

# BRISTOL FARMS SUBDIVISION PHASE 4

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2024

Phase 4 is in section 21 SW?

## 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. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 21 FOR 4300 WEST STREET. 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 SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1720.79 FEET SOUTH 00°30'34" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°29'26" EAST 232.19 FEET; THENCE NORTH 00°30'34" EAST 240.00 FEET; THENCE NORTH 04°36'50" WEST 64.02 FEET; THENCE NORTH 20°06'56" WEST 106.48 FEET; THENCE SOUTH 89°10'04" EAST 332.49 FEET; THENCE SOUTH 00°34'18" WEST 1026.60 FEET; THENCE SOUTH 00°22'21" WEST 42.49 FEET; THENCE NORTH 89°08'12" WEST 258.45 FEET; THENCE NORTH 00°30'34" EAST 175.00 FEET; THENCE NORTH 89°08'11" WEST 41.73 FEET; THENCE NORTH 00°29'42" EAST 211.11 FEET; THENCE NORTH 89°29'26" WEST 220.22 FEET; THENCE NORTH 00°30'34" EAST 279.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 373,441 SQUARE FEET OR 8.573 ACRES.

## NOTES

- HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEBER COUNTY ENGINEERS APPROVAL.
- PATHWAY RIGHT-OF-WAY DEDICATION. A PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE PROVIDED. THE PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE DEDICATED AND INSTALLED ACCORDING TO THE CONCEPT PLAN SHOWN AS EXHIBIT B. THE WIDTH OF EACH PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE 15 FEET AND THE DEVELOPER SHALL INSTALL A PERMANENT FENCE THAT IS EITHER NO TALLER THAN 4 FEET AT ANY POINT OR A SIX-FOOT FENCE THAT IS NO LESS THAN 30 PERCENT OPEN WITH OPENINGS DISTRIBUTED EVENLY. A COVENANT SHALL RUN WITH THE LAND, RECORDED WITH THE SUBDIVISION PLAT, WHICH STIPULATES THAT THIS FENCE REQUIREMENT IS APPLICABLE TO THE LOT(S) IN PERPETUITY.



## VICINITY MAP

NOT TO SCALE

## CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD BEARING	DELTA
C1	220.00'	20.61'	20.60'	S18°48'43"E	5'22'06"		
C2	220.00'	63.88'	63.66'	S07°48'33"E	16'38'14"		
C3	250.00'	96.02'	95.43'	S10°29'36"E	22°00'20"		
C4	280.00'	38.83'	38.80'	S17°31'23"E	7°56'45"		
C5	280.00'	62.97'	62.84'	S07°06'25"E	12°53'11"		
C6	20.00'	31.30'	28.20'	S44°19'47"E	89°40'42"		
C7	20.00'	13.34'	13.09'	S19°36'58"W	38°12'48"		
C8	50.00'	25.38'	25.11'	S24°10'44"W	29°05'15"		
C9	50.00'	49.31'	47.34'	S18°37'04"E	56°30'21"		
C10	50.00'	69.29'	63.88'	S86°34'12"E	79°23'55"		
C11	20.00'	10.85'	10.71'	N69°16'06"E	31°04'31"		
C12	20.00'	2.10'	2.10'	N87°49'07"E	6°01'30"		

Ownership is still showing as Smart Fields

\*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

Documents regarding the MIA have been uploaded to frontier.

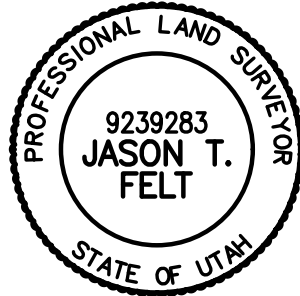
## SURVEYOR'S CERTIFICATE

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 **BRISTOL FARMS SUBDIVISION PHASE 4** 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 **BRISTOL FARMS SUBDIVISION PHASE 4**, 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 AND DO HEREBY DEDICATED PARCEL F TO THE HOME OWNER'S ASSOCIATION FOR DRAINAGE PURPOSES AND DO HEREBY DEDICATE PARCEL G TO WEBER COUNTY FOR TRAIL PURPOSES AND TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRISTOL FARMS, 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:

REGAL HOMES  
DADE ROSE  
7730 UNION PARK AVE #500  
MIDVALE, UT. 84047  
(801) 232-9440



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

## Project Info.

Surveyor: J. FELT  
Designer: E. ROCHE  
Begin Date: 2-15-24  
Name: BRISTOL FARMS SUBD.  
PHASE 4  
Number: 8164-03  
Revision: 4-23-24 A.M.  
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.

# BRISTOL FARMS SUBDIVISION PHASE 4

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2024

NORTH QUARTER CORNER OF  
SECTION 21, TOWNSHIP 6  
NORTH, RANGE 2 WEST, SALT  
LAKE BASE AND MERIDIAN,  
U.S. SURVEY (FOUND BRASS  
CAP MONUMENT)  
SEE MONUMENT DETAIL 2

EAST QUARTER CORNER OF  
SECTION 21, TOWNSHIP 6 NORTH,  
RANGE 2 WEST, SALT LAKE BASE  
AND MERIDIAN, U.S. SURVEY  
(FOUND BRASS CAP MONUMENT  
0.55' UNDER RING AND LID)  
SEE MONUMENT DETAIL 1

Phase 4 is in  
section 21 SW?

S00°42'26"W 5242.61' (W.C.S.)  
S00°42'18"W 5242.64'

SOUTH QUARTER CORNER OF  
SECTION 21, TOWNSHIP 6 NORTH,  
RANGE 2 WEST, SALT LAKE BASE  
AND MERIDIAN, U.S. SURVEY  
(FOUND BRASS CAP MONUMENT  
0.44' UNDER RING AND LID)  
SEE MONUMENT DETAIL 4

S89°08'05"E 2643.16' (CALC'D)  
S89°07'58"E 2643.23' (W.C.S.)

WITNESS CORNER TO THE  
SOUTHWEST CORNER OF  
SECTION 21, TOWNSHIP 6 NORTH,  
RANGE 2 WEST, SALT LAKE BASE  
AND MERIDIAN, U.S. SURVEY  
(FOUND BRASS CAP MONUMENT)  
SEE MONUMENT DETAIL 5

WITNESS CORNER TO THE  
SOUTHWEST CORNER OF  
SECTION 21, TOWNSHIP 6  
NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND  
MERIDIAN, U.S. SURVEY  
(FOUND BRASS CAP  
MONUMENT)

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

Please show  
bearing and  
distance for  
this line.

WAKELESS HOLDINGS LLC  
15-735-0039

HALCYON ESTATES PHASE 1  
PUD SUBDIVISION  
LOT 15

HALCYON ESTATES PHASE 1  
PUD SUBDIVISION  
LOT 35

HALCYON ESTATES PHASE 1  
PUD SUBDIVISION  
LOT 34

LENA DEGIROGIO SUBD.  
LOT 1

S00°22'21"W  
42.49'

S00°34'18"W 1026.60'

412  
8463 S.F.

413  
7424 S.F.

414  
6969 S.F.

415  
6958 S.F.

416  
6954 S.F.

417  
6950 S.F.

418  
6946 S.F.

419  
6941 S.F.

420  
6937 S.F.

421  
6933 S.F.

422  
6925 S.F.

423  
27131 S.F.

424  
37558 S.F.

425  
12787 S.F.

426  
8489 S.F.

427  
7193 S.F.

428  
6640 S.F.

429  
110.66'

430  
6835 S.F.

431  
10171 S.F.

432  
9144 S.F.

433  
6780 S.F.

434  
6780 S.F.

435  
6780 S.F.

436  
6780 S.F.

437  
6780 S.F.

438  
6780 S.F.

439  
6780 S.F.

440  
6780 S.F.

441  
6780 S.F.

442  
6780 S.F.

443  
6780 S.F.

444  
6780 S.F.

445  
6780 S.F.

446  
6780 S.F.

447  
6780 S.F.

448  
6780 S.F.

449  
6780 S.F.

450  
6780 S.F.

451  
6780 S.F.

452  
6780 S.F.

453  
6780 S.F.

454  
6780 S.F.

455  
6780 S.F.

456  
6780 S.F.

457  
6780 S.F.

458  
6780 S.F.

459  
6780 S.F.

460  
6780 S.F.

461  
6780 S.F.

462  
6780 S.F.

463  
6780 S.F.

464  
6780 S.F.

465  
6780 S.F.

466  
6780 S.F.

467  
6780 S.F.

468  
6780 S.F.

469  
6780 S.F.

470  
6780 S.F.

471  
6780 S.F.

472  
6780 S.F.

473  
6780 S.F.

474  
6780 S.F.

475  
6780 S.F.

476  
6780 S.F.

477  
6780 S.F.

478  
6780 S.F.

479  
6780 S.F.

480  
6780 S.F.

481  
6780 S.F.

482  
6780 S.F.

483  
6780 S.F.

484  
6780 S.F.

485  
6780 S.F.

486  
6780 S.F.

487  
6780 S.F.

488  
6780 S.F.

489  
6780 S.F.

490  
6780 S.F.

491  
6780 S.F.

492  
6780 S.F.

493  
6780 S.F.

494  
6780 S.F.

495  
6780 S.F.

496  
6780 S.F.

497  
6780 S.F.

498  
6780 S.F.

499  
6780 S.F.

500  
6780 S.F.

501  
6780 S.F.

502  
6780 S.F.

503  
6780 S.F.

504  
6780 S.F.

505  
6780 S.F.

506  
6780 S.F.

507  
6780 S.F.

508  
6780 S.F.

509  
6780 S.F.

510  
6780 S.F.

511  
6780 S.F.

512  
6780 S.F.

513  
6780 S.F.

514  
6780 S.F.

515  
6780 S.F.

516  
6780 S.F.

517  
6780 S.F.

518  
6780 S.F.

519  
6780 S.F.

520  
6780 S.F.

521  
6780 S.F.

522  
6780 S.F.

523  
6780 S.F.

524  
6780 S.F.

525  
6780 S.F.

526  
6780 S.F.

527  
6780 S.F.

528  
6780 S.F.

529  
6780 S.F.

530  
6780 S.F.

531  
6780 S.F.

532  
6780 S.F.

533  
6780 S.F.

534  
6780 S.F.

535  
6780 S.F.

536  
6780 S.F.

537  
6780 S.F.

538  
6780 S.F.

539  
6780 S.F.

540  
6780 S.F.

541  
6780 S.F.

542  
6780 S.F.

543  
6780 S.F.

544  
6780 S.F.

545  
6780 S.F.

546  
6780 S.F.

547  
6780 S.F.

548  
6780 S.F.

549  
6780 S.F.

550  
6780 S.F.

551  
6780 S.F.

552  
6780 S.F.

553  
6780 S.F.

554  
6780 S.F.

555  
6780 S.F.

556  
6780 S.F.

557  
6780 S.F.

558  
6780 S.F.

559  
6780 S.F.

560  
6780 S.F.

561  
6780 S.F.

562  
6780 S.F.

563  
6780 S.F.

564  
6780 S.F.

565  
6780 S.F.

566  
6780 S.F.

567  
6780 S.F.

568  
6780 S.F.

569  
6780 S.F.

570  
6780 S.F.

571  
6780 S.F.

572  
6780 S.F.

573  
6780 S.F.

574  
6780 S.F.

575  
6780 S.F.

576  
6780 S.F.

577  
6780 S.F.

578  
6780 S.F.

579  
6780 S.F.

580  
6780 S.F.

581  
6780 S.F.

582  
6780 S.F.

583  
6780 S.F.

584  
6780 S.F.

585  
6780 S.F.

586  
6780 S.F.

587  
6780 S.F.

588  
6780 S.F.

589  
6780 S.F.

590  
6780 S.F.

591  
6780 S.F.

592  
6780 S.F.

593  
6780 S.F.

594  
6780 S.F.

595  
6780 S.F.

596  
6780 S.F.

597  
6780 S.F.

598  
6780 S.F.

599  
6780 S.F.

600  
6780 S.F.

601  
6780 S.F.

602  
6780 S.F.

603  
6780 S.F.

604  
6780 S.F.

605  
6780 S.F.

606  
6780 S.F.

607  
6780 S.F.

608  
6780 S.F.

609  
6780 S.F.

610  
6780 S.F.

611  
6780 S.F.

612  
6780 S.F.

613  
6780 S.F.

614  
6780 S.F.

615  
6780 S.F.

616  
6780 S.F.

617  
6780 S.F.

618  
6780 S.F.

619  
6780 S.F.

620  
6780 S.F.

621  
6780 S.F.

622  
6780 S.F.

623  
6780 S.F.

624  
6780 S.F.

625  
6780 S.F.

626  
6780 S.F.

627  
6780 S.F.

628  
6780 S.F.

629  
6780 S.F.

630  
6780 S.F.

631  
6780 S.F.

632  
6780 S.F.

633  
6780 S.F.

634  
6780 S.F.

635  
6780 S.F.

636  
6780 S.F.

637  
6780 S.F.

638  
6780 S.F.

639  
6780 S.F.

640  
6780 S.F.

641  
6780 S.F.

642  
6780 S.F.

643  
6780 S.F.

644  
6780 S.F.

645  
6780 S.F.

646  
6780 S.F.

647  
6780 S.F.

648  
6780 S.F.

649  
6780 S.F.

650  
6780 S.F.

651  
6780 S.F.

652  
6780 S.F.

653  
6780 S.F.

654  
6780 S.F.