

017-86

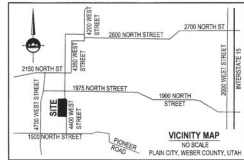
- GENERAL NOTES**
- PROPERTY IS ZONED RE-15
    - FRONT YARD SETBACK IS 30'
    - REAR YARD SETBACK IS 30'
    - SIDE YARD SETBACK IS 10' TOTAL
    - CORNER LOT SIDE YARD SETBACK IS 30' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 30'
  - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.E.) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
  - THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR DRAINS THAT ENSURE THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.

### FREMONT MEADOWS SUBDIVISION - PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5  
TOWNSHIP 6 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
PLAIN CITY, WEBER COUNTY, UTAH

#### LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR W/AL STAMPED "ENGINER ENG. & LAND SURV."
- PUDE: PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)



**SURVEYOR'S CERTIFICATE**  
I, KEITH B. RUSSELL, do hereby certify that I am a Licensed Land Surveyor; and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and that the same have been lawfully subdivided and that the same have been lawfully surveyed and staked on the ground as shown on this plat. I further certify that this plat meets the requirements of the applicable zoning ordinances.

#### BOUNDARY DESCRIPTION

Beginning at the intersection of the east line of a survey of property owned by the Weber County School District (Fremont High School) as prepared and filed in the office of the Weber County Surveyor by Great Basin Engineering, Inc. as file no. 000798, signed by Gary L. Newman on November 24, 1992 and the section line, said point being South 89°24'00" East 1127.45 feet along the section line from the North Quarter Corner of Section 5, Township 6 North, Range 2 West, Salt Lake Base and Meridian; and running:  
Thence South 89°24'00" East 667.38 feet along the section line;  
Thence South 17°24'05" West 426.60 feet to the Northeast Corner of Fremont Meadows Subdivision Phase 1 - First Amended;  
Thence North 89°24'00" West 309.18 feet along the north line of said Fremont Meadows Subdivision Phase 1 - First Amended to and along the north line to a Northwest Corner of Fremont Meadows Subdivision Phase 1;  
Thence South 07°30'00" West 16.44 feet along the west line to an interior corner of Fremont Meadows Subdivision Phase 1;  
Thence North 89°24'00" West 146.29 feet along the Fremont Meadows Subdivision Phase 1;  
Thence North 17°24'05" East 8.25 feet along the east line to a Northeast Corner of Fremont Subdivision Phase 1;  
Thence North 89°24'00" West 215.93 feet along the north line to a Northwest Corner of Fremont Meadows Subdivision Phase 1 and being on the east line of the property owned by Weber County School District (Fremont High School) as defined on the aforementioned survey by Great Basin Engineering, Inc.;  
Thence North 17°24'05" East 401.77 feet along the east line of property owned by Weber County School District (Fremont High School) as defined on the aforementioned survey by Great Basin Engineering, Inc.;  
Thence South 89°24'00" East 5.87 feet to the south line of 1900 North Street;  
Thence North 17°24'05" East 33.00 feet along the east line of the property owned by Weber County School District (Fremont High School) as defined on the aforementioned survey by Great Basin Engineering, Inc.;  
Thence to the point of beginning.

Contains 290,743 square feet, 6.675 acres, 12 lots.  
Date: October 4, 2024  
Keith B. Russell  
License No. 164386



#### OWNER'S DEDICATION

WE, the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (shown hereinafter) and dedicate the same to the public use of the State of Utah.

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. We do hereby dedicate a right-of-way easement over, upon and under the tract designated as public utility, storm water, and drainage easements.

In witness whereof (We) have hereunto set our hands this 10 day of October, A.D. 2024  
JERRY GARRETT, JENNY GARRETT, LORRA J. MEYER, PHILLIP D. MEYER & KATHA L. MEYER, 150-150-011  
KELLY REVOCABLE TRUST, 150-150-011  
ERIK CRAYTHORNE, MANAGER, WEBER MEADOWS LLC, 601 WEST 1700 SOUTH STREET, SYRACUSE, UTAH 84075  
KEITH WELTON, CRYSTAL WELTON

STATE OF UTAH, County of Dah, 10 day of October, A.D. 2024  
ERIK CRAYTHORNE, in the State of Utah, who after being duly sworn, acknowledged to me that he is the RESIDENTS/OWNER of FREMONT MEADOWS LLC, a Limited Liability Company and that he signed the Owner's Dedication freely and voluntarily to and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: August 24, 2025  
Residing in Dah County, Utah.  
Commission # 716215 exp. 01/24/2025  
INDIVIDUAL ACKNOWLEDGMENT

On the 10th day of October, A.D. 2024, KEITH WELTON and CRYSTAL WELTON, personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that he is the RESIDENTS/OWNER of FREMONT MEADOWS LLC, a Limited Liability Company and that he signed the Owner's Dedication freely and voluntarily to and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: August 31, 2025  
Residing in Dah County, Utah.  
Commission # 61138 exp. 08/03/2025  
INDIVIDUAL ACKNOWLEDGMENT

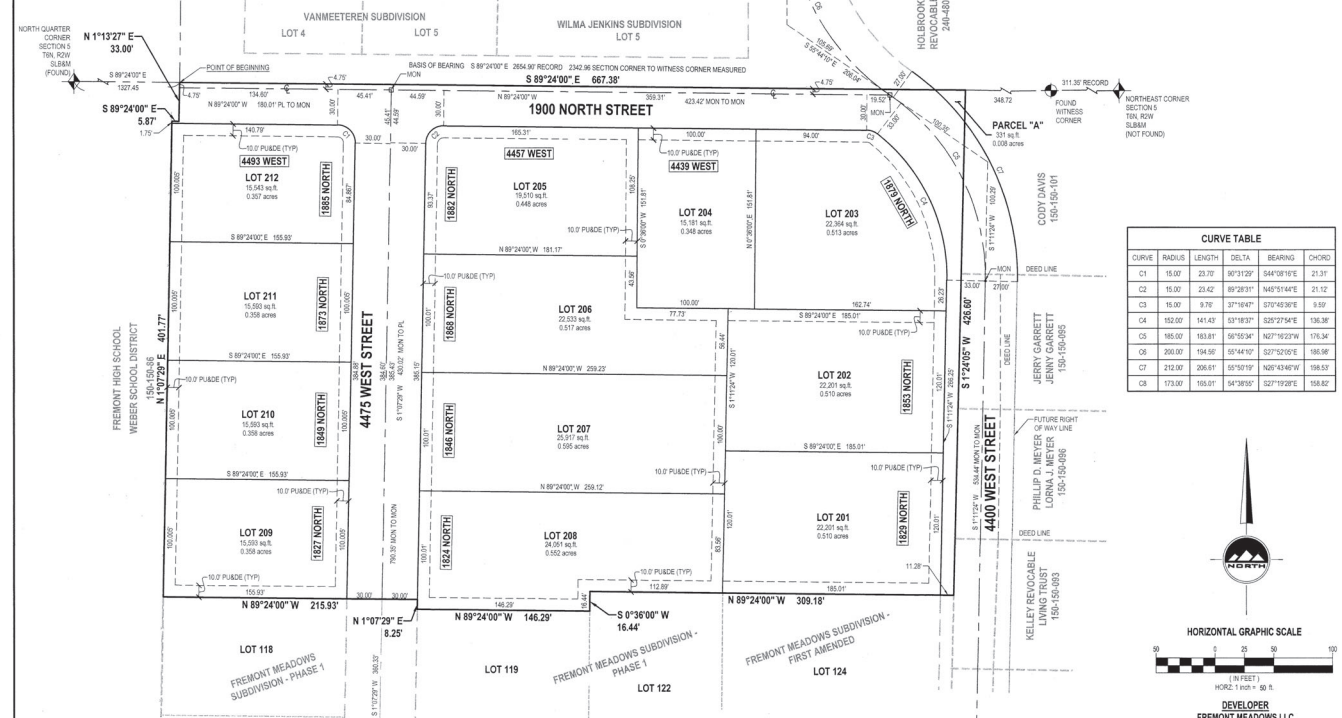
**FREMONT MEADOWS SUBDIVISION - PHASE 2**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5  
TOWNSHIP 6 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
PLAIN CITY, WEBER COUNTY, UTAH

**WEBER COUNTY RECORDER**  
ENTRY NO. 2345752, FEE 7600  
PAID 10/10/24 FILED FOR RECORD AND  
RECORDED THIS 10 DAY OF OCT 2024  
AT 11:28:00 IN BOOK 188 OF OFFICIAL RECORDS  
PAGE 410

LEANN H. KELLS  
WEBER COUNTY RECORDER  
CHECKED BY: K. RUSSELL  
DATE: 10/24

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	23.70	90°11'29"	S44°08'16"E	21.31
C2	15.00	23.42	89°28'31"	N45°14'47"E	21.12
C3	15.00	9.78	37°16'41"	S70°42'30"E	9.59
C4	150.00	141.43	53°18'31"	S27°27'54"E	136.38
C5	185.00	183.81	56°55'34"	N27°19'23"W	176.34
C6	200.00	194.50	55°44'02"	S27°52'05"E	186.96
C7	212.00	206.61	55°50'19"	N26°43'46"E	198.53
C8	173.00	180.01	54°38'50"	S27°19'30"E	168.62



NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE CITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

**ENSIGN**  
1485 W. Hillside Rd. Ste 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.563.0315  
www.ensign.com

**SALT LAKE CITY**  
TOOLAS  
1000 N. 1000 E.  
CEAR CITY  
Phone: 801.488.4400  
REDFIELD  
Phone: 801.488.4400  
COLORADO SPRINGS  
Phone: 801.488.4400

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 10 DAY OF OCT 2024  
BY THE PLANNING COMMISSION ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 15 DAY OF October 2024  
BY THE CITY PLANNING COMMISSION APPROVAL

**CITY ENGINEER'S APPROVAL**  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO THE CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

**CITY COUNCIL APPROVAL**  
APPROVED THIS 15 DAY OF October 2024  
BY THE PLANNING CITY ENGINEER

**SHEET 1 OF 1**  
PROJECT NUMBER: 17298  
DRAWN BY: JAMES  
CHECKED BY: K. RUSSELL  
DATE: 10/24

93-40