

SAGE
PRELIMINARY PLAT

PART OF THE EAST HALF OF SECTION 18 AND THE WEST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HUNTSVILLE TOWN, WEBER COUNTY, UTAH
JULY, 2021



VICINITY MAP
NOT TO SCALE

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0435337 E 4569699 N)
0-48" SANDY LOAM, BLOCKY STRUCTURE
48-99" SILT LOAM, MASSIVE STRUCTURE, 3" COARSE SAND LENS' AT 66" & 96"
99-120" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 99"
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 60 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0435354 E 4569856 N)
0-18" SANDY LOAM, GRANULAR STRUCTURE
18-40" SANDY LOAM, MASSIVE STRUCTURE
40-114" SILTY CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE, SOME MOTTLING AT 65" & HEAVY AT 90"
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST BOLE IS AT 52 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0435394 E 4570008 N)
0-44" SANDY LOAM, GRANULAR TO BLOCKY STRUCTURE
44-64" FINE SANDY LOAM, BLOCKY STRUCTURE
64-94" CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE, SOME MOTTLING AT 68" & HEAVY AT 85"
94-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0435584 E 4570025 N)
0-1 0" SANDY LOAM, GRANULAR STRUCTURE
1 0-48" SANDY LOAM, BLOCKY STRUCTURE
48-64" SANDY LOAM, MASSIVE STRUCTURE
64-77" CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE. SOME GREY MOTTLES AT 63"
77- 124" SAND, SINGLE GRAIN STRUCTURE, CLAY LOAM LENS' AT 95" W/ GREY MOTTLES

EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0435635 E 4569907 N)
0-43" SANDY LOAM, BLOCKY STRUCTURE
43-125" SAND WITH CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 68" & HEAVY AT 93"
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 55 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0435522 E 4569866 N)
0-36" SANDY LOAM, BLOCKY STRUCTURE
36-54" SANDY LOAM, MASSIVE STRUCTURE
* 54-95" SAND W/ SILTY CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 58" & HEAVY AT 85"
95- 120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 0435467 E 4569749 N)
0-46" SANDY LOAM, BLOCKY STRUCTURE
46-89" SANDY LOAM, MASSIVE STRUCTURE
69-99" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 87"
99-125" LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND WITNESS CORNER TO THE SOUTHEAST CORNER AND THE FOUND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N01°14'37"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE EAST LINE WAS PLACED ALONG THE WEST LINE OF THE ESPL INVESTMENTS SUBDIVISION AND A LONG STANDING FENCE LINE. THE SOUTH LINE WAS PLACED ALONG THE RIGHT OF WAY LINE, AS ESTABLISHED BY THE ESPL INVESTMENTS SUBDIVISION AND EXISTING IMPROVEMENTS. THIS SOLUTION MATCHES VERY WELL WITH EXISTING FENCES AND THE ROAD, BUT IT DOES LEAVE THE RIGHT OF WAY WIDTH DEFICIENT ACROSS FROM THE WEBER FIRE DISTRICT SUBDIVISION, THIS SHOULD BE ADDRESSED WITH THE COUNTY PRIOR TO PLATTING. THE WEST LINE WAS ESTABLISHED BY ALLOWING FOR A 120' RIGHT OF WAY PER THE BILL WHITE MINOR SUBDIVISION AND EXTENDING THAT LINE SOUTH AND NORTH TO INTERSECT THE RIGHTS OF WAY OF 100 SOUTH AND 500 SOUTH STREETS. THIS MATCHES VERY WELL WITH A FOUND RIGHT OF WAY MONUMENT AS SHOWN AS WELL AS THE EXISTING FENCING. THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF 100 SOUTH AS DETERMINED BY EXITING IMPROVEMENTS.

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 18 AND THE WEST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 500 SOUTH STREET AND THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 39, SAID POINT BEING NORTH 2148.19 FEET AND WEST 592.15 FEET FROM A FOUND WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 39 THE FOLLOWING TWO (2) COURSES: (1) N01°06'54"W 1453.03 FEET; AND (2) N02°42'54"W 1009.43 FEET; THENCE N39°56'32"E 45.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE S88°46'33"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1279.69 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING FIVE (5) COURSES: (1) S01°12'05"W 120.70 FEET; (2) S02°49'41"W 203.53 FEET; (3) S01°36'49"W 319.23 FEET; (4) S01°00'32"E 985.88 FEET; AND (5) S00°53'49"E 873.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE N88°28'15"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1242.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.021 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°19'34"E	90.31'
L2	S19°30'34"E	74.19'
L3	S00°08'40"W	19.93'
L4	N88°48'37"W	73.11'
L5	S01°15'26"W	34.24'
L6	N88°52'14"W	27.13'
L7	S00°00'00"E	20.00'
L8	S88°46'33"E	54.20'
L9	N90°00'00"E	24.68'
L10	S43°53'23"E	69.21'
L11	S01°20'00"W	55.88'
L12	N00°00'00"W	50.44'
L13	N49°57'37"E	66.49'
L14	N89°48'59"E	28.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	217.00'	21.19'	21.18'	10.60'	S01°34'23"E	5°35'39"
C2	217.00'	22.29'	22.28'	11.15'	S07°18'44"E	5°53'03"
C3	250.00'	34.92'	34.89'	17.49'	S06°15'10"E	8°00'11"
C4	250.00'	15.16'	15.16'	7.58'	S00°30'49"E	3°28'31"
C5	217.00'	29.57'	29.55'	14.81'	S02°40'47"E	7°48'27"
C6	217.00'	160.70'	157.05'	84.23'	S27°47'54"E	42°25'47"
C7	283.00'	62.15'	62.03'	31.20'	S42°43'17"E	12°34'59"
C8	283.00'	174.95'	172.18'	90.37'	S18°43'10"E	35°25'15"
C9	283.00'	258.18'	249.32'	138.86'	S25°07'36"W	52°16'17"
C10	283.00'	48.27'	48.21'	24.19'	S56°08'55"W	9°46'20"
C11	217.00'	225.37'	215.38'	124.04'	S31°16'55"W	59°30'19"
C12	283.00'	239.16'	232.11'	127.24'	N25°44'21"E	48°25'12"
C13	283.00'	32.52'	32.50'	16.28'	N53°14'26"E	6°34'59"
C14	283.00'	22.24'	22.23'	11.13'	N58°47'00"E	4°30'09"
C15	217.00'	234.98'	223.67'	130.50'	N30°00'46"E	62°02'36"
C16	217.00'	131.39'	129.39'	67.78'	N18°21'16"W	34°41'28"
C17	217.00'	50.42'	50.31'	25.32'	N42°21'23"W	13°18'46"
C18	283.00'	53.47'	53.39'	26.82'	N43°36'00"W	10°49'32"
C19	283.00'	194.66'	190.85'	101.36'	N18°28'54"W	39°24'41"
C20	184.00'	8.39'	8.39'	4.20'	N00°04'56"W	2°36'45"
C21	184.00'	20.11'	20.10'	10.07'	N04°31'11"W	6°15'44"
C22	184.00'	8.36'	8.36'	4.18'	N08°57'09"W	2°36'12"
C23	283.00'	56.69'	56.60'	28.44'	N04°30'54"W	11°28'42"
C24	250.00'	50.08'	50.00'	25.13'	S04°30'54"E	11°28'42"
C25	217.00'	43.47'	43.40'	21.81'	S04°30'54"E	11°28'42"
C26	250.00'	219.20'	212.25'	117.21'	S23°53'40"E	50°14'13"
C27	250.00'	209.46'	203.38'	111.32'	S25°00'39"E	48°00'15"
C28	250.00'	270.72'	257.68'	150.34'	S30°00'46"W	62°02'36"
C29	250.00'	259.64'	248.13'	142.90'	S31°16'55"W	59°30'19"

DEVELOPER:

CW Land Co.
1222 W. Legacy Crossing Blvd, Ste. 6
Centerville, UT

HUNTSVILLE TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HUNTSVILLE TOWN COUNCIL.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, HUNTSVILLE TOWN COUNCIL

HUNTSVILLE TOWN 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.

HUNTSVILLE TOWN ENGINEER

HUNTSVILLE TOWN CLERK

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HUNTSVILLE TOWN CLERK.
SIGNED THIS _____ DAY OF _____, 20____.

HUNTSVILLE TOWN CLERK

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

HUNTSVILLE TOWN ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

HUNTSVILLE TOWN ATTORNEY

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.
SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

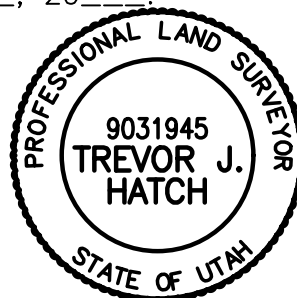
SURVEYOR'S CERTIFICATE

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 **SAGE** IN **HUNTSVILLE TOWN, 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 **HUNTSVILLE TOWN, WEBER 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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SAGE**, 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 GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE THE AREA LABELED AS UTILITY AND ACCESS EASEMENT TO EACH INDIVIDUAL LOT OWNERS TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

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.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ 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: 6-9-2021
Name: SAGE
Number: 7562-01
Revision: 1"=100'
Scale: 1"=100'
Checked:



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

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.