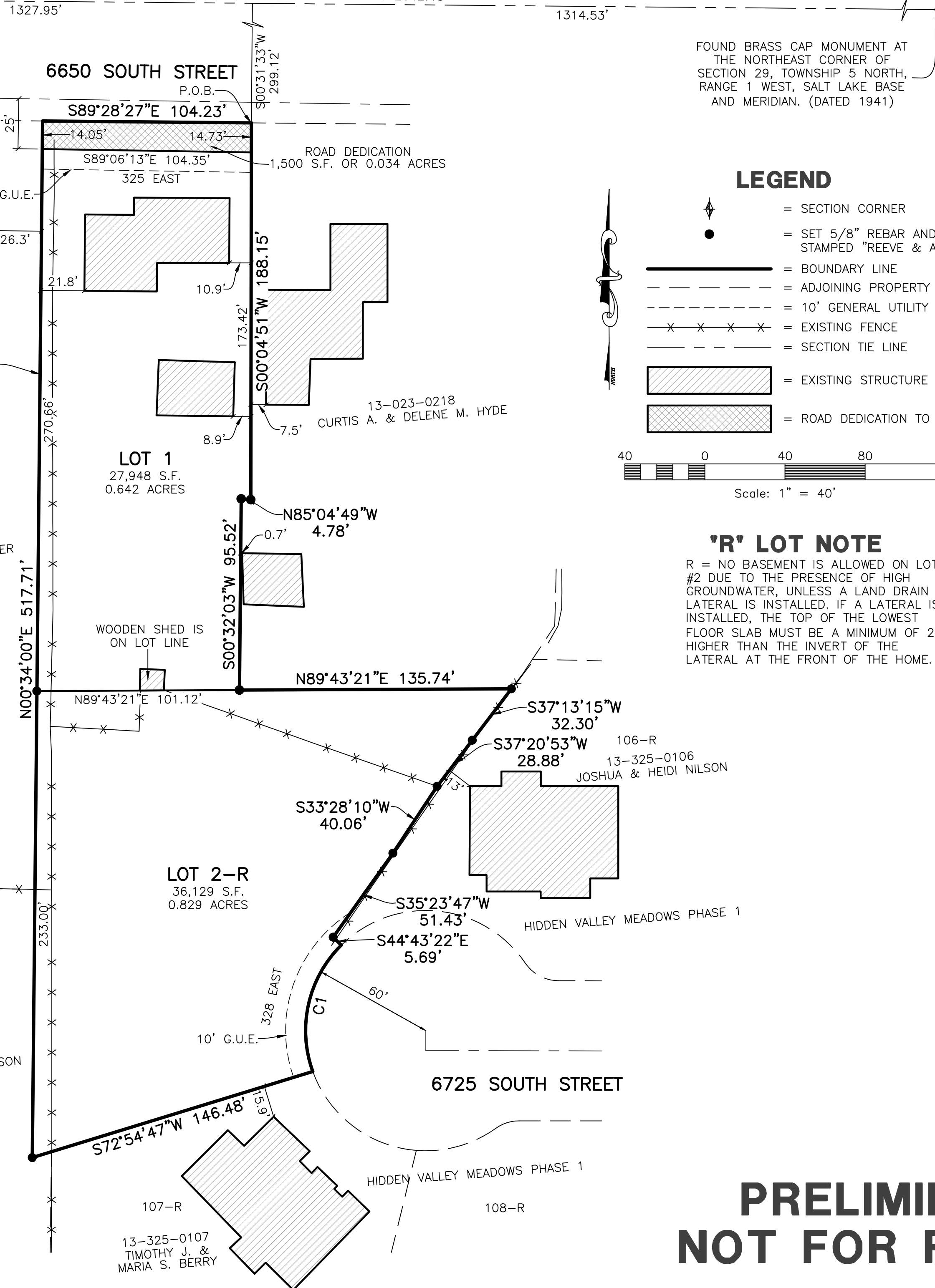


BRYCE ESTATES SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
APRIL, 2021

FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (DATED 1941)

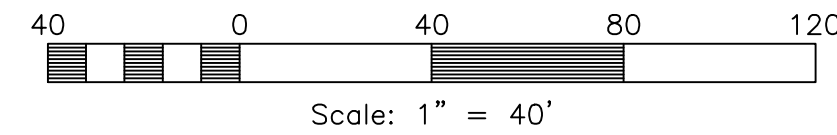
(BASIS OF BEARINGS)
N89°28'27"W 2642.48'



FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (DATED 1941)

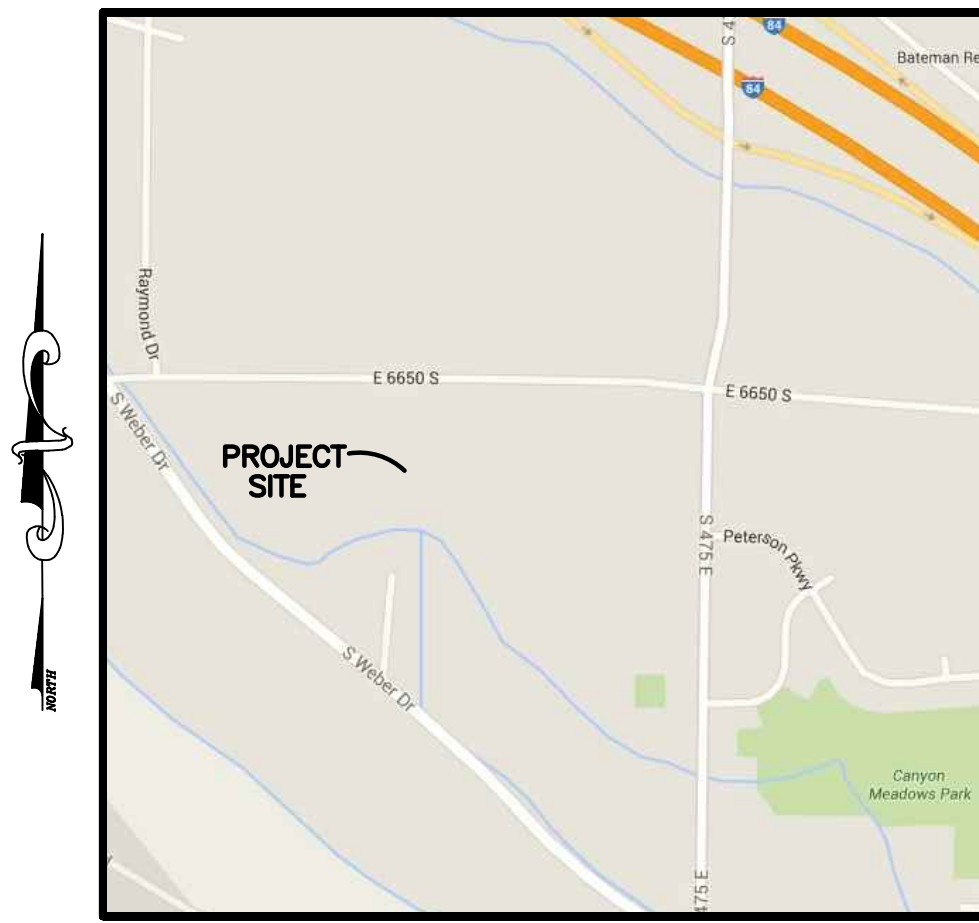
LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- - - = ADJOINING PROPERTY
- - - = 10' GENERAL UTILITY EASEMENT (G.U.E.)
- x x x x = EXISTING FENCE
- - - = SECTION TIE LINE
- ▨ = EXISTING STRUCTURE
- ▨ = ROAD DEDICATION TO CITY OF SOUTH WEBER



'R' LOT NOTE

R = NO BASEMENT IS ALLOWED ON LOT #2 DUE TO THE PRESENCE OF HIGH GROUNDWATER, UNLESS A LAND DRAIN LATERAL IS INSTALLED. IF A LATERAL IS INSTALLED, THE TOP OF THE LOWEST FLOOR SLAB MUST BE A MINIMUM OF 2' HIGHER THAN THE INVERT OF THE LATERAL AT THE FRONT OF THE HOME.



VICINITY MAP

SCALE: NONE

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	60.00'	68.23'	64.61'	S12°41'57"W	65°09'22"

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AS SHOWN. THE SUBDIVISION IS COMPRISED OF PARCELS B AND C OF HIDDEN VALLEY MEADOWS PHASE 1, AND A PORTION OF PARCELS 13-023-0217 AND 13-023-0218. THERE IS A SIGNIFICANT DIFFERENCE BETWEEN THE FENCE AND DEED CALLS ALONG THE WEST PROPERTY LINE, THE DEED CALLS AND A 2004 BUTTARS RECORD OF SURVEY WERE HONORED AS THE WEST LINE OF THIS SUBDIVISION AS IT IS THE UNDERSTANDING OF ADJACENT OWNERS THAT THE WEST SIDE OF THE OLD DITCH WAS THE PROPERTY LINE. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MEASURED LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 35 AND THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SHOWN HEREON AS N89°28'27"W.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°28'27"W 1314.53 FEET AND S00°31'33"W 299.12 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°04'51"W 188.15 FEET; THENCE N85°04'49"W 4.78 FEET; THENCE S00°32'03"W 95.52 FEET; THENCE N89°43'21"E 135.74 FEET TO THE WESTERLY LINE OF LOT 106-R OF HIDDEN VALLEY MEADOWS PHASE 1; THENCE ALONG SAID WESTERLY LINE OF LOT 106-R THE FOLLOWING FIVE (5) COURSES: (1) S37°13'15"W 32.30 FEET; (2) S37°20'53"W 28.88 FEET; (3) S33°28'10"W 40.06 FEET; (4) S35°23'47"W 51.43 FEET; AND (5) S44°43'22"E 5.69 FEET TO THE WESTERLY LINE OF THE CUL-DE-SAC OF 6725 SOUTH STREET; THENCE ALONG SAID WESTERLY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 68.23 FEET, A DELTA ANGLE OF 65°09'22", A CHORD BEARING OF S12°41'57"W, AND A CHORD LENGTH OF 64.61 FEET TO THE NORTHERLY LINE OF LOT 107-R OF HIDDEN VALLEY MEADOWS PHASE 1; THENCE S72°54'47"W ALONG SAID NORTHERLY LINE, 146.48 FEET; THENCE N00°34'00"E 517.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,578 S.F. OR 1.505 ACRES MORE OR LESS

PRELIMINARY PLAT NOT FOR RECORDATION

SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH Project Name: BRYCE ESTATES SUBDIVISION
Designer: N. ANDERSON Number: _____ Scale: 1"=40'
Begin Date: 02-24-2021 Revision: _____ Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,

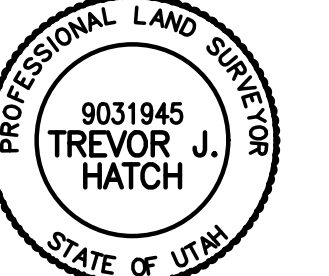


Reeve & Associates, Inc.
5100 S 1500 W, ORSKOLE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

SURVEYOR'S CERTIFICATE
I, **TREVOR J. HATCH**, 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 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 **BRYCE ESTATES SUBDIVISION** IN **SOUTH WEBER CITY, DAVIS 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 **DAVIS 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 **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

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 TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **BRYCE ESTATES SUBDIVISION**, AND DO HEREBY DEDICATE TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS _____ DAY OF _____, 20____.

NATE REEVE RACHEL REEVE

SETH M. JR. BLAIR ARLEAN MARIE BLAIR

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

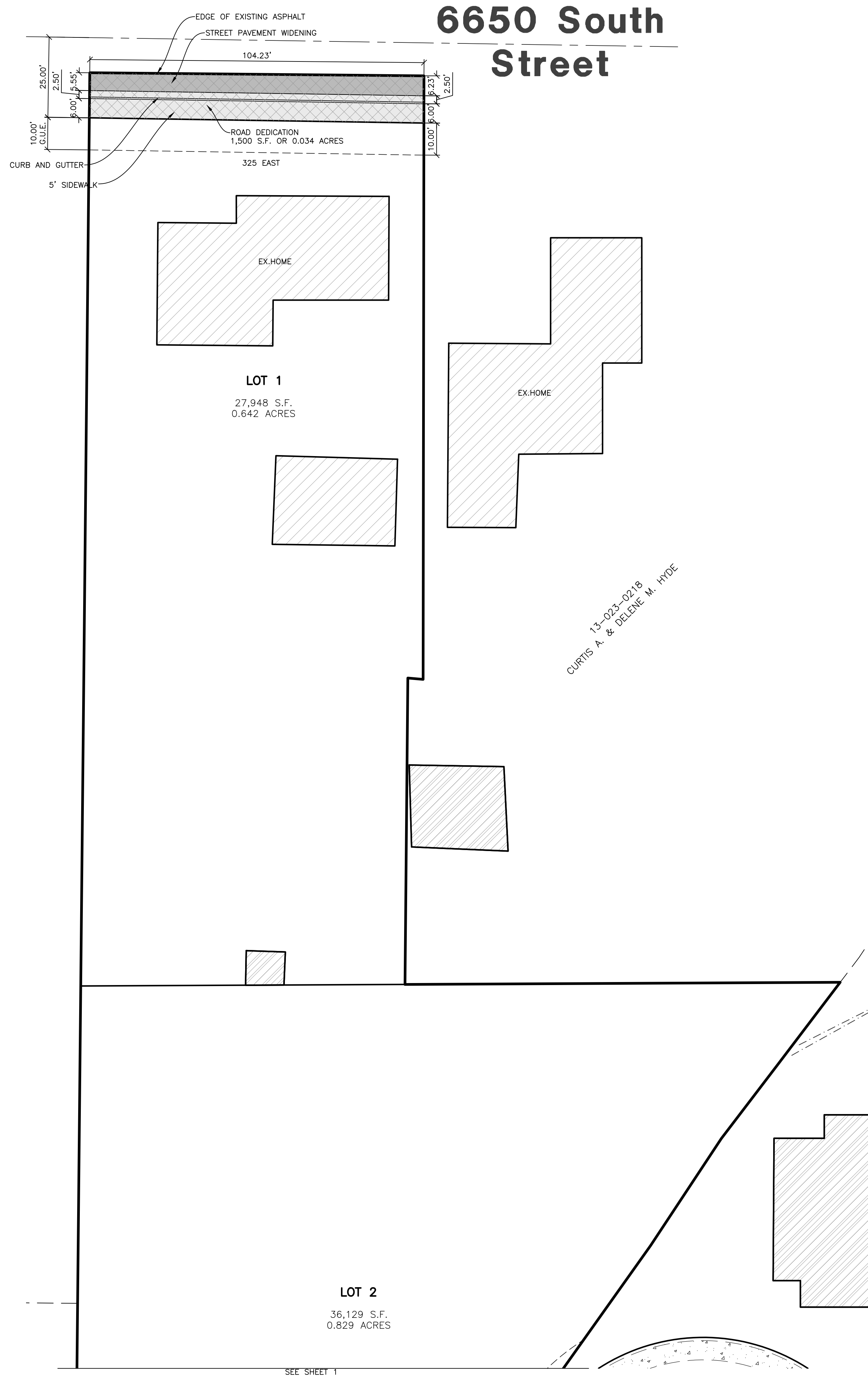
STATE OF UTAH)SS.
COUNTY OF _____)

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.

NOTARY PUBLIC

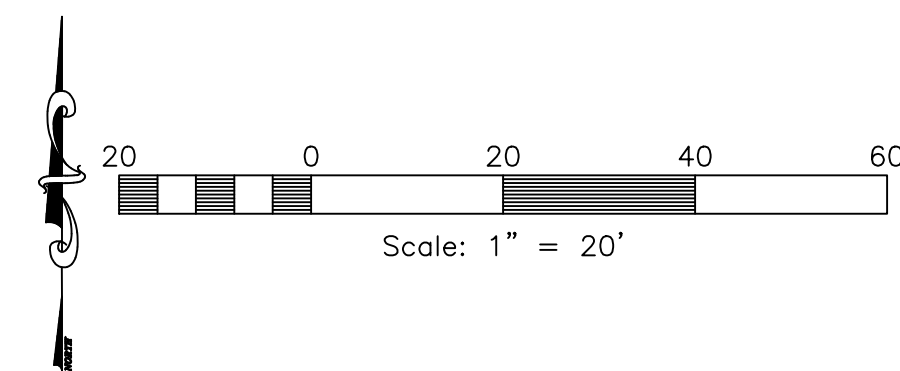
MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____



6650 South Street

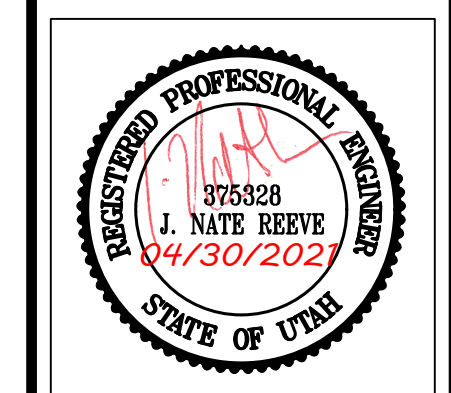
- NOTES:
1. ROAD DEDICATION AND C.U.E. TO BE CONVEYED WITH THE RECORDING OF THE PLAT.
 2. FRONTAGE IMPROVEMENTS (STREET PAVEMENT, CURB, CUTTER, AND SIDEWALK) TO BE INSTALLED AT A FUTURE DATE BY THE CITY.
 3. THE COST OF THE FRONTAGE IMPROVEMENTS IS BASED ON CURRENT CITY STANDARDS AND IS TO BE PAID TO THE CITY PRIOR TO RECORDING THE PLAT.



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Bryce Estate Subdivision
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
6650 South Street



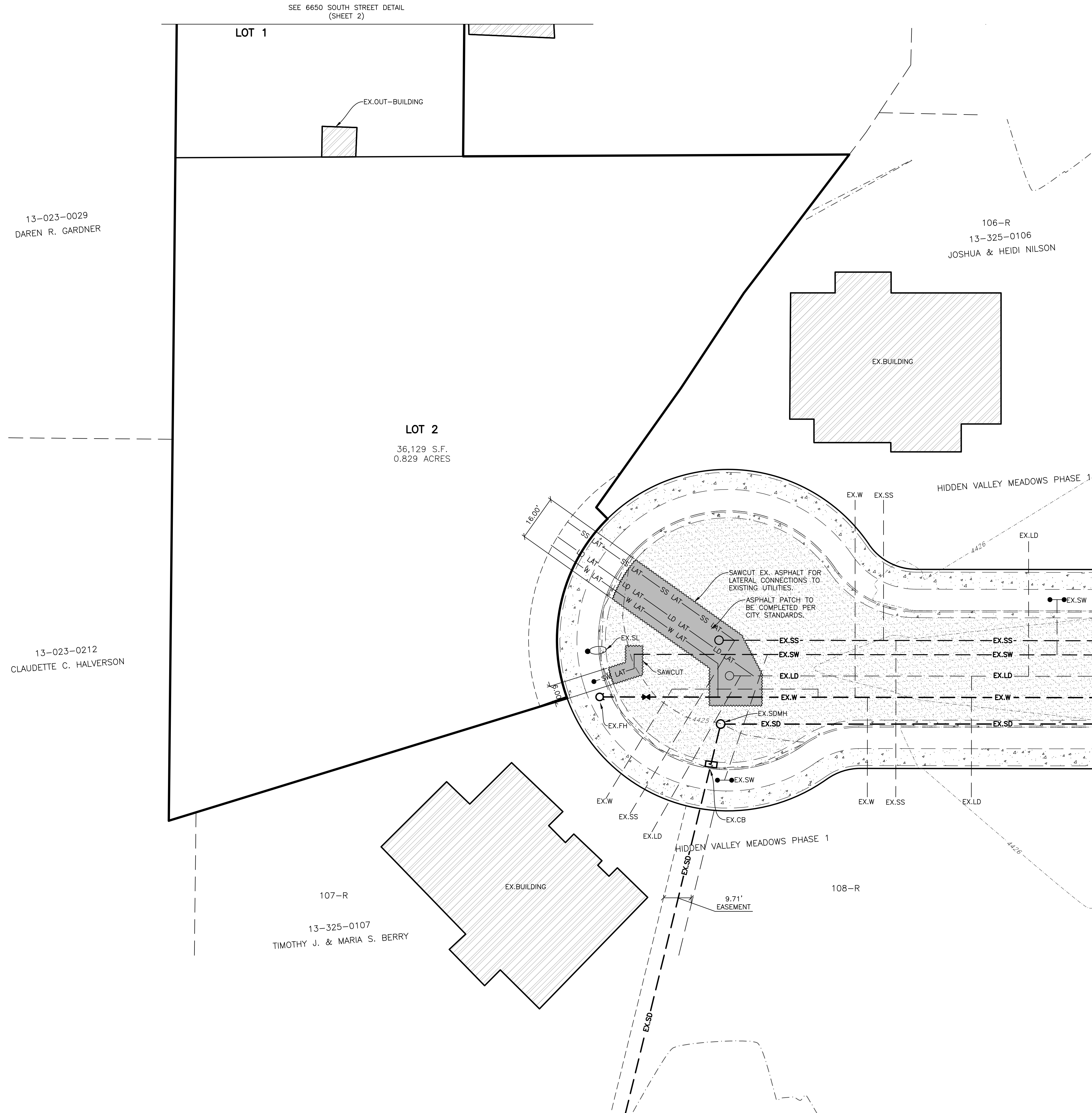
Project Info.

Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2021
Name:	BRYCE ESTATE SUBDIVISION
Number:	----

Sheet	1
	1 Sheets

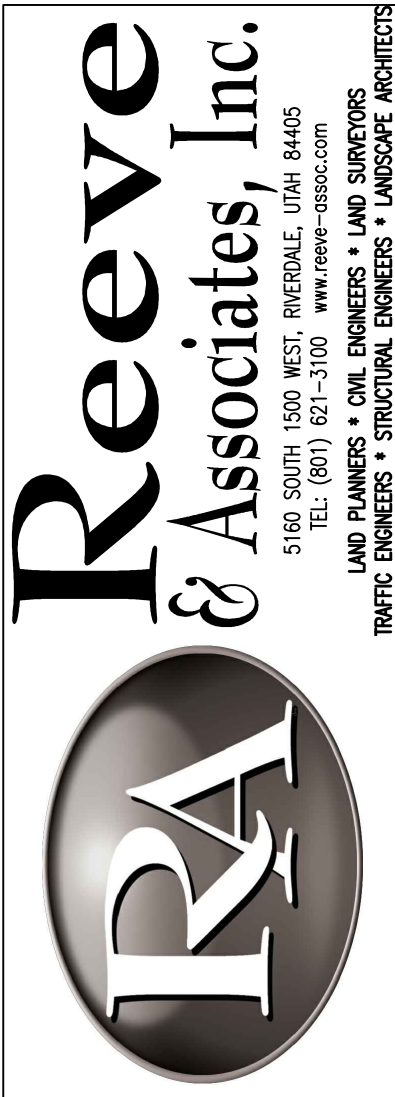
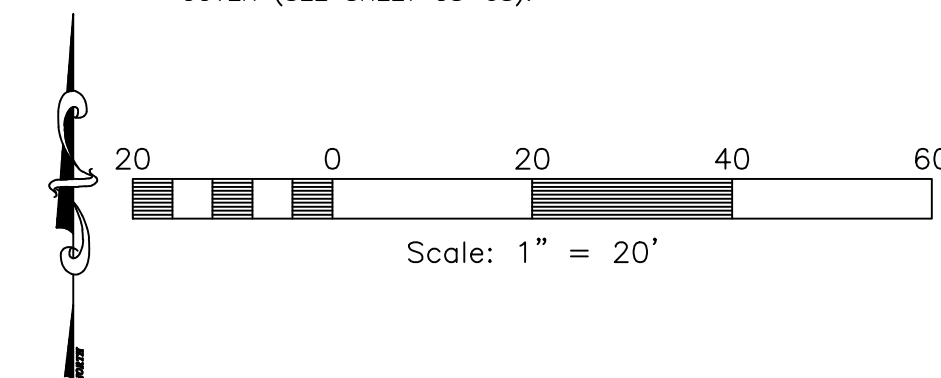
Bryce Estate Subdivision Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
MARCH 2021



6725 South Street

- NOTES:
1. MAINTAIN 10 FEET HORIZONTAL AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND WATER SERVICES.
 2. SERVICES TO BE INSTALLED PER CITY STANDARDS.
 3. STREET CUTTING AND ASPHALT PATCHING TO BE AS REQUIRED IN THE CITY STANDARDS (SEE SHEETS CS-05 AND CS-05A).
 4. SEWER AND LAND DRAIN LATERALS TO BE INSTALLED AT A MINIMUM GRADE OF 2 PERCENT.
 5. IF WATER METER IS LOCATED IN DRIVEWAY, IT WILL REQUIRE A TRAFFIC-RATED METER PIT AND COVER (SEE SHEET CS-08).



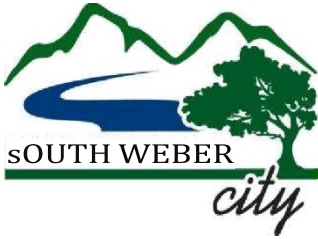
REVISIONS	DATE	DESCRIPTION

Bryce Estate Subdivision
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
6725 South Street



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2021
Name: BRYCE ESTATE SUBDIVISION
Number: _____

Sheet **1** of **1** Sheets



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

FOR OFFICE USE ONLY

Fee paid \$ Inc Receipt _____ Date _____

Recommended by Planning Commission on: _____

Approved by City Council on: _____

ZONE CHANGE APPLICATION

Approx. Location: 320 E 6725 S

Parcel Number(s): 13-023-0217 Total Acres: 1.5 acres

Request: 1.5 Acres changed from AG Zone to RLM Zone
_____ Acres changed from _____ Zone to _____ Zone

Legal Description: (attach if too large) Refer to attached plat

Proposed Use: Residential

How does this use support the City's General Plan? Follows proposed land use and general plan

Applicant

Property Owner, if not Applicant

Name: Nate Reeve _____

Name: Seth Blair _____

Company: _____

Company: _____

Address: 2319 E 7975 S _____

Address: 325 E 6650 S _____

City/State/Zip: South Weber UT _____

City/State/Zip: South Weber _____

Phone: 801-458-8006 _____

Phone: 801-540-0580 _____

Email: nreeve@reeve-assoc.com _____

Email: _____

Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.

Affidavit: I also, being duly sworn, depose and state that I am the owner or agent of the owner of the property cited and that the statements and answers contained herein, along with any attachments are true and correct to the best of my knowledge and belief.

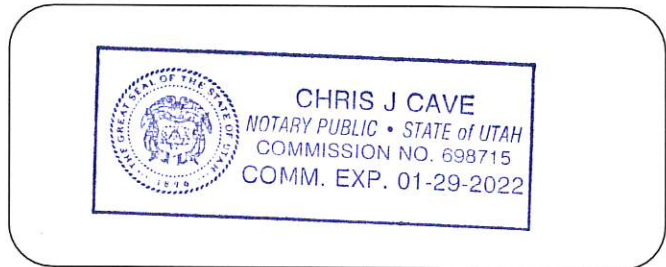
Applicant's Signature: *[Signature]* Date: 3/17/21

State of Utah, County of Davis

Subscribed and sworn to before me on this 17th day of March, 2021

Printed Name CHRIS J. CAVE

Notary Signature *[Signature]*



Seal

Agent Authorization (To be filled out by owner, if allowing an agent to act on his/her behalf.)

As the owner of the real property referenced in this document, I do hereby appoint J. NATE REENE as my agent to represent me regarding this application and to appear on my behalf before any city boards considering this application.

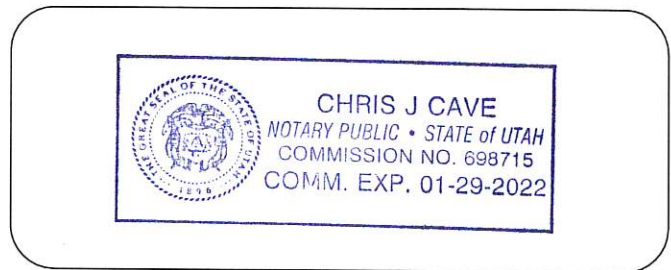
Property Owner's Signature: *[Signature]* Date: 3-19-21

State of Utah, County of Davis

Subscribed and sworn to before me on this 19th day of MARCH, 2021

Printed Name CHRIS J. CAVE

Notary Signature *[Signature]*



Seal