

NOTES
 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 LABEL AND DIMENSION, IF THIS IS A STREET THE SOUTH LINE SHOULD BE PARALLEL TO THE BOUNDARY

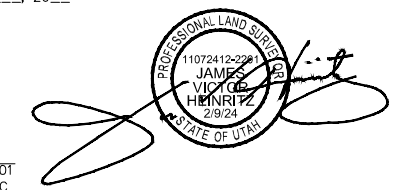
SINGLETREE ACRES SUBDIVISION PLAT

CONNECTIVITY-INCENTIVIZED SUBDIVISION

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

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:
 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 NAME SAID TRACT

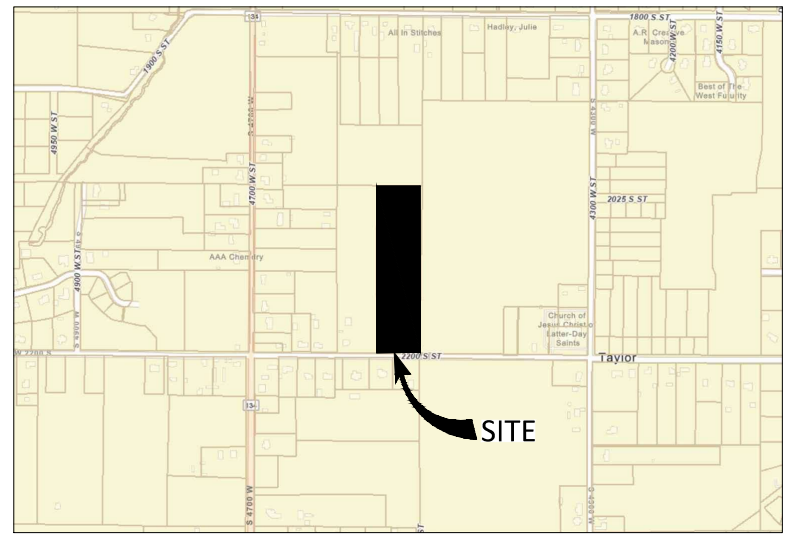
SINGLETREE ACRES SUBDIVISION

WE HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE 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 CANALS, OR ANY OTHER UTILITY OR STREET-RELATED FACILITY AS AUTHORIZED BY THE COUNTY.

IN WITNESS WHEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____, A.D. 2024

BY _____
ACKNOWLEDGEMENT:
 STATE OF UTAH | S.S.
 COUNTY OF SALT LAKE | _____
 ON THE _____ DAY OF _____, A.D. 2024, 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

SURVEY NARRATIVE NEEDS TO BE PROVIDED AND SHOULD DEFINE HOW THE BOUNDARY WAS ESTABLISHED.



VICINITY MAP N.T.S.

HOW DID YOU DETERMINE BOUNDARY? IF YOU'RE HOLDING THE POINTS SET BY REEVE, WHAT DOCUMENT DID YOU USE TO RETRACE THEIR POSITION

THE BOUNDARY DOESN'T MATCH ROS #7510 PREPARED BY VARA 3D, YOU WILL NEED TO FILE THIS PLAT AS A RECORD OF SURVEY, OR A NEW SURVEY THAT AGREES WITH THIS PLAT, IF YOU ARE USING THIS BOUNDARY.

LOTS 6&7 DON'T CLOSE. EASTERLY DIMENSIONS NEED TO BE UPDATED TO ACCOUNT FOR NEW ROW WIDTH

SHOW DIMENSIONS

MISSING CL DISTANCES

ACREAGE OF LOTS NEEDS TO BE SHOWN

SD EASEMENT WILL NEED TO BE DEDICATED SEPARATELY FROM THE PUBLIC UTILITY EASEMENTS. WHO WILL BE MAINTAINING IT?

EASEMENT FOR SD POND 64' WIDTH ACROSS LOT 2 29.5' WIDTH ACROSS LOT 1

SHOW ACREAGE/SQARE FOOTAGE OF DEDICATION

TURNAROUND EASEMENT NEEDS TO BE CLEARLY DIMENSIONED AND TIED TO THE BOUNDARY, CENTERLINE, OR LOT. L2 IS MISLABELED

EAST/WEST BEARINGS INCORRECT ON LOTS 13 THRU 19

CHECK BEARINGS AND DISTANCES ON ALL LOTS

PATHWAY EASEMENT NEEDS TO BE DEDICATED

CHECK EAST/WEST BEARINGS ON LOTS 21 THRU 25

PLEASE ADD NO ACCESS LINE ALONG 2200 S FOR LOTS 1&2

MISSING DISTANCE

STREET WIDTH NEEDS TO BE CONSISTENT, BEARINGS NEED TO BE PARALLEL, DISTANCE OF 91.26' DOESN'T WORK

CURVE DATA					
NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
C1	35.00'	62°59'07"	38.48'	S30°46'23"E	36.57'
C2	95.00'	30°59'49"	51.39'	S46°46'02"E	50.77'
C3	95.00'	32°18'50"	53.59'	S15°06'37"E	52.88'
C4	95.00'	63°18'51"	104.99'	S30°36'28"E	99.72'
C5	65.00'	62°59'07"	71.45'	S30°46'23"E	67.91'
C6	65.00'	62°59'07"	71.45'	S30°46'23"E	67.91'
C7	101.00'	62°59'07"	111.03'	S30°46'23"E	105.52'
C8	29.00'	62°59'07"	31.88'	S30°46'23"E	30.30'
C9	13.00'	89°55'03"	20.40'	S44°14'21"E	18.37'
C10	13.00'	90°04'57"	20.44'	S45°45'39"W	18.40'
C11	26.00'	89°54'23"	40.80'	S44°13'53"E	36.74'
C12	26.00'	90°05'37"	40.88'	S45°46'07"W	36.80'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S89°41'54"E	80.00'
L2	S00°34'25"W	120.00'

LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- LOT LINE
- R.O.W. LINE
- MONUMENT LINE
- EASEMENT LINE
- 43' WIDTH DEDICATED TO WEBER COUNTY FOR ROAD WIDENING PURPOSES

NOTES:
 LOT CORNERS AND CENTERLINE MONUMENTS NEED TO BE SHOWN AS SET

FINAL DOCUMENT NEEDS TO BE 24X36

ADDRESSES WILL BE ASSIGNED ONCE REDLINES ARE FIXED

THIS IS A PRELIMINARY REVIEW, THERE MAY BE ADDITIONAL REDLINES ON THE FOLLOWING SUBMITTAL

DEVELOPER INFORMATION
 NAME: CHAD BUCK
 ADDRESS: 2205 SOUTH 400 EAST CLEARFIELD, UTAH 84015
 PHONE: (801) 725-3511
 EMAIL: CTBHOME519@GMAIL.COM

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 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__

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

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__

COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR AND RECORDED _____
 AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
 COUNTY RECORDER

PROJECT INFORMATION

SINGLETREE ACRES SUBDIVISION

2205 S 4520 W, TAYLOR TOWNSHIP, WEBER.

BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO

VARA 3D
 GEOSPATIAL SOLUTIONS
 5693 S 675 E MURRAY, UT 84107
 801-707-1312

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

SCALE MEASURES 1-1/4" ON FULL SIZE (24x36) SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS