FREMONT MEADOWS SUBDIVISION - PHASE 2

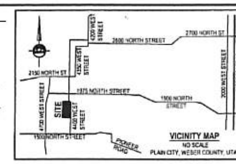
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 5
TOWNSHIP 6 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH

GENERAL NOTES

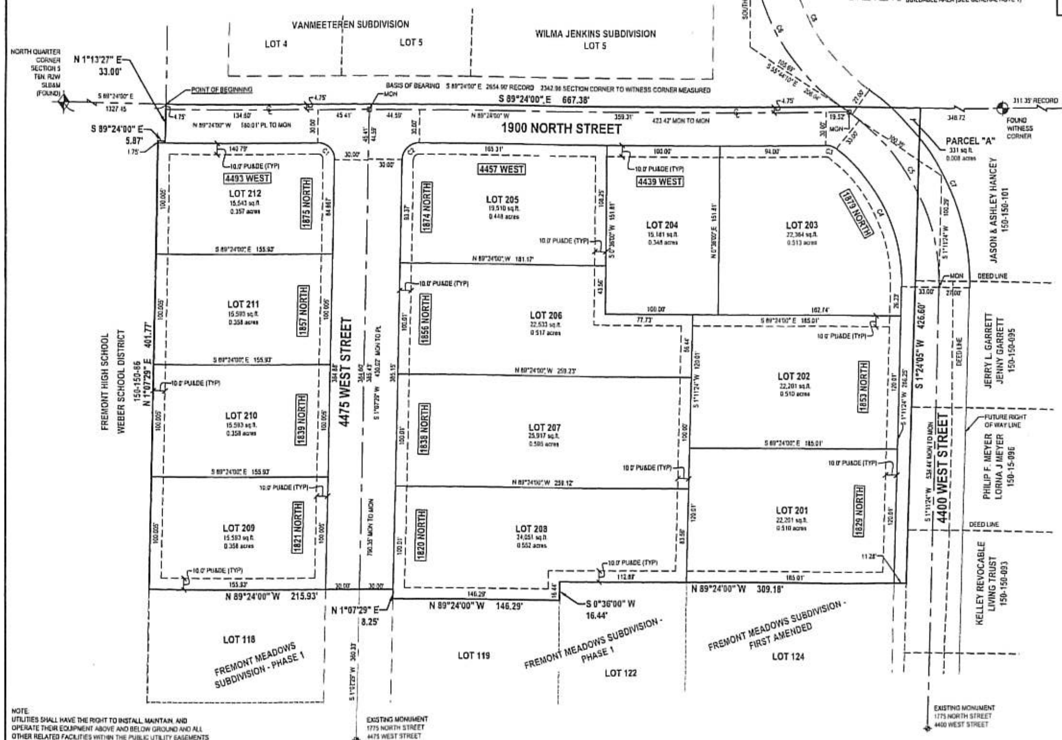
1. PROPERTY IS ZONED RE-15.
   - A. FRONT YARD SETBACK IS 30'
   - B. REAR YARD SETBACK IS 30'
   - C. SIDE YARD SETBACK IS 10', 24' TOTAL
   - D. CORNER LOT SIDE YARD SETBACK IS 30' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT ENSURE THE RUNOFF FORM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.

LEGEND

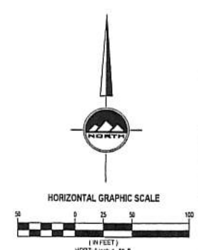
- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)



VICINITY MAP
NO SCALE
PLAIN CITY, WEBER COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.70'	90°31'29"	S44°08'16"E	21.31'
C2	15.00'	23.42'	89°28'31"	N45°51'44"E	21.12'
C3	15.00'	9.78'	37°18'47"	S70°45'36"E	9.59'
C4	152.00'	141.43'	53°18'37"	S25°27'54"E	136.38'
C5	185.00'	183.81'	56°55'34"	N27°16'23"W	176.34'
C6	200.00'	194.56'	55°44'10"	S27°52'05"E	186.98'
C7	212.00'	206.61'	55°50'19"	N26°43'46"W	198.57'
C8	173.00'	165.01'	54°38'55"	S27°19'28"E	158.82'



DEVELOPER
FREMONT MEADOWS LLC
601 WEST 1700 SOUTH STREET
SYRACUSE, UTAH 84075
ERIK CRAYTHORNE
801-776-4962

SURVEYOR'S CERTIFICATE

I, KEITH R. 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 described below, and have subdivided said tract of land into lots and streets, hereafter to be known as FREMONT MEADOWS SUBDIVISION PHASE 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements 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, (Freemont 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 1327.45 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 1°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 0°36'00" 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 1°07'29" 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 (Freemont High School) as defined on the aforementioned survey by Great Basin Engineering, Inc.;
Thence North 1°07'29" East 401.77 feet along the east line of property owned by Weber County School District (Freemont 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 1°13'27" East 33.00 feet along the east line of the property owned by Weber County School District (Freemont 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.

7-6-22
Date

[signature]
Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR No. 164386 KEITH R. RUSSELL STATE OF UTAH 7-6-22

OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

FREMONT MEADOWS SUBDIVISION - PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use
In witness whereof we have hereunto set our hands this ______ day of ______________ A.D., 20_____

By:FREEMONT MEADOWS LLC
ERIK CRAYTHORNE, MANAGER

KURT WELOTH
CRYSTAL WELOTH

STATE OF UTAH }S.S.
County of Weber

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On the ______ day of ______________ A.D., 20______, ERIK CRAYTHORNE personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly sworn, acknowledged to me that He is the REPRESENTATIVE of FREMONT MEADOWS LLC a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for 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: ______________

______________ RESIDING IN ______________ COUNTY
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Weber

On the ______ day of ______________ A.D., 20____, KENT W. CALVERT and EVA ELAINE CALVERT personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly sworn, acknowledged to me that They signed the Owner's Dedication freely and voluntarily as an individuals for the purposes therein mentioned.

MY COMMISSION EXPIRES: ______________

______________ RESIDING IN ______________ COUNTY
NOTARY PUBLIC

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. __________ FEE PAID __________ FILED FOR RECORD AND RECORDED THIS ______ DAY OF ______, 20______ AT ______ IN BOOK ______ OF OFFICIAL RECORDS PAGE

WEBER COUNTY RECORDER

BY ______________
DEPUTY RECORDER

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 UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S 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
LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
www.ensigneng.com
SALT LAKE CITY
TOOELE
CEDAR CITY
RICHFIELD
COLORADO SPRINGS

CITY ATTORNEY'S APPROVAL

APPROVED THIS ______ DAY OF ______________, 20______
BY THE PLAIN CITY ATTORNEY

PLAIN CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, 20______
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, PLAIN CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

PLAIN CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS ______ DAY OF ______________, 20______
BY THE PLAIN CITY COUNCIL

CITY RECORDER
CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER: L2168
MANAGER: K RUSSELL
DRAWN BY: J.MOSS
CHECKED BY: K.RUSSELL
DATE: 7/29/22