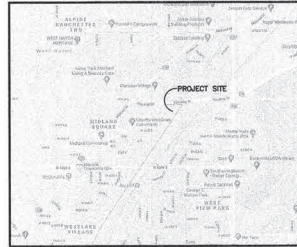


SHEET 1 OF 2

WINGSPAN SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY CITY OF WEST HAVEN, WEBER COUNTY, UTAH MARCH, 2024



VICINITY MAP NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SHOWN HEREON AS: N00°51'40"E.

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND EXISTING RIGHT-OF-WAY FROM FOUND MONUMENTATION AS SHOWN. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTE

- 1. ALL AREA OUTSIDE OF BUILDINGS IS CONSIDERED COMMON AREA AND PUBLIC UTILITY EASEMENT. ALL DIMENSIONS TO UNITS ARE PERPENDICULAR TO BOUNDARY OR ROAD CENTERLINE UNLESS NOTED OTHERWISE.
2. ALL PRIVATE DRIVE AREAS ARE TO BE CONSIDERED PUBLIC ACCESS EASEMENTS.
3. ALL STORM DRAIN SYSTEM AND ASSOCIATED BASINS ARE TO BE CONSIDERED PRIVATE AND MAINTAINED BY THE DEVELOPER.

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HINCKLEY DRIVE, SAID POINT BEING DUE SOUTH 280.38 FEET AND DUE EAST 1795.15 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2 (WEST QUARTER CORNER BEING SOUTH 00°51'40" WEST 2644.68 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HINCKLEY DRIVE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 888.01 FEET, AN ARC LENGTH OF 158.42 FEET, A DELTA ANGLE OF 101°13'19", A CHORD BEARING OF SOUTH 88°45'49" EAST AND A CHORD LENGTH OF 158.21 FEET; AND (2) NORTH 89°04'38" EAST 739.22 FEET; THENCE SOUTH 47°45'34" EAST 34.66 FEET; THENCE SOUTH 89°51'38" EAST 563.84 FEET TO AND ALONG DENVER AND RIO GRAND RAILROAD; THENCE SOUTH 34°25'35" WEST 1115.70 FEET TO AN EXISTING FENCELINE; THENCE ALONG SAID FENCELINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°31'44" EAST 495.84 FEET; (2) NORTH 89°29'52" WEST 861.93 FEET; THENCE NORTH 00°27'45" EAST 126.11 FEET; THENCE NORTH 00°24'11" EAST 268.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 645,116 SQUARE FEET OR 14.810 ACRES.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 FLOODED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF WINGSPAN SUBDIVISION IN WEST HAVEN, 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 WEST HAVEN CITY, UTAH, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 13th DAY OF MARCH, 2024

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 AS SHOWN HEREON AND NAME SAID TRACT, WINGSPAN SUBDIVISION, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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.

SIGNED THIS 14th DAY OF March, 2024

SIS INVESTMENT GROUP LLC

John K. Ryan

3-14-2024

ACKNOWLEDGMENT

STATE OF UTAH, WEBER COUNTY OF

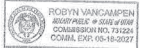
ON THE 14th DAY OF March, 2024, I, [Name], PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [Name] (AND) [Name] AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE [Name] AND [Name] OF SAID LEG AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC, FOR THE PURPOSES THEREIN MENTIONED.

5-18-2027

COMMISSION EXPIRES

[Signature]

NOTARY PUBLIC



PROJECT INFO. Surveyor: T. HATCH; Designer: E. ROCHE; Begin Date: --8-24; Name: WINGSPAN SUBDIVISION; Number: 6389-03; Revision: 2-2-24, E.R.; Scale: 1"=60'; Checked: [Signature]



Reeve & Associates, Inc. 5160 SOUTH 1000 WEST, WARDENS, UTAH 84405; TEL: 801-551-1100; FAX: 801-551-2188; www.reeve.com; LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS; WATER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

WEST HAVEN CITY ENGINEER. THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER. THIS 13th DAY OF March, 2024. [Signature]

WEST HAVEN CITY PLANNING COMMISSION. APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION. THIS 13th DAY OF March, 2024. [Signature]

WEST HAVEN CITY ACCEPTANCE. THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY. THIS 27th DAY OF March, 2024. [Signature]

WEST HAVEN CITY ATTORNEY. THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY. THIS 20th DAY OF March, 2024. [Signature]

WEBER COUNTY RECORDER. Entry No. 3321155. \$125.00 Fee Paid. Filed For Record And Recorded, 15 APR 2024 AM 1:21 PM in Book 311 Of The Official Records, Page 42443. Recorded For: Reeve & Assoc, LEON H. KILTS, Weber County Recorder, [Signature]

SHEET 2 OF 2

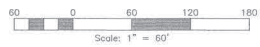
# WINGSPAN SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF WEST HAVEN, WEBER COUNTY, UTAH  
MARCH, 2024



### LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = ADJOINING PROPERTY LINE
- = EASEMENT
- = EXISTING FENCELINE
- = COMMON AREA/PUBLIC UTILITY EASEMENT
- = LIMITED COMMON AREA



### CURVE TABLE

CURVE#	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	888.01	158.42	158.21	S89°48'48"E	107°13'19"
C2	858.01	183.77	183.24	S89°48'48"E	122°21'41"
C3	888.01	12.43	12.43	N86°28'37"E	0°48'08"
C4	33.00	51.56	48.48	S44°43'51"E	86°31'43"
C5	181.00	48.89	48.54	N82°17'37"E	152°44'46"
C6	131.00	35.24	35.13	N82°17'37"E	152°24'46"
C7	250.00	88.58	88.12	S09°05'57"E	120°19'02"
C8	250.00	153.66	151.26	S37°35'50"E	39°13'02"
C9	250.00	142.04	140.14	S15°57'53"E	32°33'11"
C10	250.00	74.29	73.88	S40°45'15"E	110°01'05"
C11	250.00	25.95	25.94	S82°13'57"E	8°59'49"
C12	27.50	28.82	25.72	N62°22'31"E	85°52'31"
C13	3.00	7.85	7.07	N45°W	90°
C14	3.00	7.85	7.07	N45°W	90°
C15	3.00	7.85	7.07	N45°W	90°
C16	145.00	39.01	38.69	S82°17'37"E	112°24'46"
C17	5.00	7.85	7.07	N45°W	90°
C18	5.00	6.31	6.06	N37°17'37"E	72°35'14"
C19	4.86	6.41	6.31	S92°18'33"W	42°49'43"
C20	4.19	3.07	2.83	N45°W	80°24'55"
C21	22.00	13.29	13.09	N17°18'33"W	34°37'05"
C22	2.00	3.14	2.83	S45°00'01"E	90°00'03"
C23	22.00	13.29	13.09	S17°18'33"W	34°37'05"
C24	3.00	7.85	7.07	N45°W	90°00'57"
C25	5.00	7.85	7.07	S44°11'17"E	90°

### LINE TABLE

#	BEARING	DISTANCE
L1	S47°43'54"E	134.68
L2	N00°18'43"E	55.15
L3	N56°18'40"E	42.43
L4	S89°41'22"E	22.83
L5	N34°28'07"E	59.09
L6	N00°18'43"E	43.11
L7	NORTH	35.00
L8	NORTH	54.33
L9	N86°04'31"E	102.24
L10	S03°27'48"E	9.89
L11	SOUTH	51.22
L12	S74°42'14"W	112.20
L13	WEST	42.70
L14	N15°24'48"E	45.00
L15	SOUTH	72.21
L16	WEST	125.00
L17	NORTH	32.46
L18	N74°35'14"E	131.09
L19	NORTH	35.00
L20	N00°05'57"E	94.85
L21	N86°04'38"E	52.82
L22	S89°39'27"E	6.94
L23	S00°18'43"W	74.42
L24	S30°W	6.68
L25	WEST	77.35
L26	S89°41'17"E	49.44
L27	SOUTH	32.42
L28	N02°25'55"E	33.00
L29	WEST	36.86
L30	WEST	45.00
L31	N34°37'05"E	22.08
L32	N89°36'40"E	40.87
L33	N44°37'05"E	65.33
L34	N08°46'04"E	27.10
L35	EAST	45.20
L36	SOUTH	39.86
L37	S34°37'05"W	181.33
L38	S89°41'17"E	54.59
L39	N00°28'17"E	43.72
L40	N00°28'17"E	45.21
L41	N00°28'17"E	42.83
L42	N00°28'17"E	43.18

### PROJECT INFO.

Surveyor: T. HATCH  
 Designer: E. RICHIE  
 Begin Date: 1-8-24  
 Name: WINGSPAN SUBDIVISION  
 Number: 6388-03  
 Revision: 2-2-24 E.R.  
 Scale: 1"=60'  
 Checked:

### WEBER COUNTY RECORDER

Entry No. 3321106, Fee Paid \$125.00 - Filed For Record And Recorded, 15-MAR-2024 At 1:31 PM, in Book 477 of the Official Records, Page 47415  
 Recorded For:  
 Name: REEVES & ASSOC  
 LEWIS H. KUTS  
 Weber County Recorder  
 Deputy



**Reeve & Associates, Inc.**  
 5140 SOUTH 1300 WEST, OGDEN, UTAH 84403  
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 TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE