

# BRISTOL FARMS SUBDIVISION PHASE 4

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MAY, 2024

## 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 SOUTHWEST QUARTER OF SECTION 21, 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"

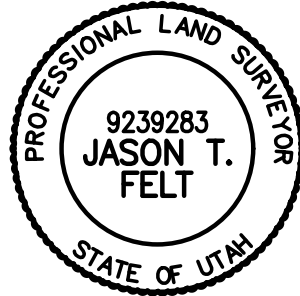
## SURVEYOR'S CERTIFICATE

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 )  
COUNTY OF \_\_\_\_\_ ) SS.

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](http://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 \_\_\_\_\_  
At \_\_\_\_\_ Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_

Recorded For:

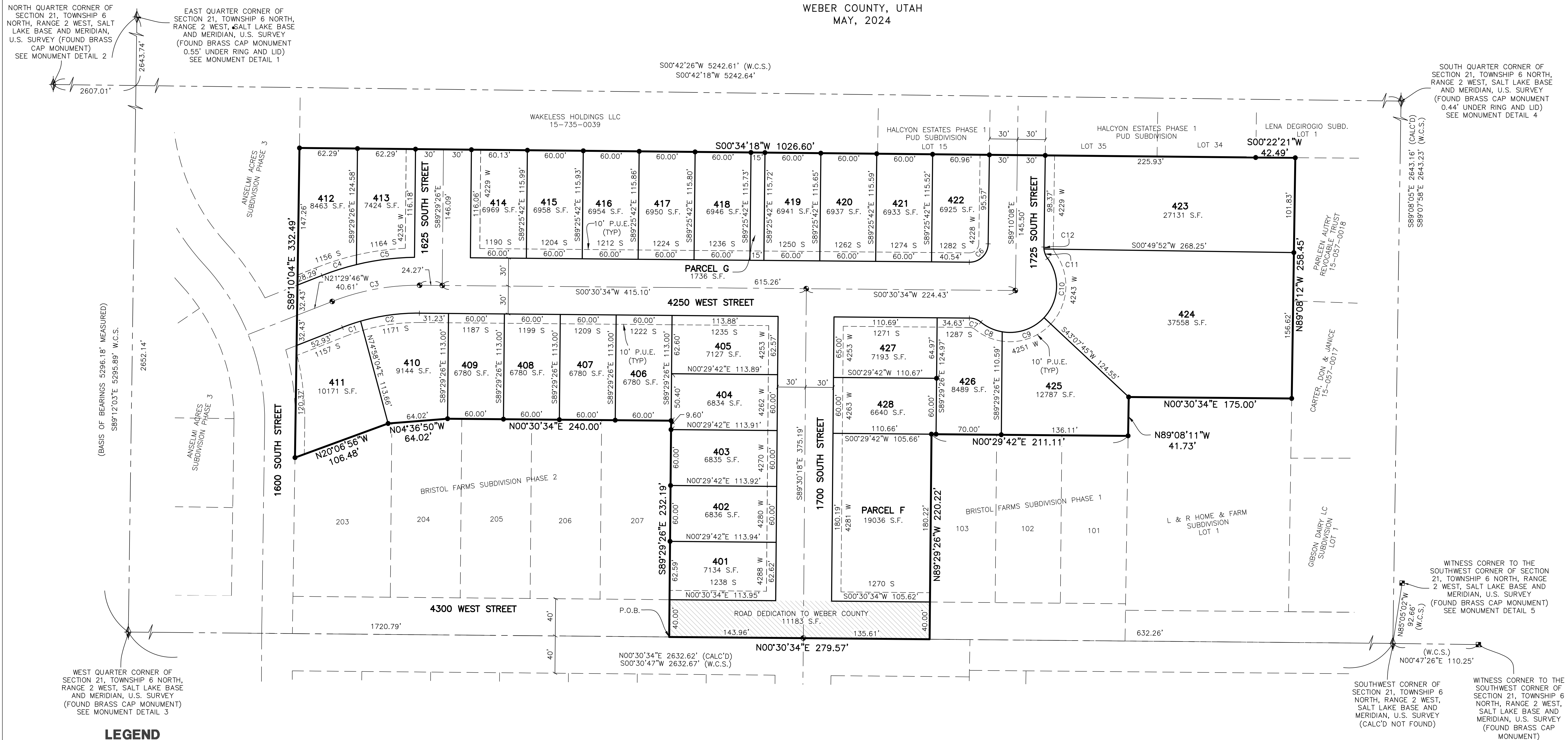
Weber County Recorder

Deputy.














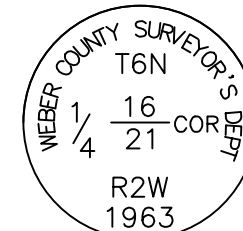
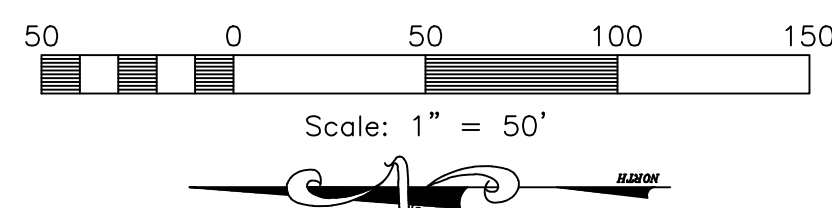
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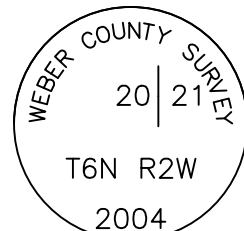


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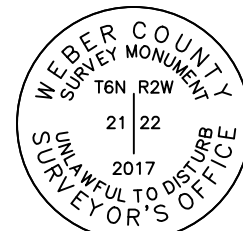
- |   |   |
|---|---|
|  | = SECTION CORNER  |
|  | = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" |
|  | = STREET CENTERLINE MONUMENT  |
|  | = WITNESS CORNER MONUMENT   |
|  | = BOUNDARY LINE   |
|  | = LOT LINE  |
|  | = ADJOINING PROPERTY  |
|  | = EASEMENTS   |
|  | = ROAD/MONUMENT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



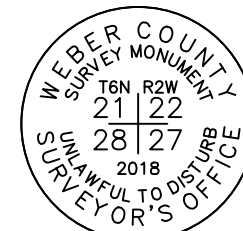
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DETAIL 1**  
(NOT TO SCALE)



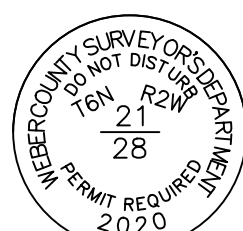
**MONUMENT  
DETAIL 2**  
(NOT TO SCALE)



**MONUMENT  
DETAIL 3**  
(NOT TO SCALE)



**MONUMENT  
DETAIL 4**  
(NOT TO SCALE)



**MONUMENT  
DETAIL 5**  
(NOT TO SCALE)



**Reeve**  
 & Associates, Inc.

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 \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.