PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH FEBRUARY, 2015

I, ROBERT D, KUNZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURFEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 50, CHAPTER 22, PROFESSIONAL ENGREERS AND LAND SURFEYORS LICENSING ACT; AND THAT I HAVE COMPLETED A SURFEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 172–23–17 AND HAVE PLATED ALL MEXISTERS SUBDIVISION IN SUBSECULIES PLAT, AND THAT THIS PLAT OF SAMUBILL CREME CLUSTER SUBDIVISION IN WEBER COUNTY UTAH HAS BEEN DRAWN CORRECTLY TO THE DESCRIPTED SOLLE AND IS A TRUE AND CORRECT REPRESENTION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE MEREIR COUNTY. THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY. CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLED WITH.

SURVEYOR'S

SIGNED THIS

DAY OF

8

(150228-2201) ROBERT D. KUNZ

NOT 3WARE

(N00'19'29"E (2647.03' RECORD)
N00'19'29"E (BASIS OF BEARINGS) 2647.84' (STATE PLANE GRID BEARING) 1334.29 FOUND GARDNER ENG REBAR AND CAP MARKED RLS154270 AP MARKED RLS154270 S88"19"37"E-1.58" GILLESPIE SUBDIVISION NORTHWEST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERDIAN, U.S. SURVEY FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1980 GOOD CONDITION N01'40'24"E (GIL) N01'40'24"E 187.30 S89*40'31"E 1923.45' 41,987 0.964 / ACRES 6 42,322 S.F. 0.972 ACRES фТР5 41,549 S.F. 0.954 ACRES COUNTRY GARDENS N89'09'54"W 2500 NORTH N89'31'03"E 307.08' SUB PHS. 1 STREET 12' TRAIL & ACCESS EASEMENT **5** 42,376 S.F. 0.973 ACRES ₹ ф 2 42,485 S.F. 0.975 ACRES C10-. 05-S 01"27"08" W N 16'41'09" W 6.02' .60.68N 60.68N FEMA FLOOD ZONE X ELKHORN LLC *W 1367.20' (cs) N 33'18'47" E 7.02' 43,900 S.F. 1.008 ACRES -- 10' DRAINAGE EASEMENT фТР1 EAST, 1082.64' (DEED) \$89*22*07"E 1044.67* **⊕**TP2 159.15 FEMA FLOOD ZONE X 142.00 S 89"22"07" E AGRICULTURAL BUILDING PAD FEMA FLOOD ZONE A

NO BASE FLOOD ELEVATION

DETERMINED BY FEMA 8
PRIVATE COMMON OPEN S
451,342 S.F.
10.361 ACRES N00'37'53"E 142.00 FEMA FLOOD ZONE A SPACE LACEY S01'23'28"W 639,49 EXISTING
WATERWAY
O RECORDED
EASEMENT JERRY D. WEAVER | & CAROL V. WEAVER FAMILY PROTECTION TRUST AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SEPCIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AND, ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002) WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF JAND, DO HEREBY SET JAMEN AND SUBJUNDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PAIT AND SUBJUNDE THE SAME INTO LOTS AND STREETS, THE SAME INTO LOTS AND STREETS, THE SAME TO STREETS, THE SAME TO BE USED A PAIRS OF PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THILTY, STORM WHERE DEFENDING POINTS DEAVINGE EASEMENTS AND DAWN, MAINTEMANCE AND DEFENDING THE SAME TO BE USED FOR THE INSTITUTION MAINTEMANCE AND OPERATION OF THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR MATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH AND BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SICH EXSENDER. ALL PAIRS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS TRAIL EASEMENT THE SAME TO BE USED AS PUBLIC OPEN SPACE AND ACCESS TO LOT 8

OWNERS

DEDICATION AND CERTIFICATION

NARRATIVE

SHEET PORTOGE OF THIS JOINE STREETS AS SHOWN. THE CONTROLLING MONUMENTS FOR THIS SURVEY SHOWN. THE CONTROLLING MONUMENTS FOR THIS SURVEY SHOWN. THE CONTROLLING MONUMENTS FOR THIS SURVEY ARE THE WE CORNER OF SECTION 35 NO TOWNSHIP 7 NORTH, RANGE 1 EAST, SAIL TAKE BASE AND MERDIAN. THE WEST BOUNDARY WAS DETERMINED BY EDEN VILLAGE SUBDIVISION AND FER ENDERVED BY SURVEY TOWN OF SURVEY SHOWN OF THE FOUND REBAR HAD PLASTIC CAPS MARKED GARDKER ENGINEERING, PLISTAZZO TWO REBAR ALONG THE COMMON BOUNDARY ARE SHOWN. THE SOUTH BOUNDARY ARE SHOWN. THE SOUTH BOUNDARY ARE SHOWN. THE SOUTH BOUNDARY SHOWN THE SOUTH FOR STETON THE FENCE ALONG THE WEARER FAMILY PROTECTION THE THE MORTH LINE IS SET ALONG FENCE THE NORTH LINE IS SET ALONG THE NORTH LINE IS SET ALONG THE NORTH LINE IS SET ALONG FENCE THE NORTH LINE IS SET ALONG FENCE THE NORTH LINE IS SET ALONG THE NORTH LINE IS SET ALONG THE NORTH LINE IS SET ALONG FENCE THE NORTH L LINE WHICH IS THE NORTH ATH LINE OF SECTION 3:
ALL BOUNDARY AND REAR LOT CORNERS WERE SET
A 5/8" X 24" REBBR AND PUSSTIC CAP STAMPED "TO
A 5/8" X 24" REBBR AND PUSSTIC CAP STAMPED "TO
A 8550CMTES". ALL FRONT LOT CORNERS WERE SET
WITH A LEAD PULG IN THE TOP BACK OF CURB AT
EXTENSION OF THE SIDE LOT LINES. 35. JET WITH | LD "REEVE LE SET LE SET LB AT THE WO

DAY OF

1 19

SIGNED THIS _

STATE OF UTAH Ä ACKNOWLEDGMENT

COMMISSION EXPIRES

PUBLIC

ON THE UNDERSIGNED NOTARY PUBLIC, 20..., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND))

BETORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND)

BETORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND)

OF SAID CORPORATION AND CONTROLATION AND CONTROLATIO

STATE OF UTAH COUNTY OF ___

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ACKNOWLEDGMENT

NOTARY PUBLIC

COMMISSION EXPIRES

Project Info.

R. KUNZ

SANDHILL CRANE
CLUSTER SUBDIVISION
Number: 6460-01
Revision: 1"=80" Begin Date: 02-06-15

The Official Records, Page

WEBER-MORGAN HEALTH DEPARTMENT

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

WEBER COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ______ DAY OF _______, 20___.

I HERERY CERTIFY THAT THE REQUIRED PUBLIC MAPROVENIEM IS STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE MAIOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC MAPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON AFE HEREBY WEBER COUNTY, UTAH.

SIGNED THIS ______ DAY OF ______

DAY OF ______

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN,

COUNTY PLANNING COMMISSION

COUNTY ENGINEER

I HEREBY CERTIFY THAT THE WEBBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

WEBER COUNTY SURVEYOR

THE BUILDING ENVELOPE PLUS 10 FEET FROM THE STRUCTURE AND THE SEPTIC TANK LEACH FIELD NEED TO BE ELEVATED BY 18 INCHES ABOVE NATURAL GRADE.

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 35, TOWNSHIP 7 NORTH, PANCE 1 EAST,
LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS
NOOT19'29'E. SALT

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS: **BOUNDARY DESCRIPTION**

EXPLORATION PIT #1
0-23" LOAM, GRAULAR STRUCTURE
23-59" LOAM, MASSIVE STRUCTURE
59-92" GRAVELLY LOAMY SAND
92-130" SILTY CLAY, SINGLE GRAIN STRUCTURE
0BSERVED GROUND WATER TABLE
SOME MOTITUING @ 90" & LOWER

EXPLORATION PIT #2
0-20" LOAM, GRAN
20-61" SANDY LOAM
61-94" GRAVELLY LOAM

0-20" LOAM, GRANULAR STRUCTURE
20-61" SANDY LOAM, MASSIVE STRUCTURE
61-94" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE
94-110" SILT CLAY
0BSERVED GROUND WATER TABLE
94"

WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 7 NORTH, FANCE 1 EAST, SALT LAKE BASE AND METEDMAN, U.S. SURVEY FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 2003 GOOD CONDITION

Developer:

LEGEND

SECTION CORNER

Blake Wahlen 2080 East Oakridge Circle Layton, UT 84040 801—510—6136

SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"

CURVE TABLE

BECINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING NO0'19'22" 1313.55 FEET AND S89-40'3' 1" 1923.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE PROCEEDING ADONG SAID FENCE SAID SECTION 5; THENCE (EAST, 1082.64')TO THE MITERSECTION WITH A SECOND FENCE; THENCE ALONG SAID SECOND FENCE S01'23'28'W 639.49 FEET (S01'30'W 9.75 CH)TO THE EXTENSION OF THE MORTH LINE OF COUNTRY CARPENS SUBDIVISION PHASE 3; THENCE M890'9'38'W ALONG SAID NORTH INE AND EXTENSION THEREOF, 1367.20 FEET (N89'90'38'W 1877.20')TO THE EAST LINE OF GILLESPIE SUBDIVISION, THENCE ALONG SAID SAIT LINE NOTA'0'27'E 1.85 FEET TO THE EDEN VILLAGE SUBDIVISION, THENCE ALONG THE DEED VILLAGE SUBDIVISION, THENCE ALONG THE DEED VILLAGE 204.97 FEET (N44720'E 204.97); (2)N70'2'4'12'E 69.99 FEET (N59471'9'E 98.99); (2)N30'3'5'6'4'E 200.25 FEET (N23'00'E 298.31') TO THE POINT OF BEGINNING.

= TRAIL

PUBLIC UTILITY EASEMENT

CONTAINING 782,267 SQUARE FEET OR 17.958 ACRES MORE OR LESS

ALL HOMES ARE TO BE PLACED ON AN 18" ELEVATED PAD ABOVE NATURAL GROUND AND NO BASEMENTS ARE ALLOWED.

NOTE

80

FLOOD PLAIN

= EXISTING FENCELINE

ADJOINING PROPERTY

LOT LINE

BOUNDARY LINE

STREET CENTERLINE MONUMENT

SECTION TIE LINE EASEMENTS

ROAD CENTERLINE

EXPLORATION PIT #3

0-13" LOAM, GRANULAR STRUCTURE 13-32" SANDY LOAM, MASSIVE STRUCTURE, 1 32-107" GRAVELLY LOAMY SAND, 20% GRAVEL OBSERVED GROUND WATER TABLE 71" 7%

EXPLORATION PIT #4
0-23" LOAM, FAVALULAR STRUCTURE
23-61" SANDY LOAM, MASSIVE STRUCTURE
61-117" LOAM, MASSIVE STRUCTURE
0BSERVED GROUND WATER TABLE
50ME MOTITUNG @ 61" & 103" GRAVEL

EXPLORATION PIT #5
0-22" LOAM, GRAVULAR STRUCTURE
22-53" LOAM, ASSINE STRUCTURE
22-53" LOAMY SAND, 30% GRAVEL/COBBLE
COBSERVED GROUND WATER TABLE
SOME MOTILING IN GRAVELLY LOAMY SAND LAYER

920 CHAMBERS STREET, SUITE 14, 06DEN, UTAH 84403 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asso Keeve Associates, Inc.

Weber County Recorder
Entry No._____ Fee Paid

Recorded For: Weber County Recorder

COUNTY SURVEYOR