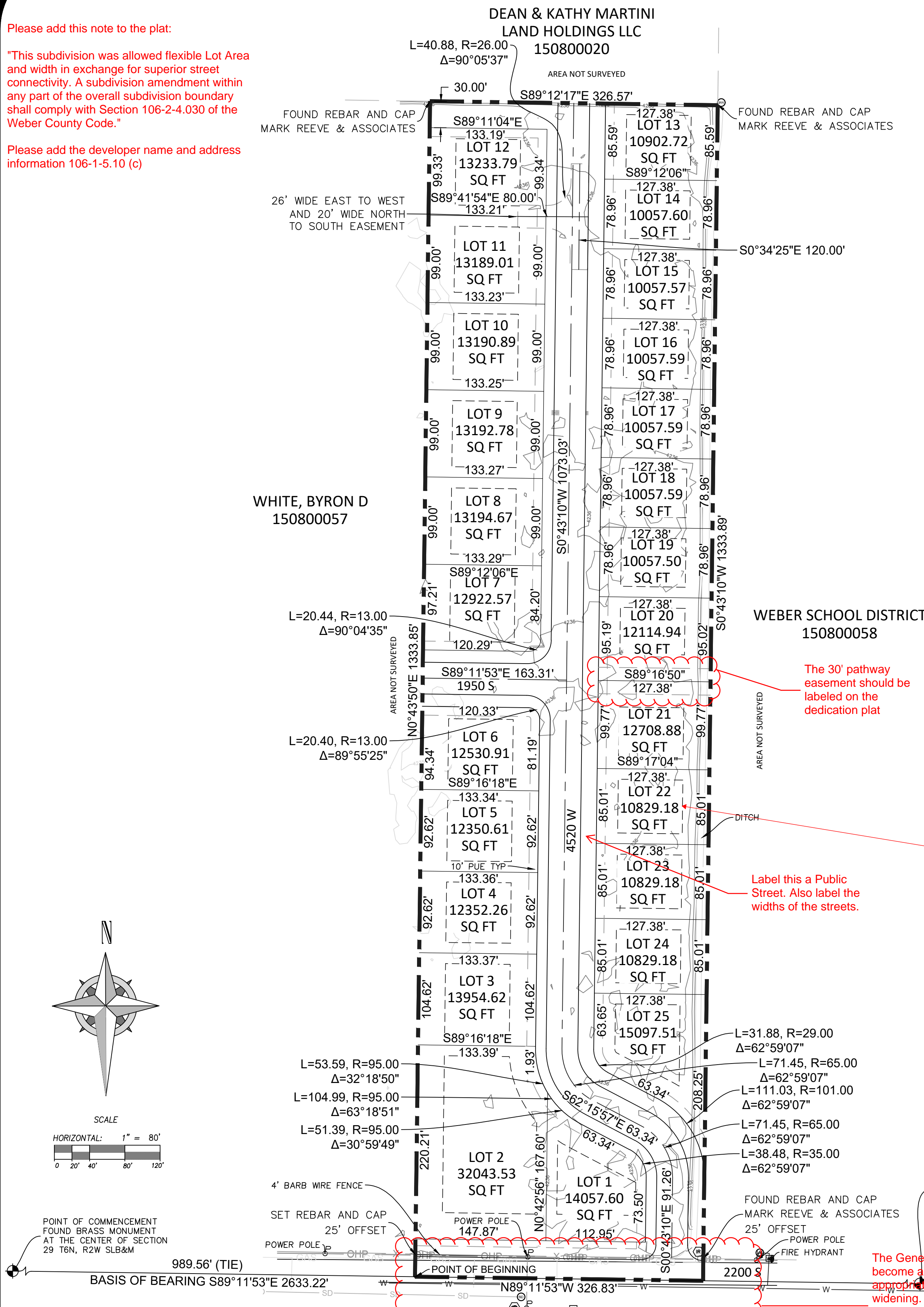
ACKNOWLEDGEMENT:

STATE OF UTAH | S.S.
COUNTY OF SALT LAKE |

ON THE _____ DAY OF _____, A.D. 2022, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

You may remove this signature box because there are no wells or septic systems.



LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- EASEMENT LINE
- SET BACK LINE
- EXISTING FENCE
- UNDER GROUND UNKNOWN LINE
- UNDER GROUND WATER LINE
- UNDER GROUND GAS LINE
- UNDER GROUND WATER LINE
- WATER MANHOLE
- IRRIGATION MANHOLE
- IRRIGATION CONTROL BOX
- WATER METER
- POWER POLE
- FIRE HYDRANT

Please write the dedication language to be consistent with 106-7-1 Subdivision Dedication

This is not required for the legend of the lots. Please remove from both.

Label this a Public Street. Also label the widths of the streets.

The General Plan Indicates this road is to become an 80' wide ROW. Please dedicate the appropriate area to accommodate for the widening.

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 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

COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20__

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL:

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20__

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 GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20__

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER-MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

APPROVED THIS _____ DAY OF _____, 20__

DIRECTOR WEBER-MORGAN HEALTH DEPT.

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____

PROJECT INFORMATION

SINGLETREE ACRES SUBDIVISION
2205 S 4520 W, TAYLOR TOWNDHIP, WEBER.
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 2021-100	Sheet 1
DATE NOVEMBER 2021	1
HORIZONTAL SCALE 1" = 80'	1

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS