WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

February 14, 2024
4:00 p.m.

1. **Minutes: January 24, 2024**
2. **Administrative Items**

   2.1 UVH091423 - Request for final approval of Hadlock Subdivision 2nd Amendment, a lot averaged subdivision, consisting of two lots. This request includes roadway dedication to continue 2950 East Street. **Planner: Tammy Aydelotte**

   2.2 LVS111423 Consideration and action on a request for final approval of Windsor Farms Subdivision Phases 1 through 5 consisting of 81 lots, formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden. **Planner: Felix Lleverino**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of January 24, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; June Nelson, Secretary

1. **Minutes: January 24, 2024 Approved**
2. **Administrative Items**
3. 3.1 **LVA042723**. Request for a recommendation of final approval of Anselmi Acres Subdivision Phase 3, consisting of 7 lots located at approximately 4300 W 1600 S. **Planner: Felix Lleverino**

A rezone of this land from Agricultural (A-1) to Residential (R1-15) was unanimously approved by the Weber County Board of Commissioners on December 5th, 2023.

Phase 1 was granted final approval from the County Commissioners in a meeting held on December 19th, 2023
Phase 2 was granted final approval in an administrative review meeting held on December 20th, 2023.
Phase 3 is to be presented before the Planning Director on January 24, 2024.

The applicant is requesting final approval of Phase 3 of the Anselmi Acres Subdivision after completing the application requirements, the preliminary subdivision requirements, and submitting a final subdivision plat for review. Parti cipating county agencies have posted review comments that will be addressed by minor revisions.

The developer intends to install the subdivision improvements for phase 3 before the improvements for phases 1 and 2. A 66' wide public road built for this development will connect to phases 1 and 2 of the Anselmi Acres Subdivision and the Smart Fields Subdivision. The road cross-section, which includes street trees and a 10' street-adjacent pathway, of Ansemi Acres is attached to this report as Exhibit E. Road dedication of 4300 West Street will accommodate for an 80' ROW.

Stormwater detention facilities within phase 3 are designed at the appropriate capacity to serve phases 1, 2, and 3.

Staff recommends that Phase 3 of the Anselmi Acres Subdivision, consisting of 7 lots, be approved. This recommendation is conditioned upon compliance with all county review agency requirements and the conditions listed below:

1. **The County Engineer shall approve of the final civil drawings**
2. **The donation of $2,000.00/lot to the parks district listed in the development agreement will be paid by the developer before the Phase 3 subdivision plat records.**
3. **The water districts shall sign the final plat before the subdivision plat is recorded.**
4. **The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements, to be reviewed and approved by county staff before the subdivision plat records.**
5. **This property shall be annexed into the Central Weber Sewer District before recording.**
6. **Parcel A either deeded as part of the right of way pending Engineering's recommendation or abutted to the abutting property so we don't have a remnant parcel.**

The following findings are the basis for the staff recommendation:

1. **With conditions imposed, the project complies with the approved development agreement.**
2. **The project conforms to the general plan.**
3. **With conditions imposed, the project meets the requirements of the Weber County Land Use Code.**

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned 4:09 p.m.

Respectfully Submitted
June Nelson
Lead Office Specialist

Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final approval of Hadlock Subdivision 2nd Amendment, a lot averaged subdivision, consisting of two lots. This request includes roadway dedication to continue 2950 East Street.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 14, 2024
Applicant:	Thomas Butler, Owner
File Number:	UVH091423

Property Information

Approximate Address:	2965 E 5100 N, Liberty, UT, 84310
Project Area:	6.00 acres
Zoning:	Agricultural Valley (AV-3)
Existing Land Use:	Agriculture
Proposed Land Use:	Residential
Parcel ID:	22-410-0004
Township, Range, Section:	T7N, R1E, Section 07 SE

Adjacent Land Use

North:	2950 East Street/Residential	**South:**	Residential/Vacant
East:	5100 North/Shaw Drive	**West:**	Vacant

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov
Report Reviewer:	RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (AV-3 Zone)

Background and Summary

The applicant is requesting a recommendation of final approval of Hadlock Subdivision 2nd Amendment, a small, connectivity-incentivized subdivision, consisting of two residential lots, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: This two-lot subdivision is in harmony with the Ogden Valley General Plan by preserving the rural character of the Valley as found on page 4 of the 2016 Ogden Valley General Plan.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

> *"The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."*

AV-3 Zone Site development standards: Minimum lot area within a connectivity-incentivized subdivision in the AV-3 Zone is 1.5 acres with a minimum width of 75 feet. Each lot within this proposal complies with these standards. Lot 1 has an area of 2.250 acres and a width along 5100 East Street of 300.08 feet. Lot 2 has an area of 3.567 and a lot width along the northern boundary of approximately 945 feet.

In the A-1, A-2, A-3, and AV-3 zones, a lot's area and width standards may be reduced in a connectivity-incentivized subdivision below the standard minimum lot area or minimum lot width as specified in the applicable zone or zones found in Title 104. A connectivity-incentivized subdivision shall comply with the following:

1. ***Voluntary compliance.*** The provisions of this section offer a voluntary alternative to traditional and typical Lot development standards otherwise set forth in the applicable zone. An applicant shall not be allowed to use this section unless the applicant volunteers to comply with all provisions herein. Applying for a connectivity-incentivized subdivision constitutes the applicant's agreement to be governed by this section, and constitutes the applicant's acknowledgement that the discretionary authority this section offers to the Land Use Authority may result in a decision contrary to the applicant's initial intent. The applicant accepts all risk, including lost time and money, for voluntarily applying for subdivision review under these provisions. Otherwise, the applicant shall use other development types authorized by this Land Use Code to subdivide their land.
2. ***Maximum allowed density.*** If the applicant provides a street and pathway layout that complies with this section and is approved at the discretion of the Land Use Authority after receiving a favorable recommendation from staff, the applicant may use the Base Density calculation, as defined in Section 101-2-3, to compute the maximum allowed Lots in the subdivision. Further, when calculating the Base Density, the area of the subdivision proposed to be occupied by public improvements is not required to be omitted from the net developable acreage.
3. ***Allowed zones.*** A connectivity-incentivized subdivision is allowed only in the following zones: S-1, F-5, AV-3, FV-3, A-3, A-2, A-1, RE-20, RE-15, R1-15, R1-12, R1-10, R2, R3, FR-3, and CVR-1
    1. Unless excepted in Subsection (d)(2) of this section, at no time shall the Lot Area and Lot Width of any residential Lot be less than provided in this table:

Reduced minimum Lot area:	50 percent of the zone's minimum
Reduced minimum Lot width:	50 percent of the zone's minimum

AV-3 zone:

Lot area: 3.00 Acres

Lot width: 150 feet

Culinary water, secondary water, septic/sewer: The proposed residential lots in this subdivision will have wells and septic systems. Well feasibility has been provided by the applicant, and signed by Weber Basin Water. A 48-hour pump test, indicating sufficient quality and quantity, and provided by Weber-Morgan Health Department, shall be submitted to Planning prior to recording of this final plat.

Subdivision Improvements Required: This proposed subdivision has frontage along a substandard road. Road improvements shall be required along Shaw Drive (at minimum a deferral agreement approved by Weber County Engineering), in addition to minimum improvements to 2950 East Street (approved by both Weber County Engineering, and Weber Fire District) the subdivision, to eventually connect to 3000 East St to the east.

Review Agencies: The Weber County Fire District has required either a fire suppression system to be installed in the residence on lot 2, or that hydrants be installed along 2950 East Street. Engineering and Surveying have reviewed, but not yet approved of this proposed subdivision. All agency review requirements shall be addressed prior to recording the final plat.

Tax clearance: The 2023 property taxes have been paid in full.

Staff Recommendation

Staff recommends final approval of Hadlock Subdivision 2nd Amendment, a connectivity-incentivized subdivision, consisting of two lots, and continuation of road dedication of 2950 East Street. This proposed subdivision is located at approximately 2965 E 5100 N, Liberty, UT, 84310, in the AV-3 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A substandard road agreement, along with a deferral agreement will need to be signed prior to recording the final plat.

This recommendation is based on the following findings:

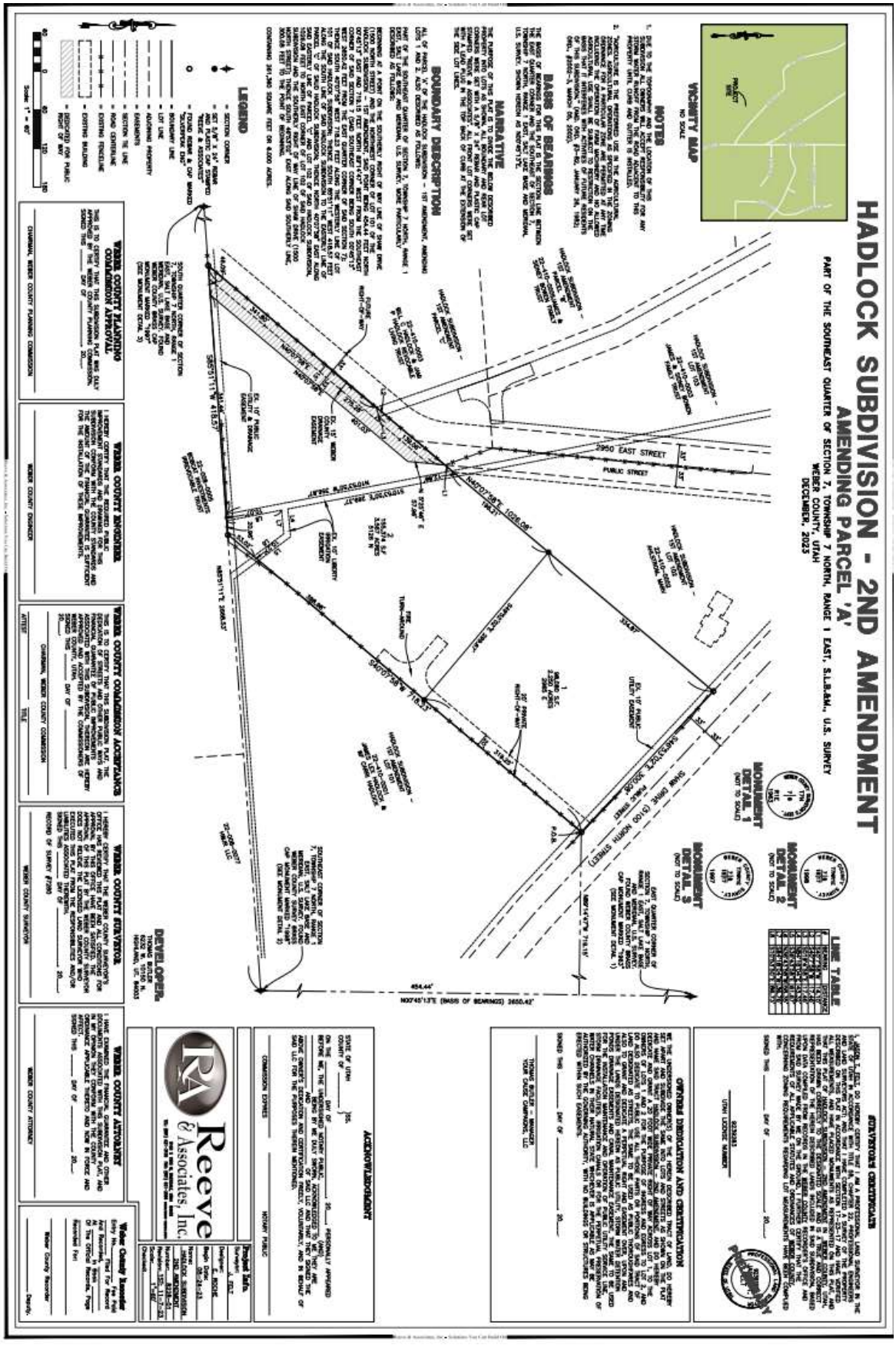
1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

A. Subdivision Plat

Area Map

Exhibit A– Subdivision Plat



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	LVS111423 Consideration and action on a request for final approval of Windsor Farms Subdivision Phases 1 through 5 consisting of 81 lots, formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden.
Agenda Date:	Tuesday, February 14th, 2024
Application Type:	Subdivision, administrative
Applicant:	John Newhall, Authorized Representative
File Number:	LVS111423

Property Information

Approximate Address:	1700 S 4300 W, Ogden
Project Area:	29.6 acres
Zoning:	R1-15
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-057-0035, 15-054-0092, 15-054-0094

Adjacent Land Use

North:	Agricultural	**South:**	Residential
East:	Agricultural	**West:**	Agricultural

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	BC

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

The application was accepted for review on November 14, 2023.

Preliminary approval of phases 1 through 5 was granted from the Western Weber Planning Commission in a pubic meeting held on December 12th, 2023. The conditions of approval are included below:

1. The applicant will donate $2,000.00 per lot to the West Weber Parks District before recording each phase.
    - The Planning Division will ensure that the donation is made before the recordation of each phase.
2. Detention basins will be shown as common area on the final plat.
    - The 19,035 square-foot detention basin serving phases 1 through 3 has been added to the plan and a separate detention basin serving phases 4 and 5 has been included with

the plan. The Planning Division will ensure that it is labeled as common area under the responsibility of the home-owners association.

The Developer, Mr. Dade Rose, is requesting final approval of the Windsor Farms Subdivision phases 1 through 5. With conditions imposed, the proposal complies with the county land use code and the rezone development agreement. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The property was rezoned from A-1 to R1-15 in October of 2023. A finding of the County Commission, in approving the rezone, was that the project helped to implement goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the R1-15 zone. Chapter 104-12 gives the following purpose and intent of the R1 zones:

> *The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.*

Lot area, frontage/width and yard regulations: The R1-15 zone requires 15,000 square feet of area per lot and 80 feet of lot width. The proposal is considered a connectivity-incentivized subdivision and is allowed to have lots at least 6,000 square feet in area with 60 feet of lot width. All lots in the proposed subdivision are at least 6,000 square feet in area and have at least 60 feet of lot width.

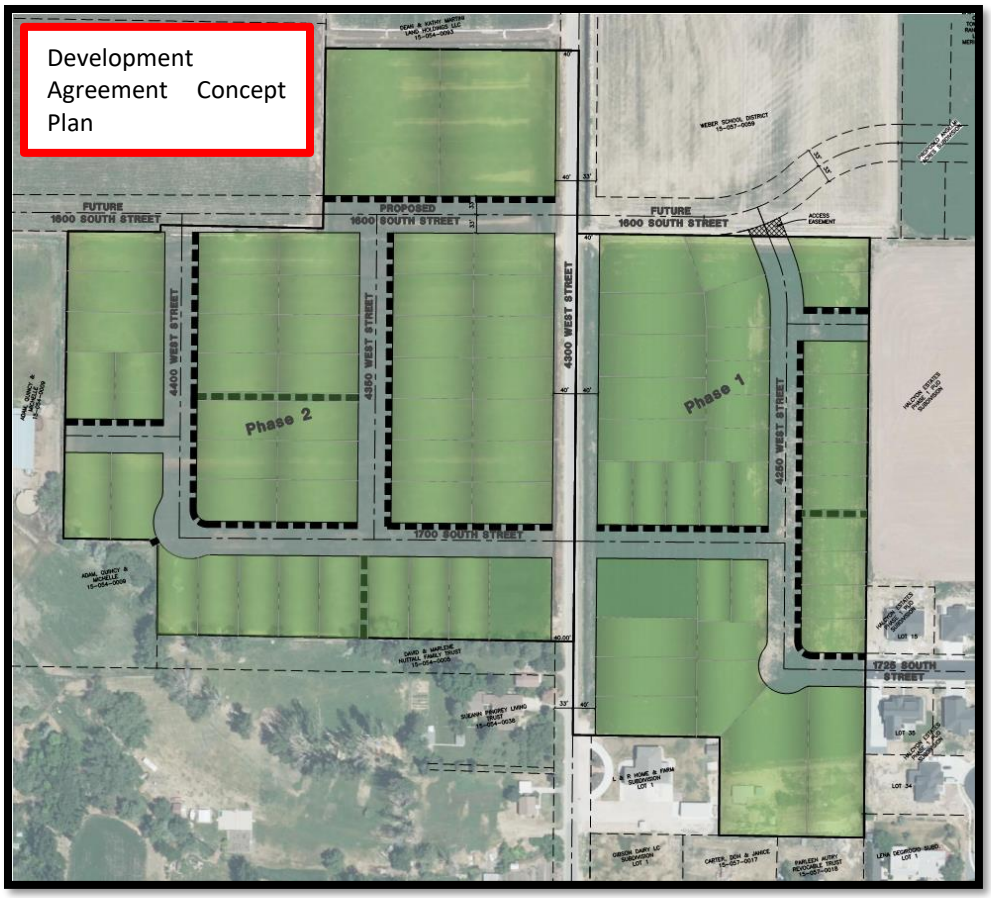
Common and Open Space: A network of pathways and are designed to become a public amenity for pedestrian and non-motorized uses that will provide connections to adjacent development called Halcyon Estates, and Anselmi Acres subdivision. A mid-block pathway that is fifteen feet wide will be designed with a 10' pathway with a two-and-a-half foot landscape buffer on each side. The roads and pathways within will be dedicated to the county, however, they will be maintained by the homeowners association.

The County Engineering Department will require that the developer enter into a maintenance agreement for the detention basins. Since this proposal contains common areas, the developer must create a homeowner's responsible association.

Culinary, secondary water, and sanitary sewage disposal: The developer has not submitted the final will-serve letter from Taylor West Weber Water District, the Planning Division will require this letter before granting final approval. The Hooper Irrigation Company should also provide a final will-serve letter however, this may be deferred until the time of recording. The letter from the Central Weber Sewer District states that this property is annexed into the District with the final requirements listed.

Public street infrastructure: Public streets within have been designed to optimize connectivity. The concept plan approved during the rezone is directly reflected by the current subdivision plat. The planning staff has included exhibits that depict design similarities.

Upon the review of the street width that would accommodate for a 10' pathway on the north side, the planning staff has found that all planned 60' rights-of-way will be designed with a 4' sidewalk on each side, which is sufficient to provide for pedestrian uses that would become part of the larger network within the development and into the greater adjacent developments.


Development Agreement Concept Plan
FUTURE 1600 SOUTH STREET
PROPOSED 1600 SOUTH STREET
FUTURE 1600 SOUTH STREET
4400 WEST STREET
4350 WEST STREET
4300 WEST STREET
4250 WEST STREET
Phase 2
Phase 1
1700 SOUTH STREET
1725 SOUTH STREET

Proposed Preliminary Application
1600 SOUTH STREET
PROPOSED 1600 SOUTH STREET
4300 WEST STREET
4350 WEST STREET
4400 WEST STREET
1700 SOUTH STREET
1725 SOUTH STREET
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
15' Trail Easement Detail
STREET SECTION NOTES

Review Agencies: This preliminary plan is being reviewed by review agencies including the County Engineering Division and the Fire District. The applicant will be required to comply with review agency comments before consideration for final approval of any phase.

Planning Division Recommendation

The Planning Division recommends final approval of Windsor Farms Subdivision, consisting of 81 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The applicant will donate $2,000 per lot to the West Weber Parks District prior to the recording of each subdivision plat.
2. Before each phase may be recorded, the final civil drawings are approved by the County Engineering Department and the County Planning Division
3. The developer shall enter into a monument improvement agreement with the County Surveyor's Office.
4. The final cost estimate for the related phase includes funds for street trees and pathway improvements.
5. The final cost estimate for the related phase includes funds for the street crossing.

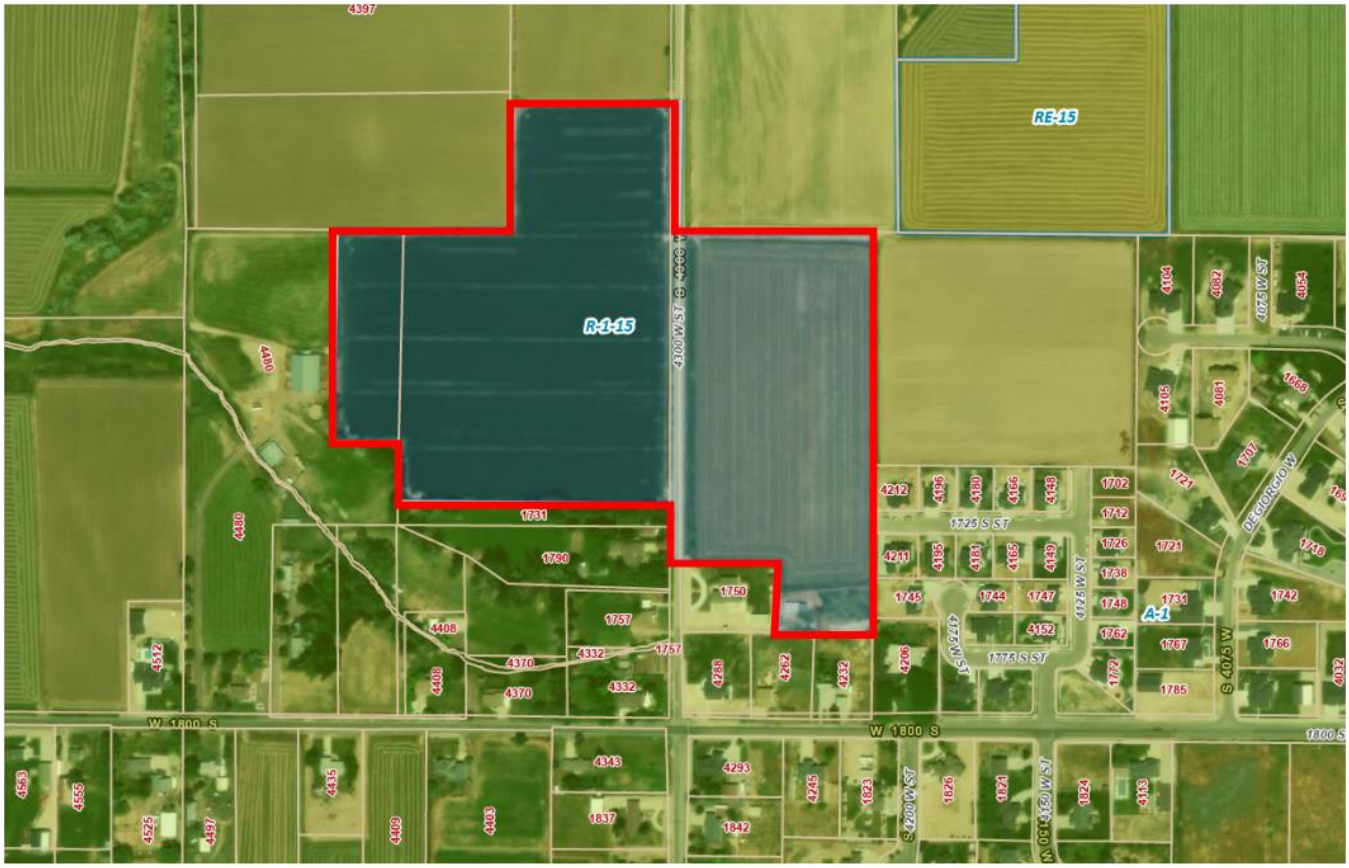
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

A. Phase 1 plat
B. Phase 2 plat
C. Phase 3 plat
D. Phase 4 plat
E. Phase 5 plat

Location map



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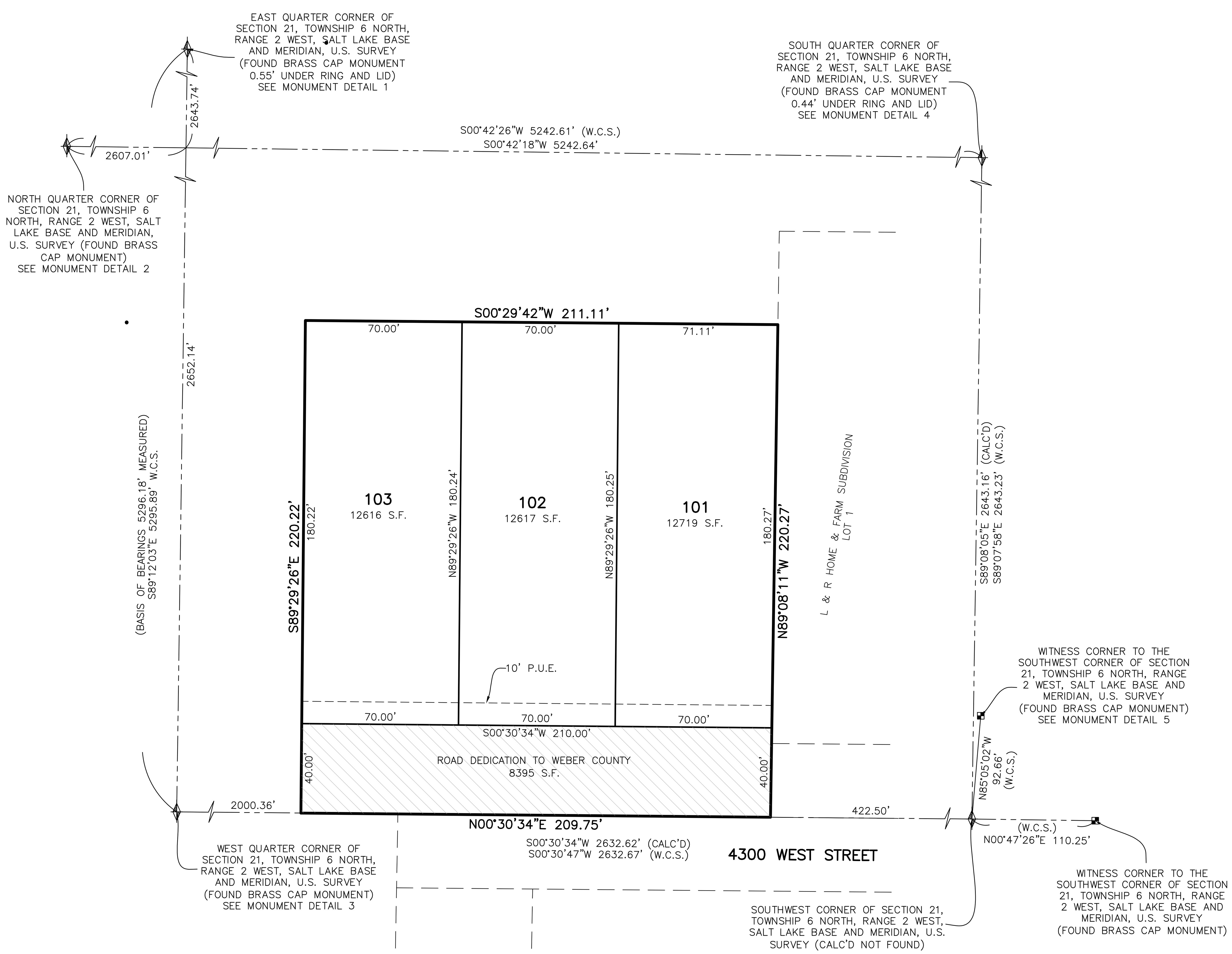
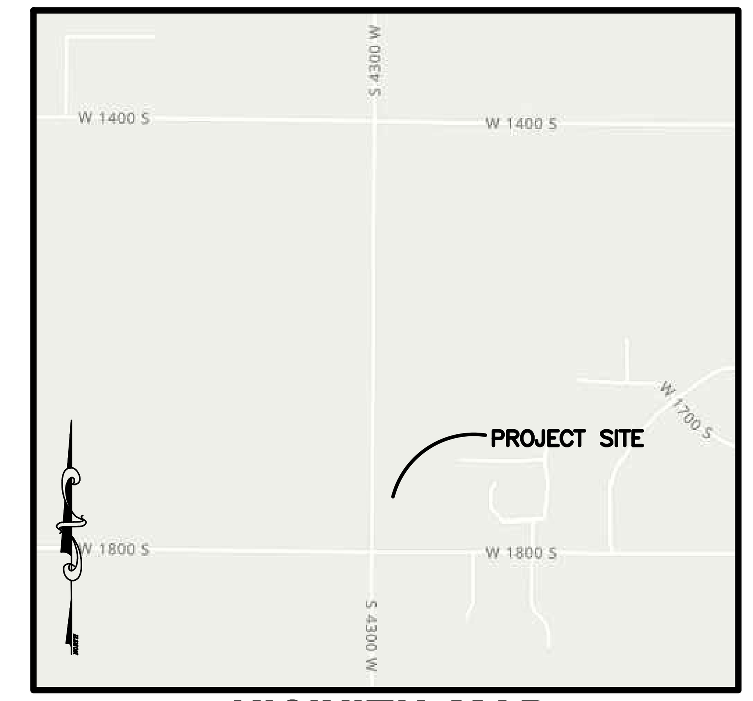
SMART FIELDS SUBDIVISION PHASE 1

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
DECEMBER, 2023





VICINITY MAP
NOT TO SCALE

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 SOUTH 00°30'34" WEST 2000.36 FEET 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 220.22 FEET; THENCE SOUTH 00°29'42" WEST 211.11 FEET; THENCE NORTH 89°08'11" WEST 220.27 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 00°30'34" EAST 209.75 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 46,347 SQUARE FEET OR 1.064 ACRES.

LEGEND

= 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
= SECTION/MONUMENT TIE LINE
= ROAD CENTERLINE

30 0 30 60 90
Scale: 1" = 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 **SMART FIELDS 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

PROFESSIONAL LAND SURVEYOR 9239283 JASON T. FELT STATE OF UTAH

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 **SMART FIELDS 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ________ DAY OF ________________, 20___.

SMART FIELDS DEVELOPMENT LLC

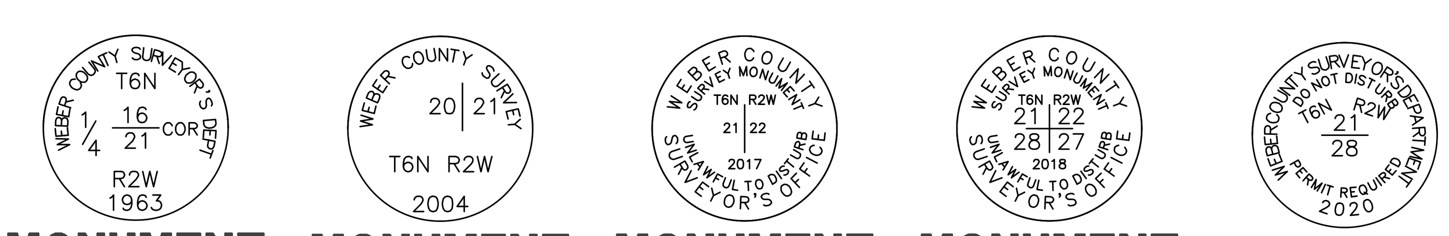
NAME/TITLE

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



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)

DEVELOPER:

PAT BURNS
LYNC DEVELOPMENT
1407 N MTN. RD
OGDEN, UT. 84404
(801) 710-2234

Reeve & Associates, Inc.
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: 12-19-2023
Name: SMART FIELDS SUBD. PHASE 1
Number: 6298-22
Revision:
Scale: 1"=30'
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.

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Reeve & Associates, Inc. - Solutions You Can Build On

SMART FIELDS SUBDIVISION PHASE 2

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
JANUARY, 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

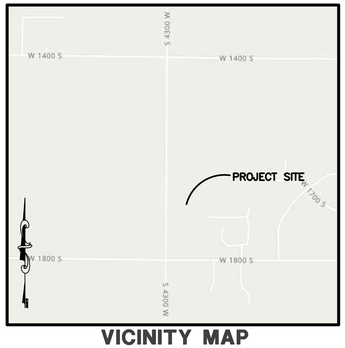
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 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 SOUTH 00°30'34" WEST 1720.79 FEET 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 345.19 FEET; THENCE SOUTH 68°29'23" EAST 64.27 FEET; THENCE SOUTH 89°25'42" EAST 115.80 FEET; THENCE SOUTH 00°33'30" WEST 644.38 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 TO THE EAST LINE OF SMART FIELDS SUBDIVISION PHASE 1; THENCE NORTH 00°29'42" EAST 211.11 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SMART FIELDS SUBDIVISION; THENCE NORTH 89°29'26" WEST 220.22 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 00°30'34" EAST 279.57 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 251,204 SQUARE FEET OR 5.767 ACRES.



VICINITY MAP

NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	31.30'	28.20'	19.89'	S44°19'47"E	89°40'42"
C2	20.00'	2.10'	2.10'	1.05'	S87°49'07"W	6°01'30"
C3	20.00'	10.85'	10.71'	5.56'	S69°16'06"W	31°04'31"
C4	50.00'	69.29'	63.88'	41.51'	N86°34'12"W	79°23'55"
C5	50.00'	49.31'	47.34'	26.87'	N18°37'04"W	56°30'21"
C6	50.00'	25.38'	25.11'	12.97'	N24°10'44"E	29°05'15"
C7	20.00'	13.34'	13.09'	6.93'	N19°36'58"E	38°12'48"

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 **SMART FIELDS SUBDIVISION PHASE 2** 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___.

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

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 **SMART FIELDS SUBDIVISION PHASE 2**, 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 DO HEREBY DEDICATE PARCEL A TO THE HOME OWNER'S ASSOCIATION FOR TRAIL PURPOSES.

SIGNED THIS _____ DAY OF _____, 20___.

SMART FIELDS DEVELOPMENT 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:

PAT BURNS
LYNC DEVELOPMENT
1407 N MTN. RD
OGDEN, UT. 84404
(801) 710-2234

Reeve & Associates, Inc.
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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 2
Number: 6298-22
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.

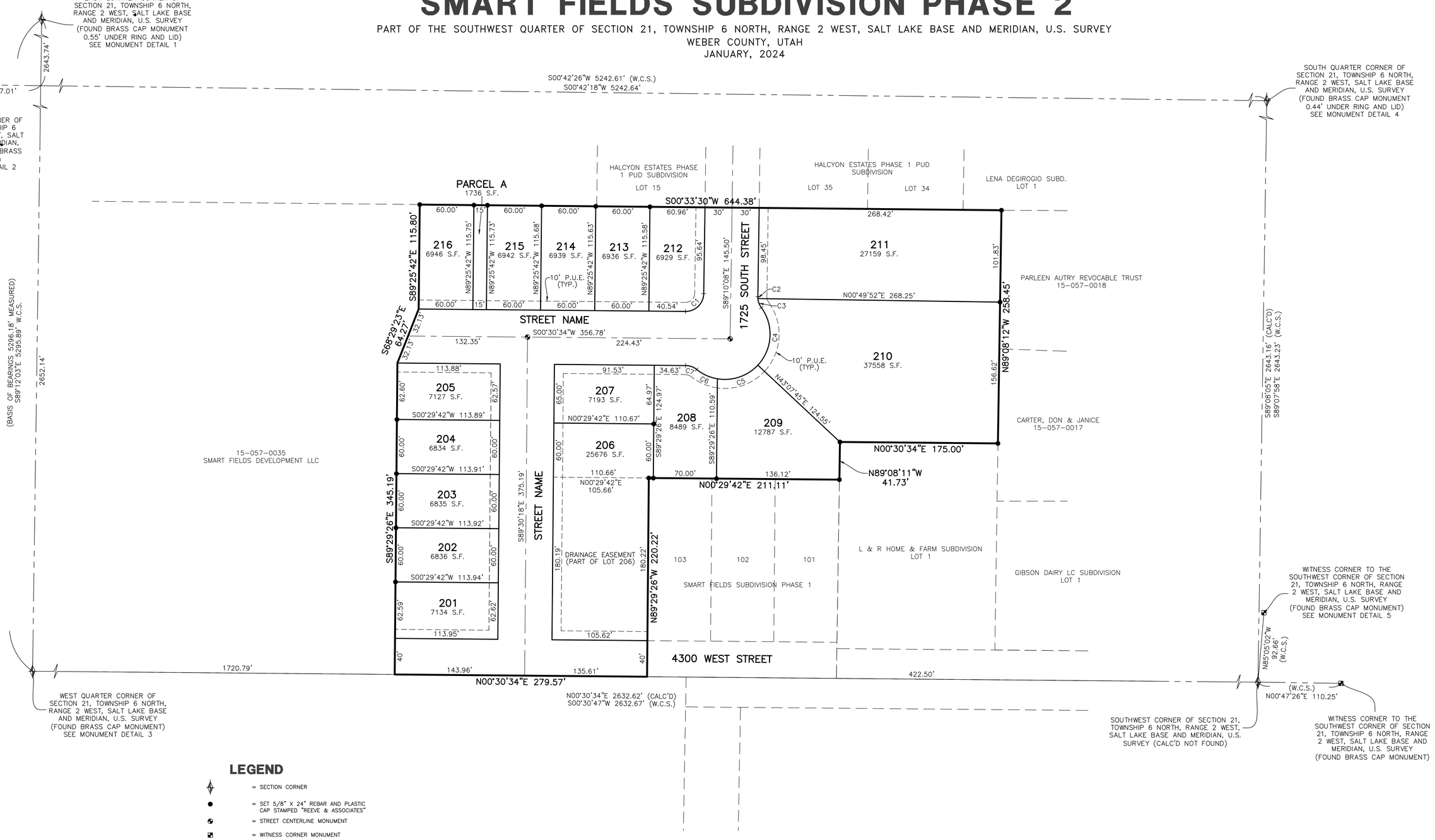
Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 2 OF 2

SMART FIELDS SUBDIVISION PHASE 2

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
JANUARY, 2024



LEGEND

- = 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
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE

50 0 50 100 150
Scale: 1" = 50'

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)

Reeve & Associates, Inc.
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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 2
Number: 6298-22
Revision:
Scale: 1"=50'
Checked:

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.

Reeve & Associates, Inc. - Solutions You Can Build On

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SMART FIELDS SUBDIVISION PHASE 3

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
JANUARY, 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

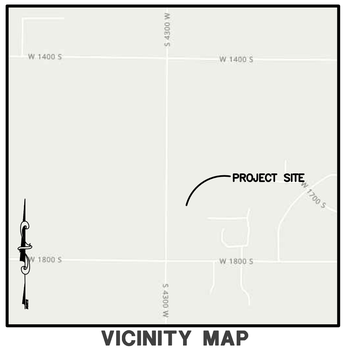
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 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 THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SAID POINT BEING SOUTH 00°30'34" WEST 404.49 FEET 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°10'04" EAST 521.46 FEET; THENCE SOUTH 00°34'18" WEST 424.71 FEET TO THE NORTH LINE OF SMART FIELDS SUBDIVISION PHASE 2; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°25'42" WEST 115.80 FEET; (2) NORTH 68°29'23" WEST 64.27 FEET; AND (3) NORTH 89°29'26" WEST 345.19 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 00°30'34" EAST 404.49 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 213,431 SQUARE FEET OR 4.900 ACRES.



VICINITY MAP

NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	280.00'	38.83'	38.80'	19.45'	S17°31'23"E	7°56'45"
C2	280.00'	62.97'	62.84'	31.62'	S07°06'25"E	12°53'11"
C3	250.00'	96.02'	95.43'	48.61'	S10°29'36"E	22°00'20"
C4	220.00'	20.61'	20.60'	10.31'	S18°48'43"E	5°22'06"
C5	220.00'	63.88'	63.66'	32.17'	S07°48'33"E	16°38'14"

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 **SMART FIELDS SUBDIVISION PHASE 3** 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___.

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

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 **SMART FIELDS SUBDIVISION PHASE 2**, 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.

SIGNED THIS _____ DAY OF _____, 20___.

SMART FIELDS DEVELOPMENT 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:

PAT BURNS
LYNC DEVELOPMENT
1407 N MTN. RD
OGDEN, UT. 84404
(801) 710-2234

Reeve & Associates, Inc.
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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 3
Number: 6298-22
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.

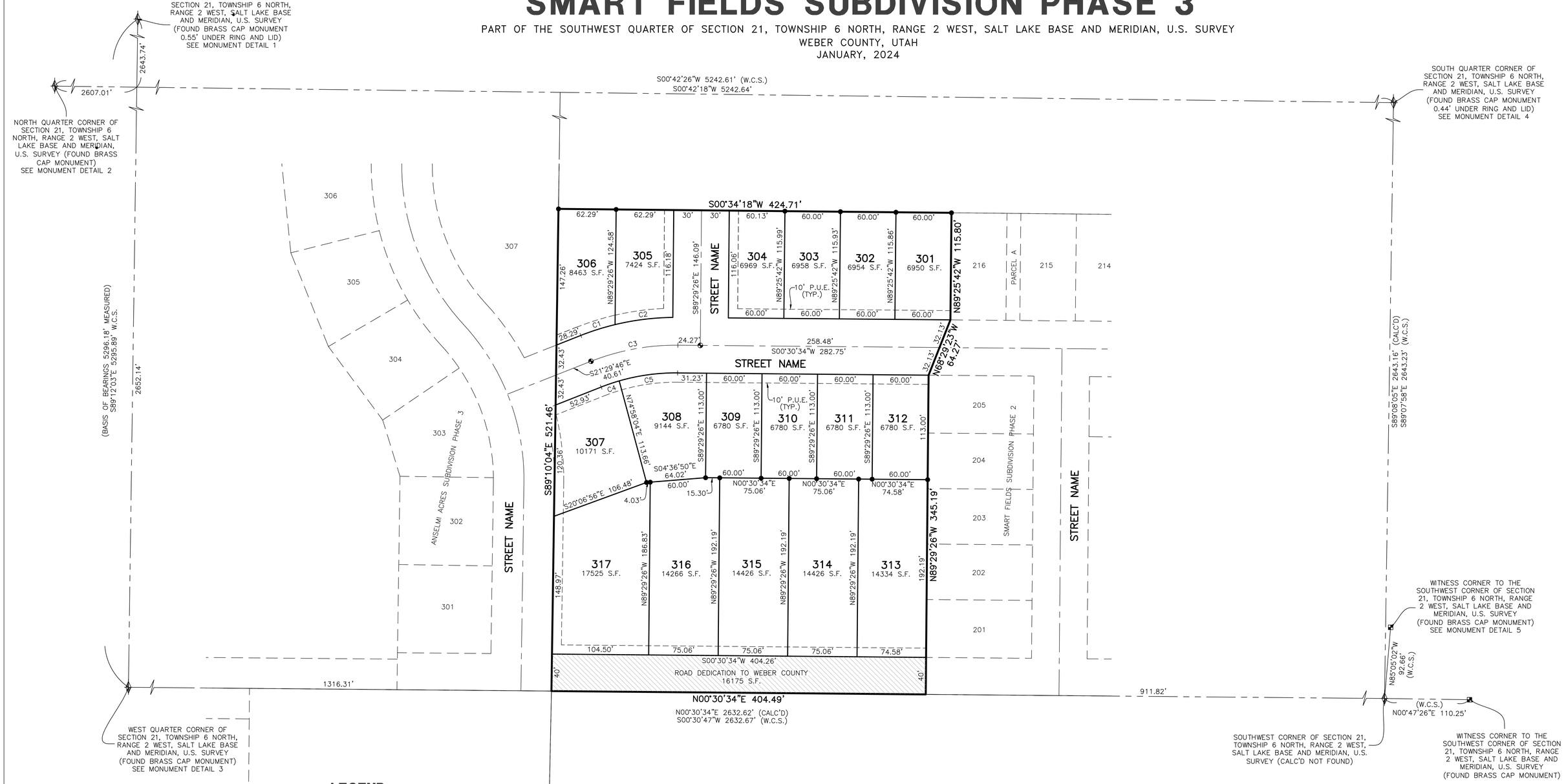
Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 2 OF 2

SMART FIELDS SUBDIVISION PHASE 3

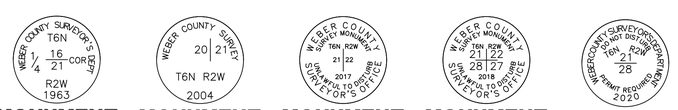
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2024



LEGEND

- = 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
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE

50 0 50 100 150
Scale: 1" = 50'



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)

Reeve & Associates, Inc.
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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 3
Number: 6298-22
Revision:
Scale: 1"=50'
Checked:

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.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SMART FIELDS 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
JANUARY, 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

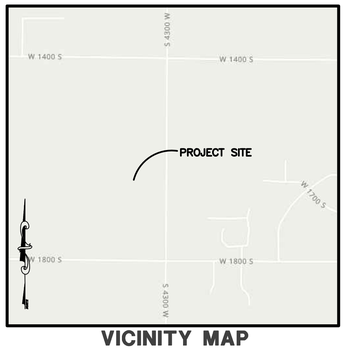
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 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 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, SAID POINT BEING SOUTH 00°30'34" WEST 989.98 FEET 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 00°30'34" WEST 1053.68 FEET; THENCE NORTH 88°57'43" WEST 526.14 FEET; THENCE NORTH 00°29'42" EAST 143.92 FEET; THENCE NORTH 04°06'24" WEST 60.19 FEET; THENCE NORTH 00°30'34" EAST 524.88 FEET; THENCE SOUTH 88°48'42" EAST 77.90 FEET; THENCE NORTH 00°48'25" EAST 320.96 FEET; THENCE SOUTH 89°29'26" EAST 451.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 532,125 SQUARE FEET OR 12.216 ACRES.



VICINITY MAP

NOT TO SCALE

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 **SMART FIELDS 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___.

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

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 **SMART FIELDS 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 DO HEREBY DEDICATE PARCEL A AND B TO THE HOME OWNER'S ASSOCIATION FOR TRAIL PURPOSES.

SIGNED THIS _____ DAY OF _____, 20___.

SMART FIELDS DEVELOPMENT 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:

PAT BURNS
LYNC DEVELOPMENT
1407 N MTN. RD
OGDEN, UT. 84404
(801) 710-2234

Reeve & Associates, Inc.
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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 4
Number: 6298-22
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.

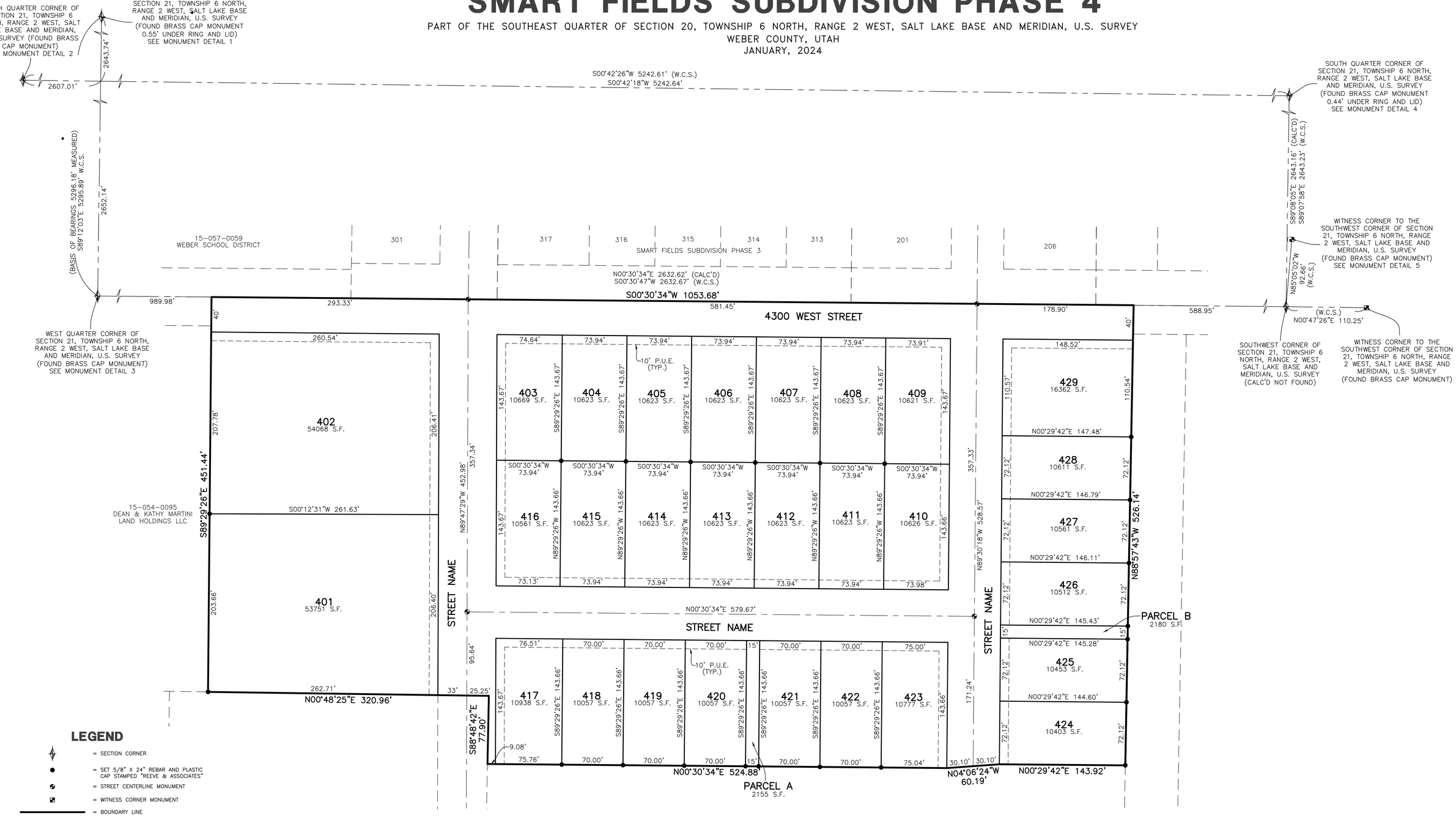
Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 2 OF 2

SMART FIELDS 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
JANUARY, 2024



LEGEND

- = 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
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE

50 0 50 100 150

Scale: 1" = 50'

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)

Reeve & Associates, Inc.
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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 4
Number: 6298-22
Revision:
Scale: 1"=50'
Checked:

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.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SMART FIELDS SUBDIVISION PHASE 5

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
JANUARY, 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

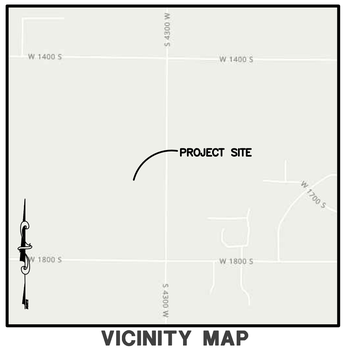
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 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 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, SAID POINT BEING SOUTH 00°30'34" WEST 1310.02 FEET AND NORTH 89°29'26" WEST 531.00 FEET 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 00°30'34" WEST 524.88 FEET; THENCE SOUTH 04°06'24" EAST 60.19 FEET; THENCE SOUTH 00°29'42" WEST 143.92 FEET; THENCE NORTH 88°57'43" WEST 216.39 FEET; THENCE NORTH 00°30'34" EAST 167.77 FEET; THENCE NORTH 89°03'22" WEST 168.69 FEET; THENCE NORTH 00°53'10" EAST 547.76 FEET; THENCE SOUTH 89°29'37" EAST 165.08 FEET; THENCE NORTH 00°30'34" EAST 12.50 FEET; THENCE SOUTH 88°48'42" EAST 211.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 246,555 SQUARE FEET OR 5.660 ACRES.



VICINITY MAP

NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	31.42'	28.29'	20.01'	S44°29'52"E	90°00'52"
C2	30.00'	17.70'	17.44'	9.12'	S17°24'36"W	33°48'04"
C3	65.00'	63.87'	61.33'	34.78'	S06°09'36"W	56°18'05"
C4	65.00'	15.03'	15.00'	7.55'	S28°36'59"E	13°15'06"
C5	65.00'	79.84'	74.91'	45.83'	S70°25'48"E	70°22'31"
C6	65.00'	7.68'	7.68'	3.84'	N70°59'51"E	6°46'11"
C7	30.00'	11.98'	11.90'	6.07'	N79°03'14"E	22°52'56"

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 **SMART FIELDS SUBDIVISION PHASE 5** 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___.

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

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 **SMART FIELDS SUBDIVISION PHASE 5**, 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 DO HEREBY DEDICATE PARCEL A AND B TO THE HOME OWNER'S ASSOCIATION FOR TRAIL PURPOSES.

SIGNED THIS _____ DAY OF _____, 20___.

SMART FIELDS DEVELOPMENT 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:

PAT BURNS
LYNC DEVELOPMENT
1407 N MTN. RD
OGDEN, UT. 84404
(801) 710-2234

Reeve & Associates, Inc.
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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 5
Number: 6298-22
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.

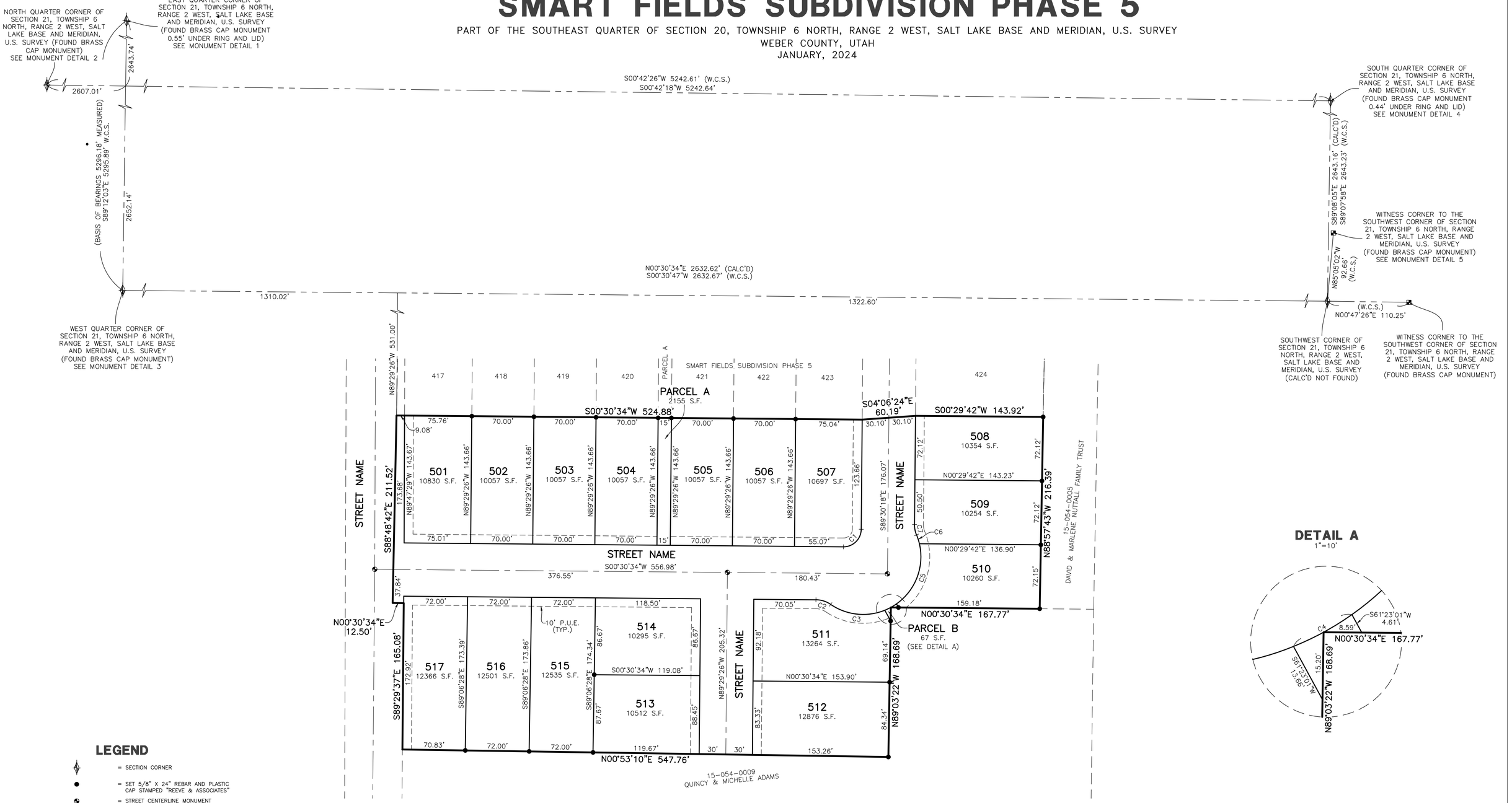
Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 2 OF 2

SMART FIELDS SUBDIVISION PHASE 5

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
JANUARY, 2024



DETAIL A

1"=10'

LEGEND

- = 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
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE

50 0 50 100 150

Scale: 1" = 50'

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)

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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: 1-8-2024
Name: SMART FIELDS SUBD. PHASE 5
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Reeve & Associates, Inc. - Solutions You Can Build On