HIS SUBDIVISION WAS ALLOWED FLEXIBLE LOT AREA AND WIDTH IN EXCHANGE FOR SUPERIOR STREET CONNECTIVITY. A SUPERIOR SIREL 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 SCALE

SINGLETREE ACRES SUBDIVISION PLAT CONNECTIVITY-INCENTIVIZED **SUBDIVISION**

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

2025 S ST

VICINITY MAP

LEGEND:

BOUNDARY LINE NEIGHBOR BOUNDARY LINE EASEMENT LINE EXISTING FENCE UNDER GROUND UNKNOWN LINE — OHP — UNDER GROUND WATER LINE - GAS -UNDER GROUND GAS LINE LINDER GROUND WATER LINE WATER MANHOLE (RR) IRRIGATION MANHOLE IRRIGATION CONTROL BOX

WATER METER

POWER POLE

FIRE HYDRANT

SURVEYOR'S CERTIFICATE

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

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"2"17" EAST A DISTANCE OF 326.57 FEET;
THENCE SOUTH 00"43"10" WEST A DISTANCE OF 1333.89 FEET;
THENCE NORTH 89"1"53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.

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 HEREON AND

WE HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE PARTS WE HEREBY DEDICALE, GRANT AND CUNIVEY TO THE GOVERNING BUDY ALL HOUSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS. PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO FURTHER DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CAPALS, OR ANY OTHER UTILITY OR STREET—RELATED FACILITY AS AUTHORIZED BY THE COUNTY.

IN	WITNESS	HEREOF	WE	HAVE	SET	OR	HANDS	THIS	 DAY	OF
				, /	A.D.	202	2			

ACKNOWLEDGEMENT: STATE OF UTAH

COUNTY OF SALT LAKE

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

MY COMMISSION EXPIRES: ____

DEVELOPER INFORMATION

989.56' (TIE)

BASIS OF BEARING S89°11'53"E 2633.22

ADDRESS: 2205 SOUTH 400 EAST CLEARFIELD, UTAH 84015

(801) 725-3511 EMAIL: CTBHOMES19@GMAIL.COM

WEBER COUNTY ATTORNEY

OTHER DOCUMENTS ASSOCIATED WITH THIS SUDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS DAY OF

WEBER COUNTY ATTORNEY

DEAN & KATHY MARTINI LAND HOLDINGS LLC

150800020

AREA NOT SURVEYED

LOT 13

10902.72

SQ FT

S89°12'06" 127.38' LOT 14

10057.60

SQ FT

1 OT 15

10057.57

SQ FT

127 38

LOT 16

10057.59

SQ FT

10057.59

SQ FT

127.38' LOT 18

10057.59

SQ FT

10057.50

SQ FT

12114.94

SQ FT

LOT 21

12708.88

SQ FT

S89°17'04"

LOT 22 10829.18

SQ FT

ĹOT 23

10829.18

SQ FT

127 38

LOT 24

10829.18 SQ FT

127.38

LOT 25

¹5097.51

SQ FT

S62°15'57'E 63.34

63.34

10T1 14057.60 🕏

112.95

SQ FT _e

FOUND REBAR AND CAP

-S0°34'25"E 120.00'

MARK REEVE & ASSOCIATES

WEBER SCHOOL DISTRICT

150800058

WIDE PATHWAY

-L=31.88, R=29.00

-L=71.45, R=65.00

Δ=62°59'07" -L=111.03, R=101.00

-L=71.45, R=65.00

L=38.48, R=35.00

25' OFFSET

POWER POLE

FOUND REBAR AND CAP

FIRE HYDRAN

43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING PROPOSES

-MARK REEVE & ASSOCIATES

Δ=62°59'07"

Δ=62°59'07"

Λ=62°59'07"

Λ=62°59'07'

2200 S

I =40 88 R=26 00

FOUND REBAR AND CAP

MARK REEVE & ASSOCIATES

26' WIDE EAST TO WEST

WHITE, BYRON D

150800057

L=20.44, R=13.00-

L=20.40, R=13.00

Λ=89°55'25"

I =53 59. R=95 00 —

I =104 99 R=95 00

L=51.39, R=95.00

EASEMENT FOR SD POND-

SET REBAR AND CAP

4' BARB WIRE FENCE -

Δ=32°18'50"

Δ=63°18'51"

Λ=30°59'49"

25' OFFSET

Δ=90°04'35"

EASEMENT FOR

30.00

S89°11'04"F

LOT 12

13233.79

9°41'54"E 80.00'

LOT 11

13189.01

133.23' 66' RO

LOT 10

13190.89

SQ FT

133.25'

LOT 9

13192.78 SQ FT

133.27

LOT 8

13194 67

SQ FT

S89°12'06 LOT 7

12922.57

SQ FT

LOT 6

12530.91

SQ FT

LOT 5

12350.61

SQ FT

IOT 4

12352.26

SQ FT

133 37

LOT 3

13954.62

SQ FT

S89°16'18"E 133.39'

32043.53

SQ FT

POWER POLE ~

80' ROW

S89°11'53"E 163.31

SQ FT

SQ FT and g

WEBER COUNTY SURVEYOR

FOUND BRASS CAP MONUMENT UNDER RING AND LID AT THE EAST -QUARTER CORNER OF SECTION 29

TAN ROW SIRAN

HEREBY CERTIFY THAT THE WEBER COUNTY URVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND LL CONDITIONS FOR APPROVAL BY THIS OFFICE AVE BEEN SATISFIED. THE APPROVAL OF THIS LAT BY THE WEBER COUNTY SURVEYOR DOES NO ELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES ND/OR LIABILITIES ASSOCIATED THEREWITH

IGNED THIS___DAY OF____

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___

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

CHAIRMAN, WEBER COUNTY PLANNING COMMISION

WEBER COUNTY COMMISSION ACCEPTANCE:

HIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC WATS AND FINANCIAL GUARANTE OF POBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____DAY OF _______

CHAIRMAN, WEBER COUNTY COMMISION

COUNTY RECORDER FILED FOR AND RECORDED_ _. IN BOOK__ RECORDS, PAGE RECODED COUNTY RECORDER

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PROJECT INFORMATION

 $\mathbf{\Theta}$ ш NO O ⋛ ٦ **SUBDIVISI** 王 IOMMO. \lesssim S S ш RY \propto CR 0 ⋖ ⋖ Z S ш < Ш \propto 0 \geq $\mathbf{\omega}$ ш GL 0 2 Ž \mathbf{C} 4 S \Box 0

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REV.#	REVISION NOTES	DATE
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CLIENT	INFO	
1		
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_		
		$\overline{}$
	//	
}	$y_{\lambda} = x$	3D
	MRA	
	OSPATIAL SOLUT S 675 E MURRAY, L 801-707-1012	
		_
PROJEC		Sheet
	T NO.	Sheet 1

1" = 80'