

STAGECOACH ESTATES SUBDIVISION PHASE 1

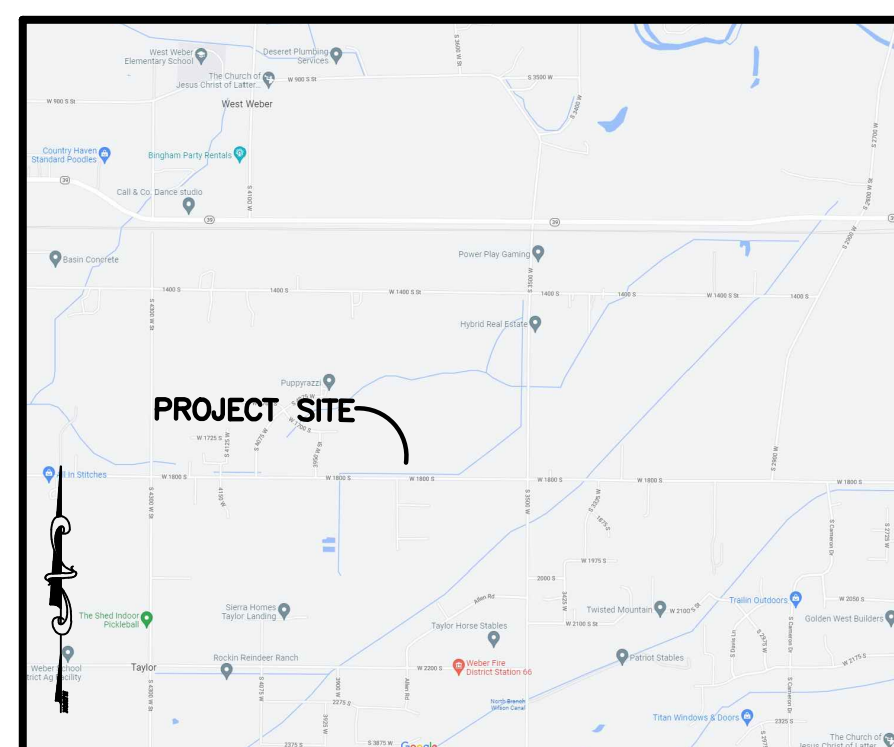
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2023

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.



VICINITY MAP
NOT TO SCALE

Does Parcel B, C, and D need to be dedicated to Weber County for trail purposes to be maintained by HOA?

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	155.00'	34.68'	34.61'	17.41'	S82°50'37"E	12°49'07"
C2	155.00'	15.59'	15.58'	7.80'	S73°33'10"E	5°45'48"
C3	155.00'	41.03'	40.91'	20.64'	S63°05'15"E	15°10'02"
C4	125.00'	73.63'	72.57'	37.92'	S72°22'43"E	33°44'56"
C5	95.00'	55.96'	55.15'	28.82'	S72°22'43"E	33°44'56"
C6	158.00'	63.04'	62.63'	31.95'	N12°07'11"E	22°51'42"
C7	158.00'	68.11'	67.58'	34.59'	N57°47'27"E	24°41'55"
C8	158.00'	56.83'	56.52'	28.72'	N80°26'37"E	20°36'25"
C9	125.00'	196.48'	176.87'	125.13'	N45°43'05"E	90°03'29"
C10	125.00'	73.76'	72.69'	37.99'	N17°35'35"E	33°48'25"
C11	125.00'	122.72'	117.65'	66.82'	N62°37'17"E	58°15'04"
C12	92.00'	144.61'	130.17'	92.09'	N45°43'05"E	90°03'29"
C13	158.00'	7.65'	7.65'	3.82'	N89°21'37"E	2°46'24"
C14	158.00'	65.59'	65.12'	33.27'	N76°04'55"E	23°47'00"
C15	158.00'	65.59'	65.12'	33.27'	N52°17'55"E	23°47'00"
C16	158.00'	65.59'	65.12'	33.27'	N28°30'55"E	23°47'00"
C17	158.00'	43.89'	43.75'	22.09'	N08°39'55"E	15°55'00"
C18	125.00'	196.44'	176.84'	125.09'	N45°43'37"E	90°02'24"
C19	92.00'	140.51'	127.25'	88.08'	N46°59'35"E	87°30'29"
C20	92.00'	4.07'	4.06'	2.03'	N01°58'23"E	2°31'54"

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:

Boundary description does not close see note on plat

BEGINNING AT A POINT BEING 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 89°15'11" WEST 597.87 FEET ALONG THE SOUTH LINE OF SAID SECTION 21; THENCE NORTH 00°44'49" EAST 168.00 FEET; THENCE NORTH 11°07'03" WEST 61.31 FEET; THENCE NORTH 00°42'25" EAST 362.50 FEET; THENCE SOUTH 89°15'11" EAST 315.00 FEET; THENCE SOUTH 00°42'25" WEST 30.00 FEET; THENCE SOUTH 89°15'11" EAST 114.32 FEET; THENCE SOUTH 79°32'54" EAST 66.95 FEET; THENCE SOUTH 89°17'15" EAST 100.01 FEET TO THE EAST LINE OF SAID SECTION 21; THENCE SOUTH 00°42'26" WEST 569.28 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 359,597 SQUARE FEET OR 8.255 ACRES.

NOTE

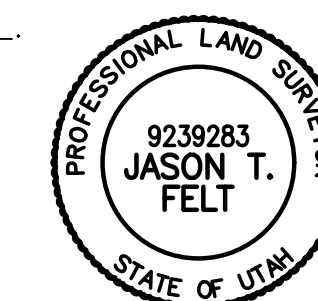
THE LOWEST ALLOWABLE LIVABLE FINISH FLOOR ELEVATION SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEERING CONDUCTING A FIELD VISIT FOR THE INDIVIDUAL LOT TO REVIEW THE GROUND WATER TABLE IN RELATION TO THE PROPOSED FINISH FLOOR ELEVATION OF THE HOUSE.

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 1** 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____.

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 1**, 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 ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCEL A TO THE HOMEOWNERS ASSOCIATION FOR DETENTION BASIN PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE PARCEL B, C, AND D TO THE HOME OWNERS ASSOCIATION FOR TRAIL PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

SODERBY LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)
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



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 1
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.

STAGECOACH ESTATES SUBDIVISION PHASE 1

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
OCTOBER, 2023

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP DATED 1963 IN GOOD CONDITION) SEE MONUMENT DETAIL 1

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT DATED 2004 FLUSH WITH ROAD SURFACE DATED 2004 IN GOOD CONDITION) SEE MONUMENT DETAIL 2

CENTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D, NOT FOUND)

S89°12'03"E 5296.18' (RECORD)
(BASIS OF BEARINGS)
S89°12'03"E 5295.89'

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE IN GOOD CONDITION DATED 2017) SEE MONUMENT DETAIL 3

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Monument improvement agreement and letter will be sent with next review for costs associated with the MIA on next review

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)

Temporary turnaround will probably be needed?

Missing the 15' of parcel d in boundary and boundary description

Remove all circled centerline monuments

Note: show monument with a note on plat "set per Winston Park Subdivision"

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

Scale: 1" = 50'

CURVE TABLE

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C9	125.00'	196.48'	176.87'	125.13'	N45°43'05"E	90°03'29"
C10	125.00'	73.76'	72.69'	37.99'	N17°35'33"E	33°48'25"
C11	125.00'	122.72'	117.85'	66.82'	N62°37'17"E	56°15'04"
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5160 S 1500 W, REEDDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2566 www.reeve.co

Project Info.

Surveyor: J. FELT

Designer: N. ANDERSON

Begin Date: 3-14-2023

Name: STAGECOACH ESTATES SUBDIVISION PHASE 1

Number: 6298-14

Revision:

Scale: 1"=50'

Checked:

Weber County Recorder

Entry No. _____ Fee Paid _____

At _____ Filed For Record _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder _____ Deputy.

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 5" BELOW SURFACE DATED 2020 IN GOOD CONDITION) SEE MONUMENT DETAIL 5

SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS MONUMENT CAP 6" BELOW SURFACE DATED 2018 IN GOOD CONDITION) SEE MONUMENT DETAIL 4

WINSTON PARK SUBDIVISION LOT 101

WINSTON PARK SUBDIVISION LOT 154

WINSTON PARK SUBDIVISION COMMON AREA 'A'