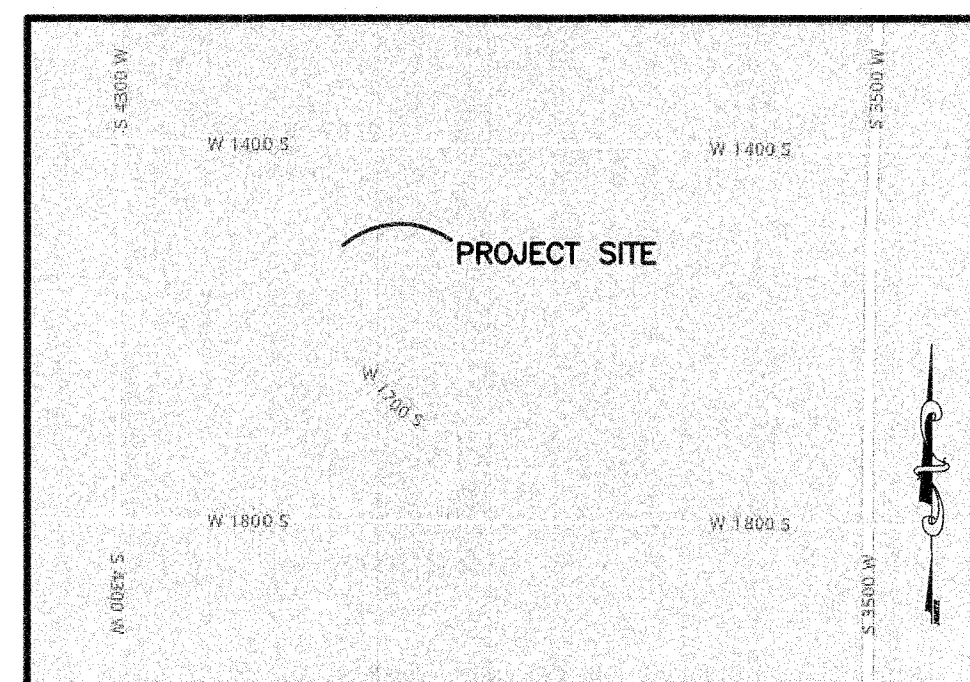


ANSEMI ACRES SUBDIVISION PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2024



VICINITY MAP
NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BRASS CAP WITNESS MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 21. A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY QUARTER SECTION LINE, THE EAST LINE OF THE PROPERTY WAS ESTABLISHED BY LINES OF ALIQUOT SUBDIVISION OF THE QUARTER SECTION, AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY SUBDIVISION AND DEEDS OF RECORD. THE 33 FOOT WIDE HALF WIDTH FOR 1400 SOUTH STREET WAS ESTABLISHED BY INFORMATION FROM DAYBREAK SUBDIVISION, WHICH, PER PLAT, WAS ESTABLISHED BY THE WEBER COUNTY SURVEYORS OFFICE.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 945.51 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°12'03" EAST 380.56 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 00°36'26" WEST 1317.06 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°10'04" WEST 513.55 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°49'56" EAST 137.00 FEET; THENCE NORTH 19°17'11" EAST 69.58 FEET; THENCE NORTH 00°49'56" EAST 212.23 FEET; THENCE SOUTH 89°29'13" EAST 83.91 FEET; THENCE NORTH 00°30'47" EAST 638.53 FEET; THENCE SOUTH 89°29'13" EAST 26.91 FEET; THENCE NORTH 00°30'47" EAST 262.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 567,207 SQUARE FEET OR 13.021 ACRES

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	180.00'	67.71'	67.31'	34.26'	S09°43'58"E	21°33'04"
C2	180.00'	28.57'	28.54'	13.31'	S24°44'12"E	8°27'24"
C3	120.00'	55.34'	54.86'	28.17'	S15°45'09"E	26°25'30"
C4	120.00'	6.39'	6.39'	3.20'	S01°00'49"E	3°03'11"
C5	120.00'	64.07'	63.31'	32.82'	S15°48'27"W	30°35'20"
C6	180.00'	12.32'	12.32'	6.16'	S29°08'28"W	3°55'19"
C7	180.00'	81.71'	81.01'	41.57'	S14°10'33"W	26°00'31"
C8	120.00'	62.33'	61.63'	31.89'	N16°13'18"E	29°45'39"
C9	180.00'	24.91'	24.89'	12.47'	N27°08'18"E	7°55'39"
C10	180.00'	71.19'	70.73'	36.07'	N11°50'37"E	22°39'41"
C11	180.00'	49.51'	49.36'	24.91'	N07°22'02"W	15°45'38"
C12	180.00'	43.09'	42.99'	21.65'	N22°06'23"W	13°43'03"
C13	120.00'	34.43'	34.32'	17.34'	N20°44'40"W	16°26'28"
C14	120.00'	28.41'	28.35'	14.27'	N05°44'26"W	13°34'00"
C15	150.00'	78.56'	77.67'	40.20'	S13°57'40"E	30°00'28"
C16	150.00'	77.17'	76.33'	39.46'	S14°13'34"E	29°28'41"
C17	150.00'	80.08'	79.13'	41.02'	S15°48'27"W	30°35'20"
C18	150.00'	79.24'	78.33'	40.57'	S15°58'03"W	30°16'08"

SETBACK NOTE

FRONT SETBACK: 20'
SIDE SETBACK: 5' & 10' INTERIOR/15' CORNER LOTS
REAR SETBACK: 30'

NOTE

HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEBER COUNTY ENGINEERS APPROVAL

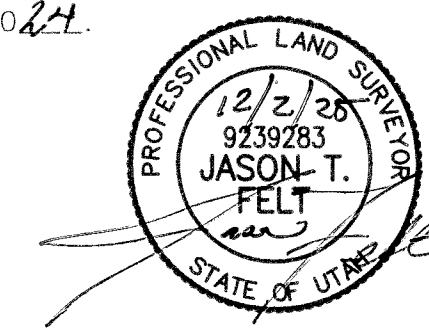
SEE RECORD OF SURVEY # 7964

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, 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 **ANSEMI ACRES SUBDIVISION PHASE 1** 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 2ND DAY OF DECEMBER, 2024.

9239283
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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **ANSEMI ACRES SUBDIVISION PHASE 1** AND DO HEREBY 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 AND ALSO TO GRANT 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 COVERING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS AND ALSO DO HEREBY DEDICATE THE 10 FOOT IRRIGATION EASEMENT TO HOOPER IRRIGATION COMPANY.

SIGNED THIS 10 DAY OF December, 2024.

CW INVESTMENTS LLC
Wade Tolman
WADE TOLMAN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Webster)

ON THE 10 DAY OF December, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Jason Rautes (AND Wade Tolman AND Pransky) OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

9/25/2027
COMMISSION EXPIRES

Jason Rautes
NOTARY PUBLIC
Commission # 733324

DEVELOPER:

STEWART DEVELOPMENT
SKY HAZLEHURST
1708 EAST 5550 SOUTH
SOUTH OGDEN, UT. 74405
(801) 837-2020

Reeve & Associates, Inc.

5160 S. 1500 W. OGDEN, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2556 www.reeve.co

Project Info.	
Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	4-3-2023
Name:	ANSEMI ACRES SUBD. PHASE 1
Number:	7152-19
Revision:	1-16-24 NA
Scale:	
Checked:	

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS 11 DAY OF JANUARY, 2025
[Signature]
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.
12/30/24
[Signature]
WEBER COUNTY ENGINEER

TAYLOR WEST WATER DISTRICT
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WATER DISTRICT.
SIGNED THIS 2nd DAY OF Jan, 2025
[Signature]
TAYLOR WEST WATER DISTRICT

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 2nd DAY OF JAN, 2025
[Signature]
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.
SIGNED THIS 08 DAY OF January, 2025
[Signature]
WEBER COUNTY ATTORNEY

HOOPER IRRIGATION COMPANY
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY.
SIGNED THIS 13th DAY OF JANUARY, 2025.
[Signature]
HOOPER IRRIGATION COMPANY

Weber County Recorder
Entry No. 3354349. Fee Paid \$166.00. Filed For Record And Recorded, 15 JAN 2025 At 9:53 AM In Book 98 Of The Official Records, Page 42493
Recorded For: CW INVESTMENTS
B. RAHIMZADEGAN
Weber County Recorder
[Signature] Deputy.

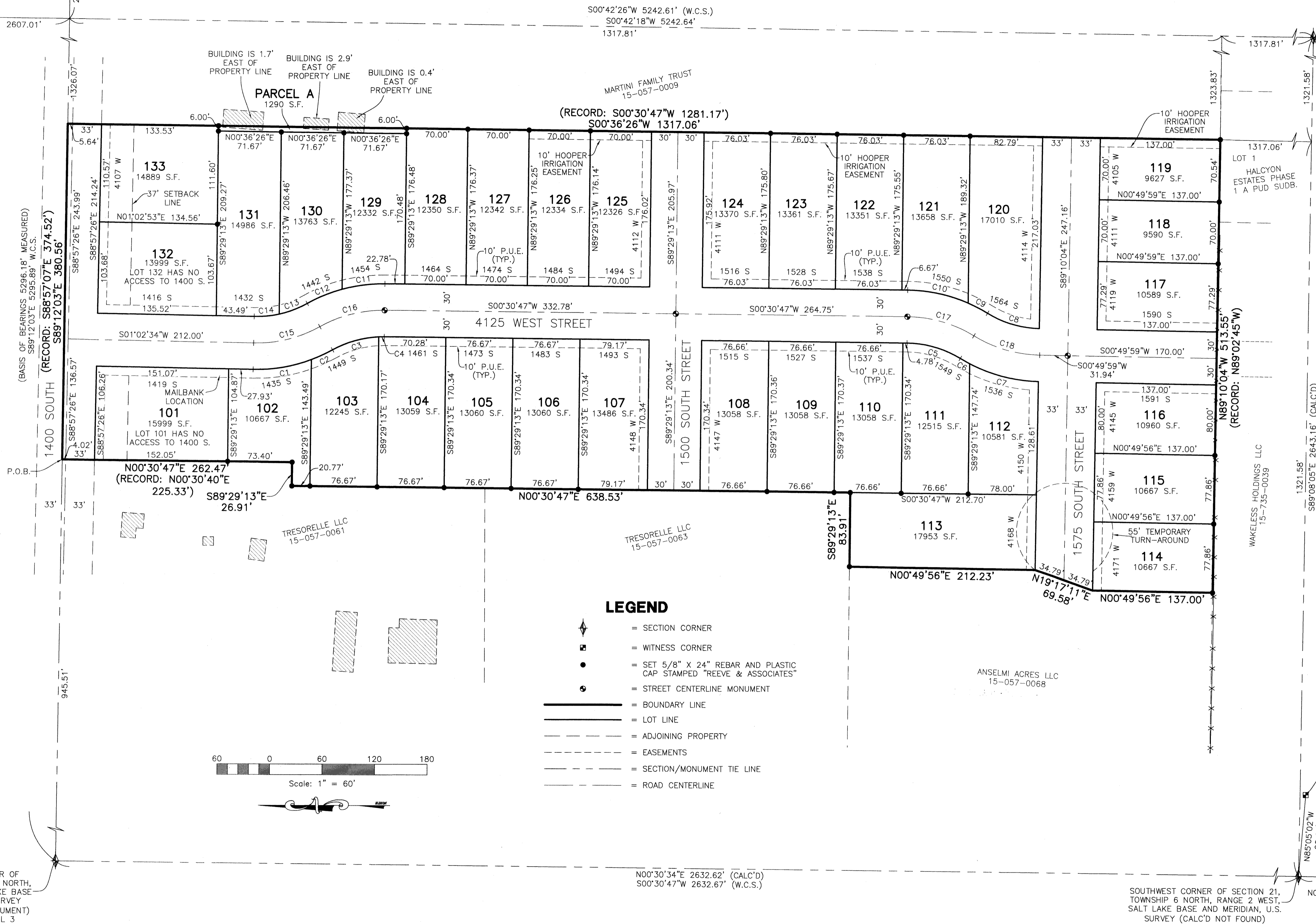
ANSEMI ACRES SUBDIVISION PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2024

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 2

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4



(BASIS OF BEARINGS: 5296.18' MEASURED) S89°12'03"E 5295.88' W.C.S. (RECORD: S88°57'07"E 374.52') S89°12'03"E 380.56'

P.O.B.

945.51'

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 3

S00°42'26"W 5242.61' (W.C.S.) S00°42'18"W 5242.64' 1317.81'

(RECORD: S00°30'47"W 1281.17') S00°36'26"W 1317.06'

S01°02'34"W 212.00'

S00°30'47"W 332.78'

S00°30'47"W 264.75'

S00°49'59"W 170.00'

S00°30'47"W 212.70'

S00°30'47"W 212.23'

S00°30'47"W 212.70'

S00°30'47"W 212.70'

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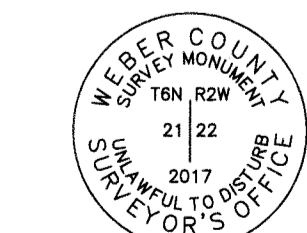
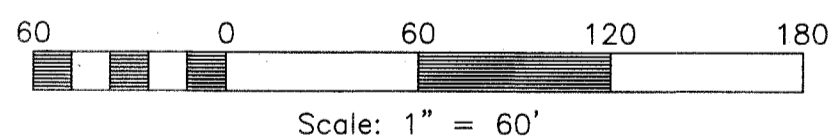
S00°30'47"W 212.70'

S00°30'47"W 212.70'

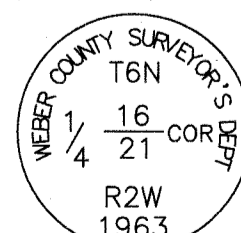
S00°30'47"W 212.70'

LEGEND

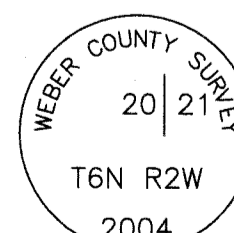
- = SECTION CORNER
- = WITNESS CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE



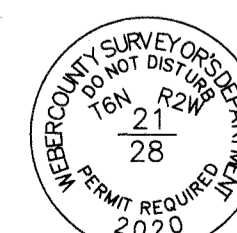
MONUMENT DETAIL 1 (NOT TO SCALE)



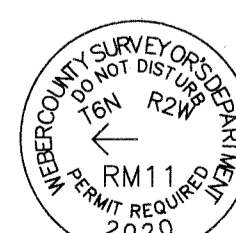
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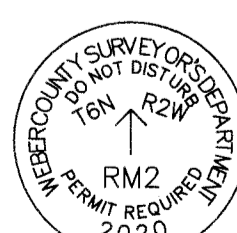
MONUMENT DETAIL 3 (NOT TO SCALE)



MONUMENT DETAIL 4 (NOT TO SCALE)



MONUMENT DETAIL 5 (NOT TO SCALE)



MONUMENT DETAIL 6 (NOT TO SCALE)



Reeve & Associates, Inc.
5180 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.

Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 4-3-2023
 Name: ANSEMI ACRES SUBD. PHASE 1
 Number: 7152-19
 Revision:
 Scale: 1"=60'
 Checked:

Weber County Recorder

Entry No. 3354349 Fee Paid
 Filed For Record
 And Recorded, 15-Jan-2025
 At _____ In Book 98
 Of The Official Records, Page
 42 & 83
 Recorded For:

Weber County Recorder

[Signature] Deputy.