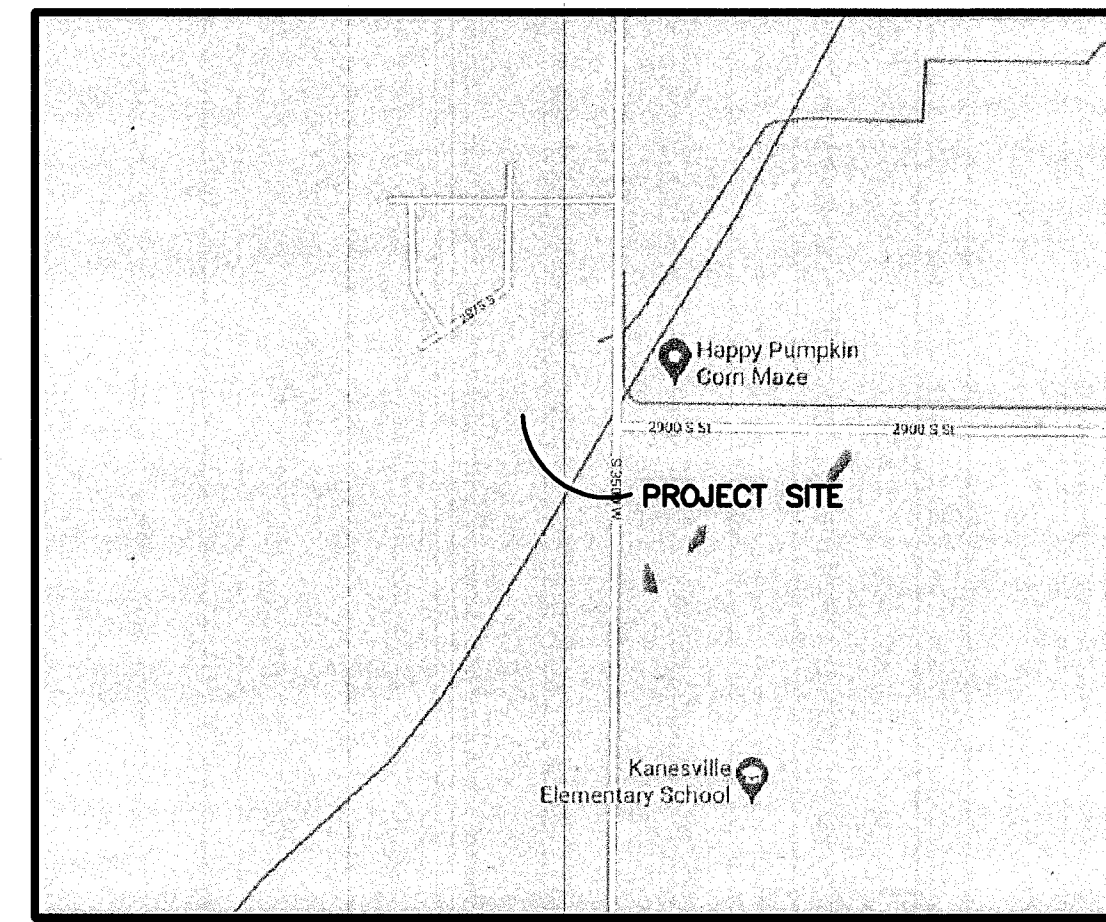


LILAC ESTATES PRUD

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2022



VICINITY MAP
NOT TO SCALE

NOTES

- ALL AREA NOT SHOWN AS PRIVATE UNIT, STORAGE UNIT, PRIVATE STREET, LIMITED COMMON AREA, AND AGRICULTURAL PARCEL IS CONSIDERED COMMON AREA.
- ALL COMMON AREA IS CONSIDERED PUBLIC UTILITY EASEMENT.
- ALL TIES TO PRIVATE UNITS ARE PERPENDICULAR TO BOUNDARY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°55'26"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO PRIVATE UNITS, PRIVATE STREETS, LIMITED COMMON AREA, COMMON AREA, AND AN AGRICULTURAL PARCEL AS SHOWN. THE WEST LINE WAS PLACED ALONG AN EXISTING FENCE AND THE EXTENSION THEREOF. THE LINES ADJACENT TO THE HOOPER IRRIGATION PARCEL WERE PLACED ALONG THE DEED, WHICH MATCHES CLOSELY WITH A FOUND JUB REBAR AND CAP FOR WHICH NO SURVEY WAS FOUND. THE SOUTH LINE ADJACENT TO BL&C RANCH WAS PLACED ALONG THE NORTH LINE OF SAID BL&C RANCH. THE WEST LINE WAS PLACED ALONG THE LESS AND EXCEPTING PORTION FROM THAT WARRANTY DEED RECORDED AS ENTRY # 2824530. THE NORTH LINE WAS PLACED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SECTION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

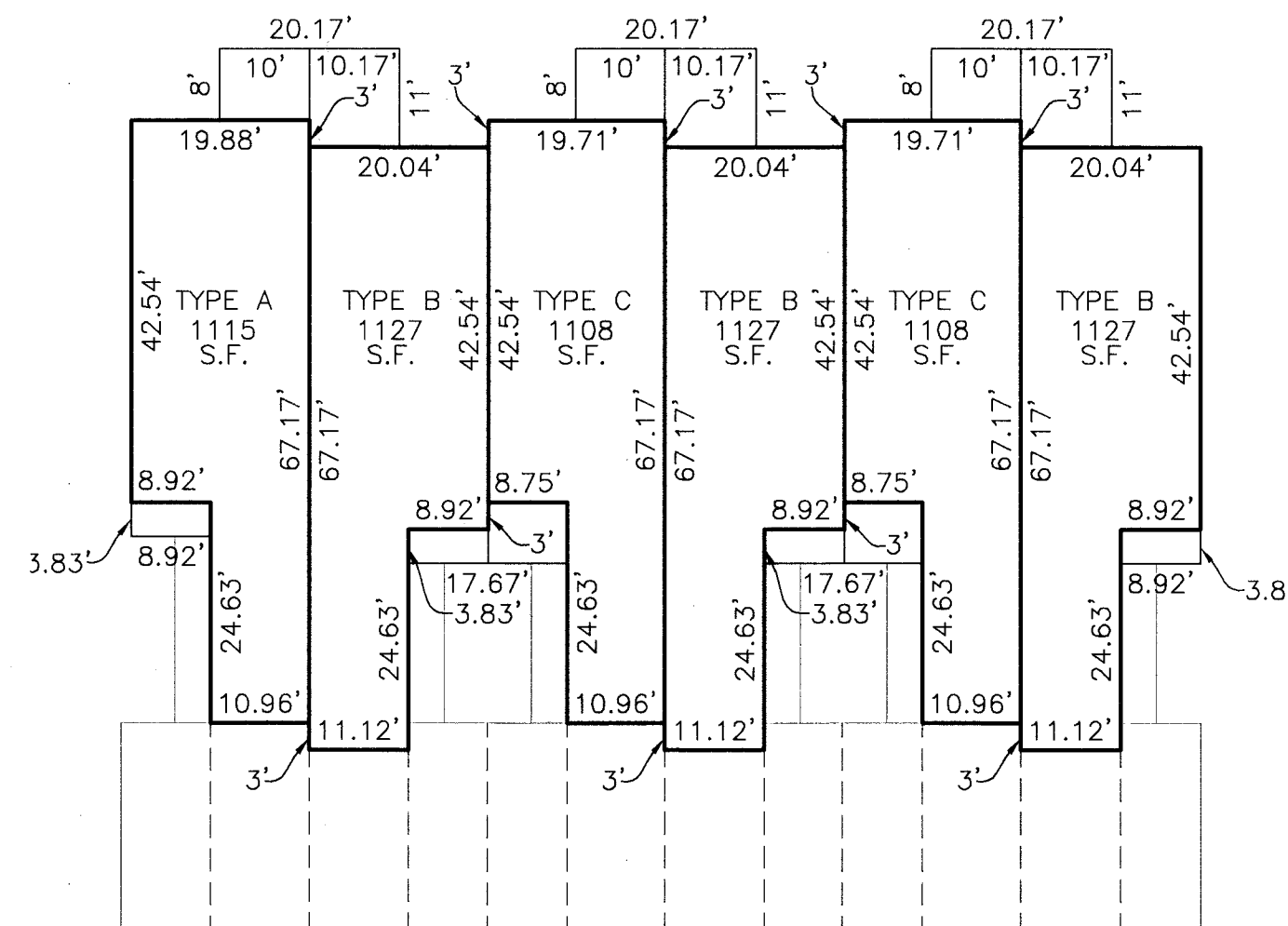
PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, SAID POINT BEING N89°08'48"W 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S00°55'26"W ALONG THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, 824.47 FEET; THENCE N89°04'29"W 541.36 FEET; THENCE N32°48'36"E 194.60 FEET; THENCE N89°08'48"W 487.16 FEET; THENCE N00°51'12"E 475.39 FEET; THENCE S89°27'41"E 23.25 FEET; THENCE N03°06'45"E 183.31 FEET; THENCE S89°08'48"E 896.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 686,191 SQUARE FEET OR 15.753 ACRES MORE OR LESS.

SITE INFO

PRIVATE ROAD = 16289 S.F. OR 0.374 ACRES
BUILDINGS/UNITS = 39402 S.F. OR 0.905 ACRES
STORAGE UNITS = 9450 S.F. OR 0.217 ACRES
LIMITED COMMON AREA = 3182 S.F. OR 0.073 ACRES
COMMON AREA = 162531 S.F. OR 3.731 ACRES
AGRICULTURAL PARCEL = 455345 S.F. OR 10.453 ACRES



TYPICAL UNIT DETAIL
NOT TO SCALE

RECORD OF SURVEY

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.

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.

WEBER COUNTY ATTORNEY

Developer:

Val Sanders
P.O. Box 106
Roy, UT. 84067
(801) 710-9043

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

TAYLOR WEST WEBER WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE TAYLOR WEST WEBER WATER DISTRICT.

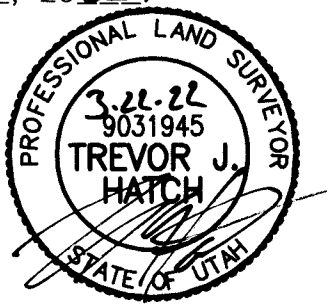
TAYLOR WEST WEBER WATER DISTRICT

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 **LILAC ESTATES PRUD** 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 22nd DAY OF March, 2022

9031945
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 PRIVATE UNITS, PRIVATE STREETS, COMMON AREA, LIMITED COMMON AREA, AND AN AGRICULTURAL PARCEL AS SHOWN ON THE PLAT AND NAME SAID TRACT **LILAC ESTATES PRUD**, AND DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSOR, OR ASSIGNS 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 ERRECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE ALL COMMON AREA TO THE HOMEOWNERS ASSOCIATION AS PUBLIC UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DO HEREBY DEDICATE TO WEBER COUNTY AN OPEN SPACE PRESERVATION EASEMENT OVER ALL AREAS LABELED AS AGRICULTURAL PARCEL AND ALSO DEDICATE TO THE HOMEOWNERS ASSOCIATION THE TRAIL EASEMENT TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

VAL J & WF JACKI D SANDERS

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-30-2021
Name: LILAC ESTATES
Number: 3581-03
Revision: _____
Scale: 1"=50'
Checked: _____



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.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy, _____

LILAC ESTATES PRUD

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 MARCH, 2022



15-087-0011
 VAL J & JACKI D SANDERS
 REMAINDER PARCEL
 NOT APPROVED FOR DEVELOPMENT
 5.845 ACRES

AGRICULTURE PARCEL
 455345 S.F.
 10.453 ACRES

15-087-0028
 HOOPER IRRIGATION COMPANY

15-316-0001
 WAYNE A & BENETTE L SKOCELAS REVOCABLE LIVING TRUST

EAST QUARTER CORNER OF SECTION
 33, TOWNSHIP 6 NORTH, RANGE 2
 WEST, SALT LAKE BASE & MERIDIAN,
 U.S. SURVEY. FOUND WEBER
 COUNTY SURVEY BRASS CAP
 MONUMENT MARKED "2018" IN RING
 AND LID 8" BELOW GROUND

RECEIVED
 MAR 22 2022
 BY: 1173

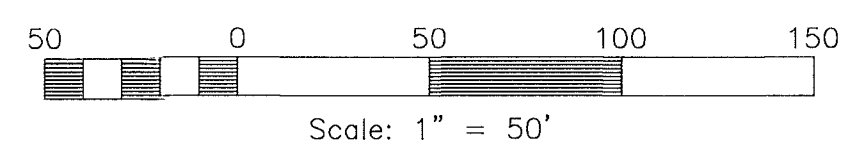
SOUTHEAST CORNER OF SECTION
 33, TOWNSHIP 6 NORTH, RANGE 2
 WEST, SALT LAKE BASE & MERIDIAN,
 U.S. SURVEY. FOUND WEBER
 COUNTY SURVEY BRASS CAP
 MONUMENT MARKED "2016" IN
 CONCRETE 7" BELOW GROUND

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE
- = PRIVATE UNITS
- = LIMITED COMMON AREA

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	100.00'	56.04'	55.31'	28.77'	N73°17'42"W	32°06'22"



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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