



# Staff Report to the County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final approval of Halcyon Estates PRUD consisting of 39 lots located at approximately 4100 W 1800 S, Ogden.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, September 22, 2020

**Applicant:** Tyler Brenchley, Keith Ward

**File Number:** LVH 040419

### Property Information

**Approximate Address:** 4100 W 1800 S

**Project Area:** Approximately 31 acres

**Zoning:** Agricultural (A-1) Zone

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0011, -0039

**Township, Range, Section:** T6N, R2W, Section 21

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5, Agricultural (A-1) Zone
- Weber County Land Use Code Title 106 (Subdivisions)
- 

## Background and Summary

The applicant is requesting final approval of Halcyon Estates PRUD subdivision consisting of 39 lots, located at approximately 4100 W 1800 S, Ogden. The request for subdivision approval comes with a request to approve the financial guarantee in the amount of \$180,620.10 for the remaining subdivision improvements.

The PRUD received a recommendation for conditional use permit approval from the Western Weber Planning Commission on February 11, 2020. The County Commission approved the conditional use permit on March 10, 2020. The platting of the subdivision is the final step in the PRUD process.

On March 10, 2020 the Western Weber Planning Commission granted preliminary approval of the proposed subdivision. On April 14, 2020 the Western Weber Planning Commission recommended final approval of the proposed subdivision.

## Analysis

General Plan: The proposal conforms to the Western Weber General Plan by preserving agricultural open space.

Zoning: The A-1 zone conditionally allows Planned Residential Unit Developments. Although the proposed lot sizes are smaller than otherwise allowed by the A-1 zone, the platting of the lots is in conformance with the approved site plan provided as part of conditional use permit approval.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water will be provided by Taylor West Weber Water Improvement District. The sanitary sewage disposal will be provided by Central Weber Sewer Improvement District. The secondary water is being provided by Hooper Irrigation Company.

Review Agencies: Planning, Engineering, Surveying, and Fire have approved the proposed plat.

## Staff Recommendation

Staff recommends final approval of Halcyon Estates PRUD Subdivision consisting of 39 lots.

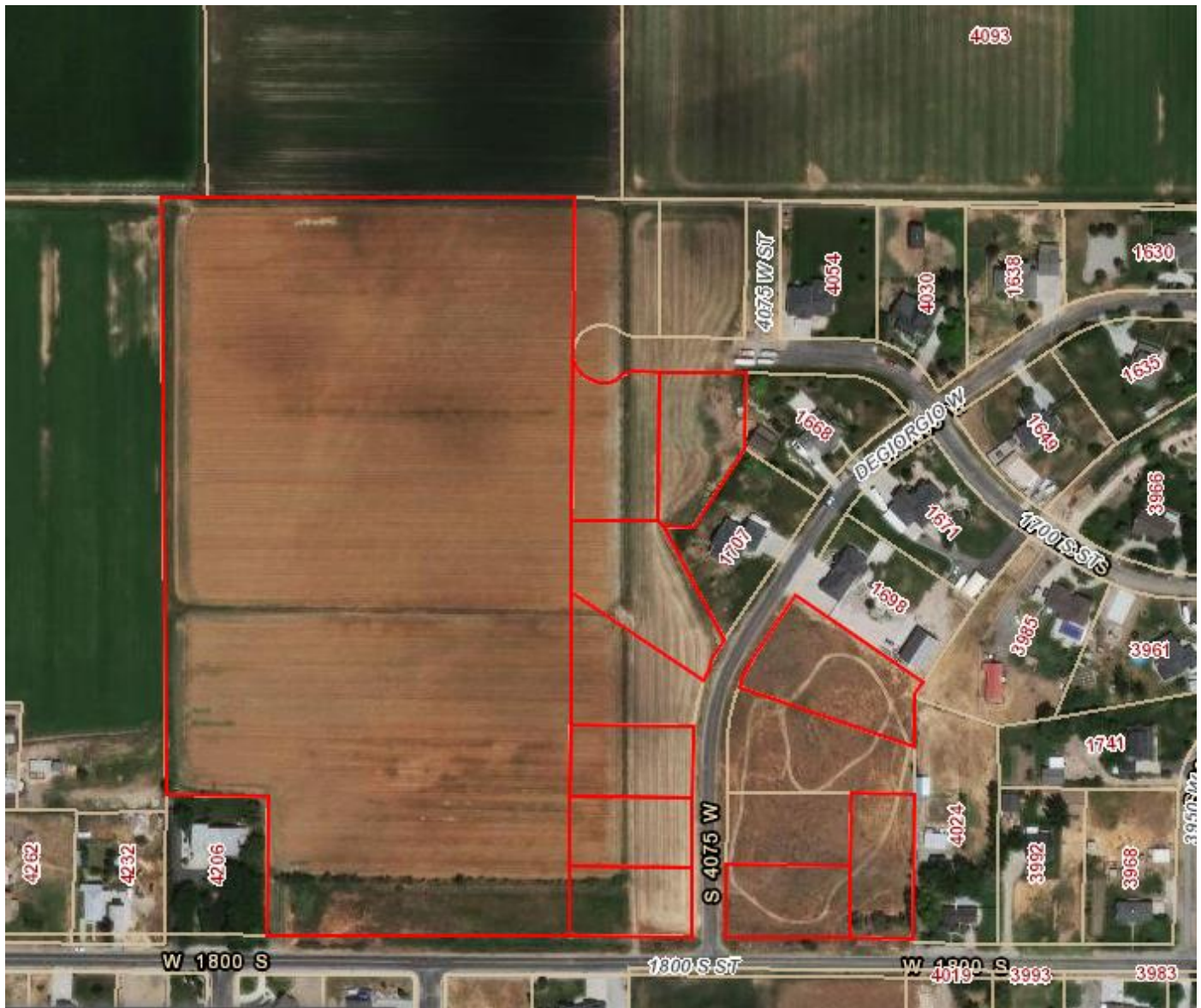
The recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

## Exhibits

- A. Final subdivision plat

## Area Map

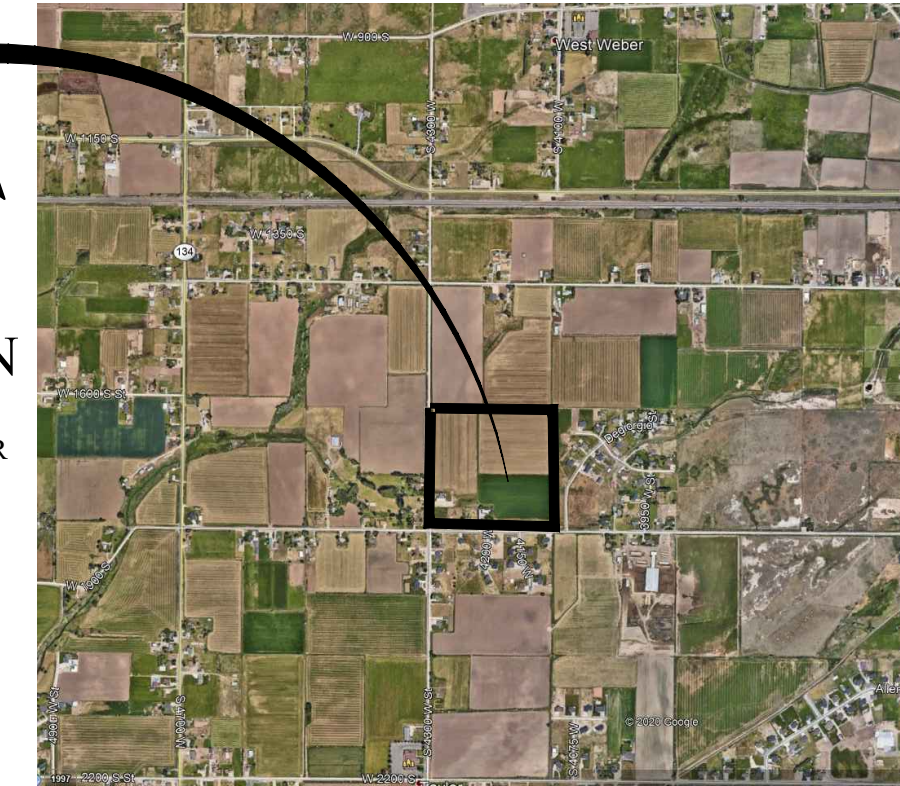




# HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

Part of the Southwest Quarter of Section 21, Township 6  
North, Range 2 West S.L.B&M  
Weber County, Utah  
June 25, 2020

## SUBDIVISION LOCATION



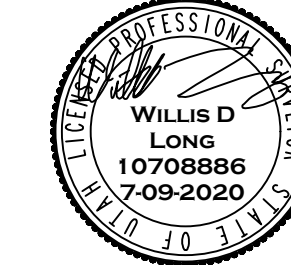
## APPLICANTS OF SUBDIVISION

KEITH R. WARD - WAKELESS HOLDINGS, LLC - DEVELOPER  
1064 SPYGLASS HILL, SYRACUSE, UTAH 84075

## SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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 HALCYON ESTATES PHASE 1, A PRUD SUBDIVISION, 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 9TH OF JULY, 2020



## LAYTON SURVEYS

Professional Land Surveying 1812 West 2575 South  
801-663-1641 willis.long@laytonsurveys.com Syracuse, UT 84075

## 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 ON THE PLAT AND NAME SAID TRACT HALCYON PHASE 1, A PRUD SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. FURTHER MORE THE UNDERSIGNED OWNERS GRANT AND CONVEY TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE AGRICULTURAL PRESERVATION PARCEL TO GUARANTEE TO THE PUBLIC THAT THE AGRICULTURAL OPEN SPACE PARCEL REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED OPEN SPACE PURPOSES IN A MANNER CONSISTENT WITH THE APPROVED SPACE PLAN. FURTHER MORE THE UNDERSIGNED AGREE AND CONFER THAT UNDER LAND USE CODE (108-5-600(2)), THE AGRICULTURAL OPEN SPACE PARCEL MAY BE INDIVIDUALLY OWNED REGARDLESS OF WHETHER THE PERSON OWNS A RESIDENTIAL LOT WITH IN THE PRUD. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCHELY, A MEMBER OF WAKELESS HOLDINGS, LLC

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY

NANNEY, ADAM K & WF ELIZABETH M NANNEY

STONE PEAK CONSTRUCTION LLC

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT WHICH IS N89°07'58"W 826.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N89°07'58"W 1119.23 FEET; THENCE N00°30'47"E 290.01 FEET; THENCE N89°07'58"W 177.60 FEET; THENCE N00°44'25"E 1025.57 FEET; THENCE S89°02'49"E 705.17 FEET; THENCE S89°02'21"E 357.93 FEET; THENCE S00°50'09"W 230.00 FEET; THENCE N89°02'25"W 57.93 FEET; THENCE S00°50'09"W 190.60 FEET; THENCE S34°01'02"W 162.76 FEET; THENCE N89°02'21"W 53.00 FEET; THENCE S28°28'50"E 222.32 FEET; THENCE S55°58'58"E 60.00 FEET; THENCE N34°01'02"E 130.43 FEET; THENCE S55°58'58"E 268.39 FEET; THENCE S34°01'02"W 27.00 FEET; THENCE S00°52'02"W 461.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT AREA WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE 3 AND HALCYON LAKE ESTATES PHASE 1

CONTAINING 1,424,807.06 SQFT/32.71 ACRES, MORE OR LESS

## SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS THE ACCURATELY LOCATE THE EXTERIOR BOUNDARIES OF SAID PROPOSED SUBDIVISION AND TO MAKE THE SUBDIVISION OF THESE LANDS AND MARK THE SAME ON THE GROUND IN HARMONY WITH EXISTING BOUNDARIES.

BASIS OF BEARINGS IS BETWEEN THE W1 CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS OFFICE, WHICH BEARS N44°25'34"W 3741.99 FEET (GRID BEARING AND GROUND DISTANCE). SURROUNDING ENTITIES TO INCLUDE IRRIGATION, STORM, SEWER, SUBDIVISIONS, ROAD RIGHTS OF WAY AND INDIVIDUAL PROPERTIES WERE PLACED USING DEEDS OF RECORD PROVIDED ON MULTIPLE TITLE REPORTS AS WELL AS BEST AVAILABLE PHYSICAL EVIDENCE TO INCLUDE FOUND LOT / SUBDIVISION CORNERS AND EXISTING FENCE LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PAROLE EVIDENCE.

NOTE: AN IMPROVEMENT GUARANTEE AND ESCROW WILL BE SET ASIDE FOR THE SUBDIVISION IMPROVEMENTS TO INCLUDE STREET TREES, SIDEWALK, AND STREET LIGHTS.

NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES, AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NOTE: DISTANCES TO EXISTING STRUCTURES SHOWN IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY (SEE PAGE 2)

NOTE: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON PAGE 2

NOTE: STANDARD SET BACK FOR ALL LOTS IS AS FOLLOWS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 8' ON THE SIDE YARDS.

NOTE: BUILDING HEIGHT: 40'

NOTE: 10' WIDE PUBLIC UTILITY EASEMENT FOR FRONT PORTIONS OF DISPLAYED LOTS UNLESS OTHERWISE NOTED.

NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT.

NOTE: UNDER WEBER COUNTY LAND USE CODE (108-5-6(d)(2)), THE AGRICULTURAL OPEN SPACE PARCEL MAY BE INDIVIDUALLY OWNED REGARDLESS OF WHETHER THE PERSON OWNS A RESIDENTIAL LOT WITH IN THE PRUD

## ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 PERSONALLY APPEARED

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCHELY, A MEMBER OF WAKELESS HOLDINGS, LLC

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 PERSONALLY APPEARED

BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 PERSONALLY APPEARED

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 PERSONALLY APPEARED

STONE PEAK CONSTRUCTION LLC KIRT MERRILL, OWNER

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 PERSONALLY APPEARED

NANNEY, ADAM K & WF ELIZABETH M NANNEY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 PERSONALLY APPEARED

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
SIGNATURE WEBER COUNTY ENGINEER

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THIS 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 \_\_\_\_\_, 2020

\_\_\_\_\_  
SIGNATURE WEBER COUNTY ATTORNEY

## COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILE FOR RECORD AND RECORDED: \_\_\_\_\_  
020, AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

OF OFFICIAL RECORDS

RECORDED FOR: \_\_\_\_\_

\_\_\_\_\_  
COUNTY RECORDER

BY: \_\_\_\_\_

## 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

\_\_\_\_\_  
ATTEST

## 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
SIGNATURE WEBER COUNTY SURVEYOR

## 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 \_\_\_\_\_, 2020

\_\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

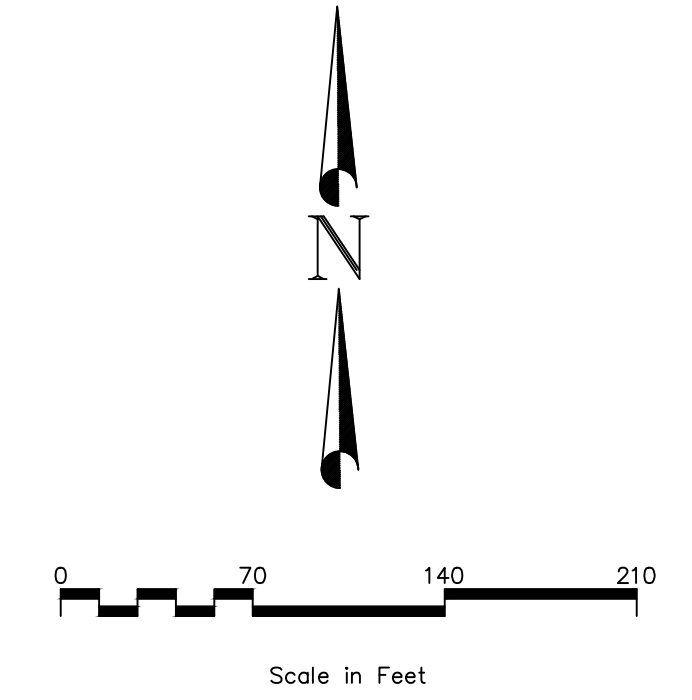


Range 2 West, S.L.B.&M., West 1/4 Corner of Section 21, Township 6 North, Weber County Surveyors Office 2004 Monument 3" Brass Cap in Manhole Collar

# HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

Part of the SW Quarter of Section 21, Township 6 North,  
Range 2 West S.L.B.&M  
Weber County, Utah

Curve #	Length	Radius	CHORD DIST CHORD BRG
C1	80.20	328.80	80.00 N13° 03' 19"E
C2	80.21	328.80	80.00 N27° 01' 38.5"E
C3	54.95	268.80	54.86 N28° 09' 27"E
C4	100.57	268.87	99.99 N11° 35' 00"E
C5	29.83	328.80	29.82 N3° 28' 04"E
C6	23.66	62.000	23.52 S79° 56' 24"W
C7	67.99	62.000	64.63 S37° 35' 07"W
C10	114.894	50.000	91.233 S66° 32' 14"W
C11	114.536	50.000	91.086 S64° 55' 03"E
C12	21.683	30.001	21.214 N68° 20' 12"W
C13	21.683	30.001	21.214 S70° 15' 09"W
C17	2.931	30.208	2.930 N39° 07' 09"E
C18	21.681	30.000	21.213 S20° 11' 35"E
C19	172.52	298.80	170.548 N17° 26' 01"E
C20	50.284	32.000	45.268 N45° 50' 59"E
C21	50.068	32.000	45.115 S44° 18' 37"E
C23	114.676	50.000	91.144 N23° 46' 52"W
C24	114.676	50.000	91.144 S24° 48' 30"W
C25	5.777	62.000	5.775 S3° 30' 09"W
C26	97.007	62.000	87.411 N44° 18' 37"W
C27	18.75	30.01	18.444 S18° 25' 03"W



**LEGEND**

- SET REBAR AND CAP MARKED 10708886"
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY / DRAINAGE EASEMENT CENTER LINE
- NO ACCESS (1800 SOUTH)
- SUBDIVISION MONUMENT
- ROADWAY TO BE DEDICATED
- EXISTING FENCE LINES



NOTE: 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL FRONT PORTIONS OF DISPLAYED LOTS AND 5' WIDE EASEMENT ON THE SIDES WHERE SHOWN.

NOTE: STANDARD SET BACK FOR ALL LOTS IS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 8' ON THE SIDE YARDS.

NOTE: 5' WIDE PUBLIC FOR EACH ZONE IN THIS SUBDIVISION THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE MEET OR EXCEED THE MINIMUM WIDTH ALLOWED IN THE ZONE. AN AMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 106-2-4(B) OF THE WEBER COUNTY CODE.

NOTE: DISTANCES TO STRUCTURES SHOWN. IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY

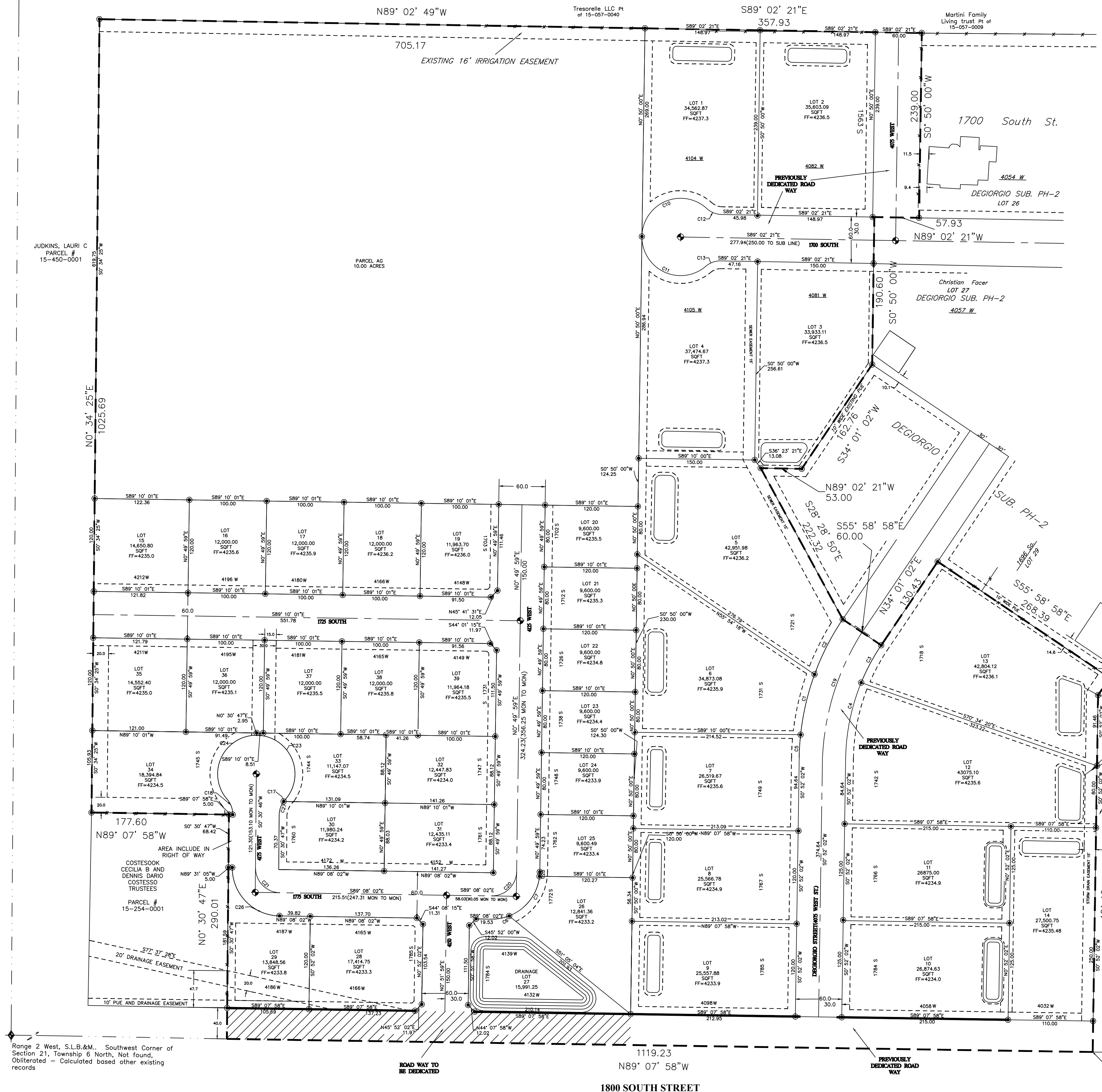
NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT. LOT 27 HAS BEEN DESIGNATED TO MEET THE DRAINAGE REQUIREMENTS FOR LOTS 15-39 AND LOT 27 HAS BEEN DESIGNATED IN ITS ENTIRETY AS A PUBLIC UTILITY EASEMENT

NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NOTE: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON THIS PAGE

Dated 1963, +/- 0.4' Below Rd Surface. First Weber County Surveyors Monument Township 6 North, Range 2 West, S.L.B.&M., Southwest Corner of Section 21, 3" Brass Cap

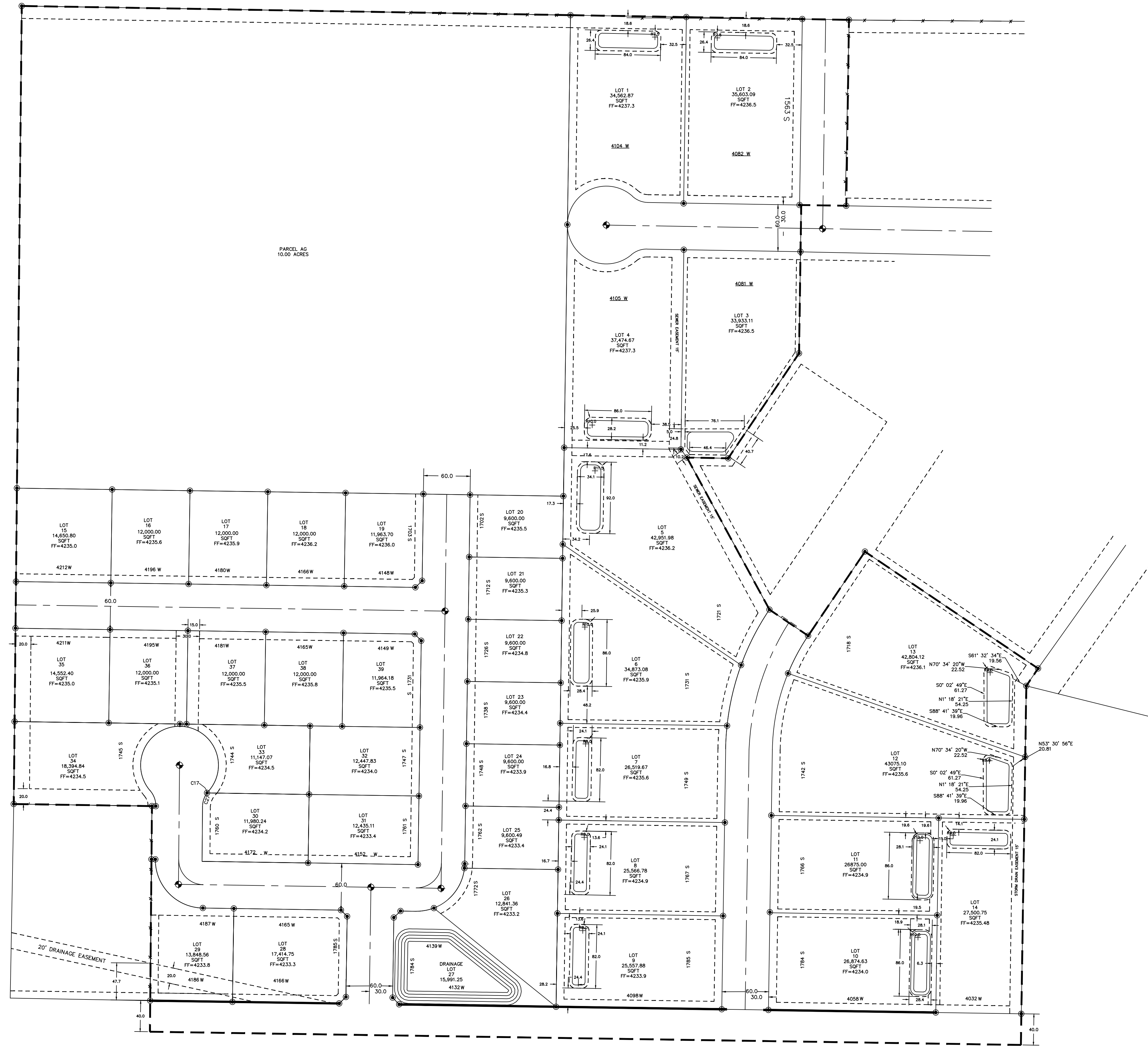
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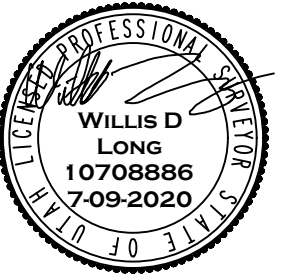
Range 2 West, S.L.B.&M., Southwest Corner of Section 21, Township 6 North, Not found, Collateral - Calculated based other existing records

# HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

Part of the SW Quarter of Section 21, Township 6 North,  
Range 2 West S.L.B&M  
Weber County, Utah



PARCEL AC  
10.00 ACRES



Scale in Feet

### LEGEND

- SET REBAR AND CAP MARKED "10708886"
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY / DRAINAGE EASEMENT
- CENTER LINE
- NO ACCESS (1800 SOUTH)
- ◆ SUBDIVISION MONUMENT
- ROADWAY TO BE DEDICATED
- /// EXISTING FENCE LINES

NOTE:  
THE PURPOSE OF THIS PAGE IS TO SHOW  
THE DIMENSIONS OF THE ALL DRAINAGE  
EASEMENTS AS THEY RELATE TO THE  
LOTS

NOTE:  
RADIi SHOWN ON A RETENTION POND ARE  
TYPICAL FOR ALL RADIi WITH IN THAT  
RETENTION POND

NOTE:  
HOME OWNER WILL BE RESPONSIBLE FOR  
THEIR OWN DETENTION BASIN ON LOTS  
1-14.

1800 SOUTH STREET