

# Brookside Estates

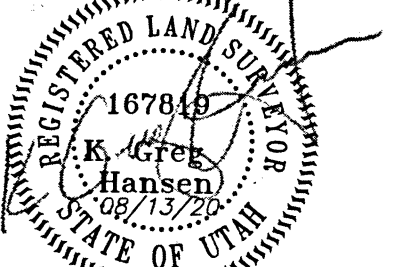
Marriott-Slaterville, Weber County, Utah  
 A Part of the South Half of Section 11, and A Part of the  
 Northwest Quarter of Section 14, Township 6 North, Range 2  
 West, Salt Lake Base & Meridian  
 August 2019

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and 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 have hereby subdivided said tract into twenty (20) lots and Parcel "A" & Parcel "B", known hereafter as Brookside Estates in Marriott-Slaterville, Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground, I further hereby 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 13th day of August, 2020.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor License No. 167819



## SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT A POINT LOCATED 213.83 FEET NORTH 00°12'35" WEST ALONG THE EAST LINE OF SAID SECTION AND 2787.04 FEET NORTH 00°12'35" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 11; (POINT DESCRIBED OF RECORD AS 158.40 FEET NORTH 00°12'35" WEST ALONG THE QUARTER SECTION LINE AND 53.62 FEET SOUTH 89°36'11" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 11);

RUNNING THENCE SOUTH 88°00'00" WEST 353.21 FEET (350.00 FEET BY RECORD); THENCE SOUTH 47°49'49" WEST 283.36 FEET (SOUTHWESTERLY 278.02 FEET MORE OR LESS BY RECORD); THENCE SOUTH 00°17'00" WEST 568.58 FEET; THENCE SOUTH 03°15'17" WEST 382.21 FEET; THENCE SOUTH 00°17'00" WEST 293.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE NORTH 88°59'01" WEST 60.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°17'00" EAST 130.73 FEET; THENCE NORTH 89°47'50" WEST 248.39 FEET TO THE EAST LINE OF GERALD TAYLOR PROPERTY, TAX ID NO. 15-042-0023; THENCE NORTH 81°55'59" EAST (NORTH 00°54'00" EAST BY RECORD) 1039.48 FEET ALONG SAID EAST LINE AND THEN ALONG THE EAST BOUNDARY LINE OF COUNTRYSIDE ACRES SUBDIVISION, RECORDED AS ENTRY NO. 600415, EASEMENT 18 OF PLATS, PAGE 7 IN THE WEBER COUNTY RECORDERS OFFICE TO THE NORTHEAST CORNER OF SAID COUNTRYSIDE ACRES SUBDIVISION; THENCE NORTH 01°00'59" EAST 122.95 FEET ALONG THE EAST LINE OF SWEETEN PROPERTY, TAX ID NO. 15-120-0009 AND THEN ALONG THE EAST LINE OF BUTTERS PROPERTIES LLC PROPERTY, TAX ID NO. 15-030-0063 TO THE NORTH LINE OF SAID SECTION 14; THENCE NORTH 89°36'29" WEST 18.80 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF MILL CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 09°03'35" EAST 130.75 FEET; (2) NORTH 01°25'17" WEST (NORTH 05°35'00" WEST BY RECORD) 67.00 FEET; (3) NORTH 25°26'00" WEST 144.00 FEET; (4) NORTH 46°57'00" WEST (NORTH 00°17'00" WEST BY RECORD) 60.00 FEET; (5) NORTH 78°18'23" WEST 155.37 FEET TO THE PROJECTION OF AN EXISTING FENCE LINE AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 1065955 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG SAID EXISTING FENCE LINE AND SAID BOUNDARY LINE AGREEMENT THE FOLLOWING FIVE (5) COURSES: (1) NORTH 04°00'17" EAST 273.48 FEET (NORTH 02°53'00" EAST 268.11 FEET BY RECORD); (2) NORTH 42°06'04" EAST 201.51 FEET (NORTH 45°36'28" EAST 199.77 FEET BY RECORD); (3) NORTH 64°23'21" EAST 418.08 FEET (NORTH 61°28'07" EAST 416.25 FEET BY RECORD); (4) SOUTH 54°09'38" EAST 17.58 FEET (SOUTH 31°17'00" EAST 18.00 FEET BY RECORD); AND (5) NORTH 81°08'50" EAST 63.14 FEET (NORTH 80°25'00" EAST 69.60 FEET BY RECORD); THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 09°58'03" EAST 38.00 FEET (SOUTH 09°22'00" EAST 39.10 FEET BY RECORD); (2) SOUTH 09°58'03" EAST 38.00 FEET (SOUTH 14°21'30" WEST 191.30 FEET BY RECORD); (3) SOUTH 53°17'49" EAST 67.18 FEET; AND (4) SOUTH 81°47'21" EAST 601.85 FEET (SOUTH 82°18'15" EAST 601.20 FEET BY RECORD) TO A FENCE CORNER AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 1065959; THENCE SOUTH 10°33'29" WEST 497.86 FEET (SOUTH 09°57'40" WEST 498.00 FEET MORE OR LESS BY RECORD) ALONG EXISTING FENCE LINE AND SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING, CONTAINING 25.775 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PARCEL "A", PARCEL "B", AND PARCEL "C" (MILL CREEK) AS SHOWN ON THIS PLAT AND NAME SAID TRACT BROOKSIDE ESTATES AND HEREBY DEDICATE, GRANT AND CONVEY TO MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH, THE STREETS 2400 WEST STREET AND 100 SOUTH STREET AS SHOWN HEREON, TO BE PUBLIC THOROUGHFARES FOREVER AS WELL AS PUBLIC UTILITY EASEMENTS. WE ALSO DEDICATE TO MARRIOTT-SLATERVILLE CITY PARCELS A, B AND C. WE FURTHER DEDICATE TO SAID CITY (1) A 45-FOOT WIDE DRAINAGE AND TRAIL EASEMENT ACROSS LOTS 9 AND 20 (2) A DRAINAGE EASEMENT ACROSS THE NORTH PORTION OF LOT 6 AS SHOWN HEREON (3) A DRAINAGE AND TRAIL EASEMENT (TRAIL BEING WITHIN APPROXIMATELY 20 FEET FROM TOP OF BANK) ACROSS LOTS 9, 10, 11, 12, AND 13 AS SHOWN HEREON (4) A DRAINAGE EASEMENT ACROSS THE REAR PORTION OF LOT 13 AS SHOWN HEREON. WE FURTHER DEDICATE TO THE CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICES - SUCH INCLUDES PROVISION FOR DRAINAGE, IRRIGATION AND SECONDARY WATER NEEDS, AS MAY BE AUTHORIZED BY MARRIOTT-SLATERVILLE CITY.

WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

Jayson Adam, Member of S2K LLC, a Utah Limited Liability Company  
 Jeremy Scheer, Member of S2K LLC, a Utah Limited Liability Company

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me, Jayson Adam and Jeremy Scheer, who being by me duly sworn did say and acknowledge that they are Members of S2K LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

## NARRATIVE

The purpose of this survey was to establish and set the property corners of the Twenty Lot Subdivision as shown and described hereon. This survey was ordered by Ryan Williams. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 11, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the East line of said Section which bears South 0°12'35" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Notary Public

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND

RECORDED \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

COUNTY RECORDER

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

### ADDRESS TABLE

Lot #	Address	Lot #	Address
1	165 South	11	197 North
2	147 South	12	259 North
3	129 South	13	321 North
4	111 South	14	383 North
5	91 South	15	427 North
6	67 South	16	432 North
7	116 S./2385 W.	17	386 North
8	138 South	18	324 North
9	71 North	19	268 North
10	133 North	20	230 North

Blaine & Marilyn Draper  
 15-030-0054

Leavitt Family Trust  
 15-030-0108

Parcel "B" City Open Space  
 185,289 S.F.  
 (Does Not Include Parcel C)

Parcel "A"  
 47,574 S.F.

Parcel "C"  
 33,637 S.F.

Parcel "D"  
 33,637 S.F.

Parcel "E"  
 33,637 S.F.

Parcel "F"  
 33,637 S.F.

Parcel "G"  
 33,637 S.F.

Parcel "H"  
 33,637 S.F.

Parcel "I"  
 33,637 S.F.

Parcel "J"  
 33,637 S.F.

### CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	132.90'	180.00'	42°18'07"	129.90'	N20°52'04"W
C2	110.75'	150.00'	42°18'07"	108.25'	N20°52'04"W
C3	88.60'	120.00'	42°18'07"	86.60'	N20°52'04"W
C4	90.66'	120.00'	43°17'06"	88.52'	N20°22'34"W
C5	113.32'	150.00'	43°17'06"	110.64'	N20°22'34"W
C6	135.98'	180.00'	43°17'06"	132.77'	S20°22'34"E
C7	70.09'	216.62'	18°32'23"	69.79'	N80°35'44"E
C8	74.03'	171.62'	24°42'58"	73.46'	N77°23'12"E
C9	77.48'	104.75'	42°22'42"	75.72'	S69°39'09"W
C10	48.84'	66.62'	42°00'38"	47.76'	N68°04'33"E
C11	60.49'	275.52'	12°34'42"	60.36'	N34°47'46"E
C12	46.14'	230.00'	11°29'38"	46.06'	N18°55'01"W
C13	72.50'	360.64'	11°31'03"	72.38'	N04°29'33"W
C14	302.08'	267.17'	64°46'59"	286.24'	S58°14'27"W

### CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C15	253.25'	277.91'	52°12'36"	244.57'	S57°17'29"W
C16	20.32'	25.00'	46°34'03"	19.76'	N01°22'48"W
C17	65.72'	330.64'	11°23'17"	65.61'	N04°25'40"W
C18	54.39'	55.00'	56°39'53"	52.20'	N06°25'43"W
C19	73.61'	55.00'	76°40'47"	68.24'	N73°06'02"W
C20	56.69'	55.00'	59°03'04"	54.21'	S39°02'02"W
C21	77.50'	55.00'	80°44'22"	71.25'	S30°51'41"E
C22	20.32'	25.00'	46°34'03"	19.76'	N47°56'51"W
C23	34.10'	170.00'	11°29'38"	34.05'	S18°55'01"W
C24	40.12'	200.00'	11°29'38"	40.05'	N18°55'01"W
C25	71.85'	180.00'	22°52'19"	71.38'	S10°10'11"E
C26	64.13'	180.00'	20°24'47"	63.79'	S31°48'44"E
C27	50.74'	120.00'	24°13'41"	50.37'	S29°54'17"E
C28	37.85'	120.00'	18°04'26"	37.70'	S08°45'13"E

### LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S54°09'38"E	17.58'
L2	S09°58'03"E	38.00'
L3	S53°17'49"E	67.18'
L4	N24°39'50"W	40.73'
L5	N24°39'50"W	11.16'
L6	S00°17'00"W	25.64'
L7	S03°15'17"W	4.36'
L8	S00°17'00"W	58.03'
L9	N01°15'59"E	33.17'
L10	S24°39'50"E	33.24'

### CURVE DATA

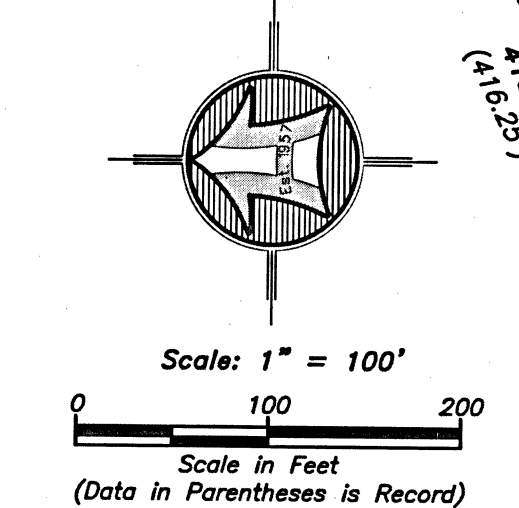
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C29	59.50'	170.00'	20°03'11"	59.20'	S11°17'35"W
C30	70.00'	200.00'	20°03'11"	69.64'	N11°17'35"E
C31	80.50'	230.00'	20°03'11"	80.09'	N11°17'35"E
C32	80.50'	230.00'	20°03'11"	80.09'	S11°17'35"W
C33	70.00'	200.00'	20°03'11"	69.64'	N11°17'35"E
C34	59.50'	170.00'	20°03'11"	59.20'	N11°17'35"E
C35	58.98'	300.64'	11°14'22"	58.88'	S04°21'12"E
C36	35.96'	230.00'	08°57'25"	35.92'	N05°44'42"E
C37	44.54'	230.00'	11°05'47"	44.74'	N15°46'17"E
C38	50.18'	230.00'	12°30'04"	50.08'	S15°04'08"W
C39	30.32'	230.00'	07°33'07"	30.29'	S05°02'33"W

### LINE DATA

SEGMENT	DIRECTION	LENGTH
L11	N89°36'29"W	18.80'
L12	S24°39'50"E	18.65'
L13	N25°26'00"W	31.38'
L14	S21°19'11"W	22.29'
L15	N21°19'10"E	46.64'
L16	N01°15'59"E	29.39'
L17	N21°19'10"E	55.55'
L18	N27°15'36"E	53.92'
L19	N21°19'10"E	179.10'
L20	N48°27'48"E	44.97'
L21	N41°07'31"E	60.59'

### LINE DATA

SEGMENT	DIRECTION	LENGTH
L22	N41°07'31"E	62.48'
L23	N45°56'03"E	117.62'
L24	N45°56'03"E	33.24'
L25	S89°09'30"E	61.05'
L26	S89°09'30"E	60.27'
L27	S89°09'30"E	59.26'
L28	S89°09'30"E	58.29'
L29	N45°56'03"E	140.69'
L30	S03°15'17"W	30.02'
L31	N00°17'00"E	33.00'



- ### LEGEND
- Subject Property Line
  - Interior Lot Lines
  - Adjoining Property Line
  - Centerline
  - Public Utility Easement (PUE)
  - Creek Flowline
  - Fence Line
  - 45' Drainage & Trail Easement
  - 75' NDL (from CL of Existing Creek)
  - Street Monument
  - Found rebar set by others
  - Set 5/8"x24" Rebar With Cap
  - Section Corner

RECEIVED  
 BY: G. G. G. 6690

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
 Brigham City Ogden Logan  
 (435) 723-3491 (801) 399-4905 (435) 752-8272  
 Celebrating over 60 Years of Business

## MARRIOTT-SLATERVILLE CITY COUNCIL 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 Marriott-Slaterville City Council.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Marriott-Slaterville City Council

## MARRIOTT-SLATERVILLE CITY 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\_\_\_\_.

Attorney

## MARRIOTT-SLATERVILLE CITY ENGINEER

I Hereby Certify that the required public improvement standards and drawings for this subdivision conform with Marriott-Slaterville City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Engineer

## MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Marriott-Slaterville City Planning Commission.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Marriott-Slaterville City Planning Commission

- ### NOTE:
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
  - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.
  - PUBLIC ACCESS AND CLEANING EASEMENT ALONG ALL CREEKS AND DRAINS.
  - ALL PERIMETER FENCING ALONG DRAINS AND WATERWAYS ARE TO BE CONSTRUCTED USING NON-COMBUSTIBLE MATERIALS.
  - FENCE ALONG TRAIL IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION.
  - LOTS BOARDING CATTLE ARE TO BE FIELD FENCE.
  - NDL = NON-DEVELOPABLE LINE AT 75.0' FROM CENTERLINE OF MILL CREEK; PUBLIC ACCESS EASEMENT GRANTED TO CITY. HOMEOWNER ALLOWED TO BERM PROPERTY AT NDL LINE - CITY IS NOT RESPONSIBLE FOR LOCALIZED FLOODING.
  - BASEMENTS ARE NOT ALLOWED. THE BOTTOM FINISH FLOOR SHALL BE ABOVE THE TOP BACK OF CURB ELEVATION.