Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 1 OF 2

STAGECOACH ESTATES SUBDIVISION PHASE 2

PART OF 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
AUGUST, 2023

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE OVERALL PROPERTY BOUNDARY IS AN ALIQUOT PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS SURVEYED AND SUBDIVIDED APPROPRIATELY TO ESTABLISH THE BOUNDARY ALONG THE SOUTH AND EAST BOUNDARY LINES. THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE OVERALL PARCEL AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21 (SAID SOUTH QUARTER CORNER BEING NORTH 89°15'11" WEST 1321.78 FEET AND NORTH 89°15'11" WEST 1321.78 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21, SOUTHEAST CORNER BEING SOUTH 00°42'33" WEST 2633.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21. BASIS OF BEARINGS FOR THIS SUBDIVISION IS SOUTH 89°12'03" EAST 5295.89 FEET BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 00°42'18" EAST 783.54 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°17'35" EAST 134.98 FEET; THENCE NORTH 67°16'48" EAST 71.93 FEET; THENCE SOUTH 89°17'35" EAST 135.00 FEET; THENCE NORTH 00°42'25" EAST 112.50 FEET; THENCE SOUTH 89°17'35" EAST 128.00 FEET; THENCE NORTH 74°46'25" EAST 62.40 FEET; THENCE SOUTH 89°15'18" EAST 90.21 FEET; THENCE SOUTH 00°44'49" WEST 159.14 FEET; THENCE SOUTH 19°36'35" WEST 69.75 FEET; THENCE SOUTH 00°42'25" WEST 106.50 FEET; THENCE SOUTH 89°15'11" EAST 120.00 FEET; THENCE SOUTH 00°42'25" WEST 382.50 FEET; THENCE SOUTH 11°07'03" EAST 61.31 FEET; THENCE SOUTH 00°44'49" WEST 168.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 89°15'11" WEST 723.90 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 586,174 SQUARE FEET OR 13.457 ACRES.

VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°15'11"E	92.12'
L2	N89°07'55"W	40.01'
L3	S89°15'11"E	67.50'
L4	S89°15'11"E	60.00'
L5	S89°15'11"E	60.00'
L6	S89°15'11"E	67.50'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	217.00'	136.74'	134.49'	70.72'	N72°50'27"E	36°06'12"
C2	217.00'	4.59'	4.59'	2.29'	N54°11'01"E	1°12'46"
C3	250.00'	162.70'	159.84'	84.36'	N79°13'20"E	37°17'17"
C4	283.00'	132.74'	131.52'	67.61'	N77°24'44"E	26°52'26"
C5	283.00'	51.35'	51.28'	25.75'	N58°46'36"E	10°23'49"
C6	217.00'	93.75'	93.02'	47.62'	N65°57'17"E	24°45'12"
C7	250.00'	145.49'	143.44'	74.87'	N70°14'59"E	33°20'34"
C8	250.00'	16.69'	16.69'	8.35'	N88°50'03"E	3°49'33"
C9	283.00'	136.67'	135.35'	69.70'	N67°24'48"E	27°40'13"
C10	20.00'	12.06'	11.88'	6.22'	S17°59'14"W	34°33'37"
C11	65.00'	34.31'	33.92'	17.57'	S20°08'38"W	30°14'48"
C12	65.00'	55.43'	53.77'	29.53'	S19°24'36"E	48°51'41"
C13	65.00'	15.03'	15.00'	7.55'	S50°27'59"E	13°15'07"
C14	65.00'	75.69'	71.49'	42.80'	N89°32'50"E	66°43'15"
C15	20.00'	12.06'	11.88'	6.22'	N73°28'01"E	34°33'37"
C16	20.00'	31.40'	28.27'	19.99'	N44°16'23"W	89°57'36"

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, 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 STAGECOACH ESTATES SUBDIVISION PHASE 2 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___.

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

9239283
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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT STAGECOACH ESTATES SUBDIVISION PHASE 2, 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 AND ALSO TO GRANT 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 ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCEL A TO THE HOMEOWNERS ASSOCIATION FOR TRAIL PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE PARCEL B TO THE HOMEOWNERS ASSOCIATION FOR DETENTION BASIN PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20___.

SODERBY LLC

_____
NAME/TITLE

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 LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

_____ COMMISSION EXPIRES

_____ NOTARY PUBLIC

DEVELOPER:

PAT BURNS
LYNC DEVELOPMENT
1407 N MTN. RD
OGDEN, UT. 84404
(801) 710-2234

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 3-1-2023
Name: STAGECOACH ESTATES SUBDIVISION PHASE 2
Number: 6298-14
Revision:
Scale: 1"=50'
Checked:

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 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 _____, 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

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.

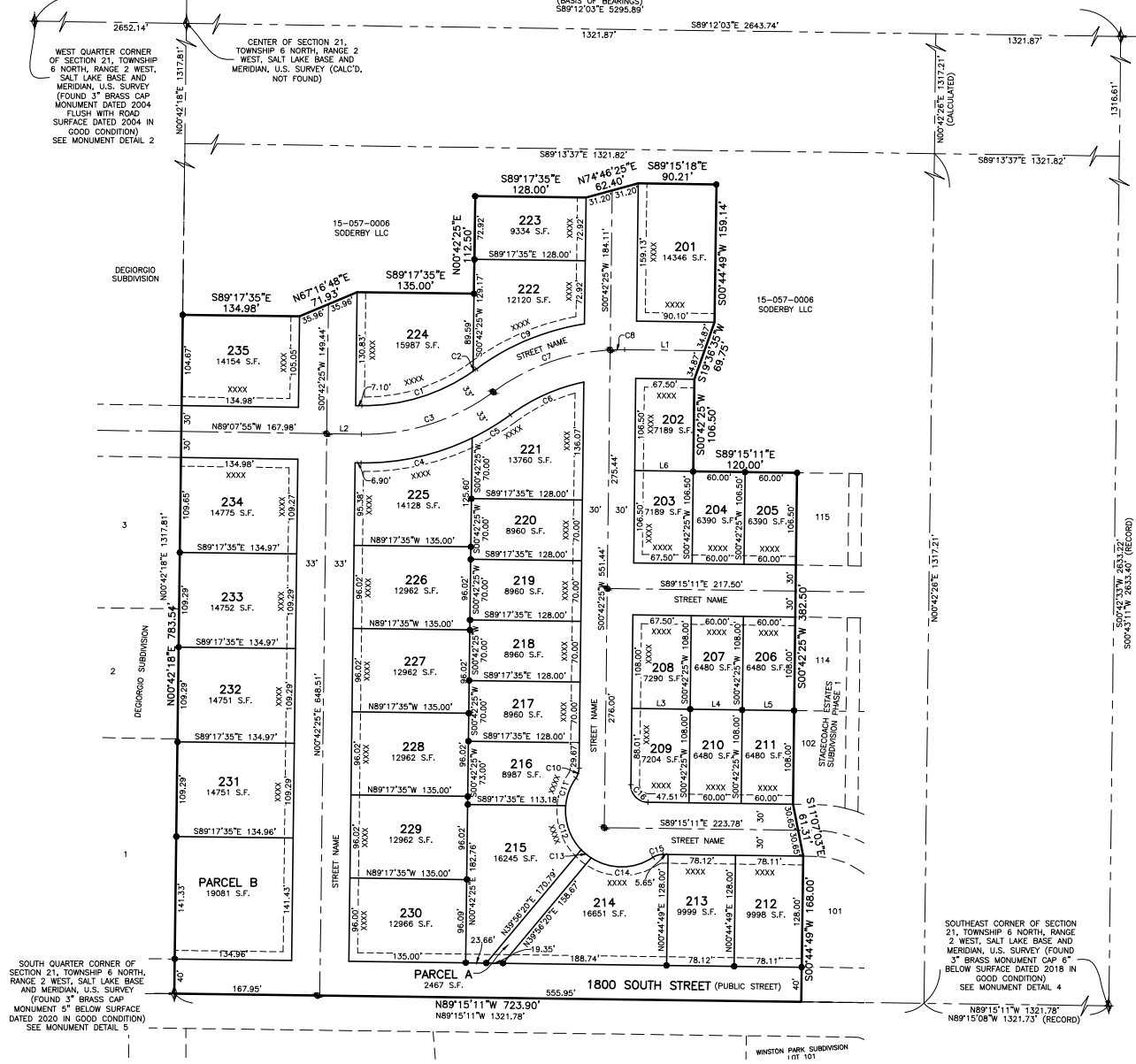
Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 2 OF 2

STAGECOACH ESTATES SUBDIVISION PHASE 2

PART OF 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
AUGUST, 2023



MONUMENT DETAIL 1 (NOT TO SCALE)

MONUMENT DETAIL 2 (NOT TO SCALE)

MONUMENT DETAIL 3 (NOT TO SCALE)

MONUMENT DETAIL 4 (NOT TO SCALE)

MONUMENT DETAIL 5 (NOT TO SCALE)

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE

50 0 50 100 150
Scale: 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°15'11"E	92.12'
L2	N89°07'55"W	40.01'
L3	S89°15'11"E	67.50'
L4	S89°15'11"E	60.00'
L5	S89°15'11"E	60.00'
L6	S89°15'11"E	67.50'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	217.00'	136.74'	134.49'	70.72'	N72°50'27"E	36°06'12"
C2	217.00'	4.59'	4.59'	2.29'	N54°11'01"E	1°12'40"
C3	250.00'	162.70'	159.84'	84.35'	N72°13'20"E	37°17'17"
C4	283.00'	132.74'	131.52'	67.61'	N77°24'44"E	26°52'26"
C5	283.00'	51.35'	51.28'	25.75'	N58°46'36"E	10°23'49"
C6	217.00'	93.75'	93.02'	47.62'	N65°57'17"E	24°45'12"
C7	250.00'	145.49'	143.44'	74.87'	N70°14'59"E	33°20'34"
C8	250.00'	16.69'	16.69'	8.35'	N88°50'03"E	3°49'33"
C9	283.00'	136.67'	135.35'	69.70'	N67°24'48"E	27°40'13"
C10	20.00'	12.06'	11.88'	6.22'	S17°59'14"W	34°33'37"
C11	65.00'	34.31'	33.92'	17.57'	S20°08'38"W	30°14'48"
C12	65.00'	55.43'	53.77'	29.53'	S19°24'36"E	48°51'41"
C13	65.00'	15.03'	15.00'	7.55'	S50°27'59"E	13°15'07"
C14	65.00'	75.69'	71.49'	42.80'	N89°32'50"E	66°43'15"
C15	20.00'	12.06'	11.88'	6.22'	N73°28'01"E	34°33'37"
C16	20.00'	31.40'	28.27'	19.99'	N44°16'23"W	89°57'36"

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 3-14-2023
Name: STAGECOACH ESTATES SUBDIVISION PHASE 2
Number: 6298-14
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.

Reeve & Associates, Inc. - Solutions You Can Build On