MOUNTAINS EDGE SUBDIVSION NORTH SURVEYOR'S CERTIFICATE MOUNTAINS EDGE SUBDIVISION **GRAPHIC SCALE** I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF **BOUNDARY DESCRIPTION** UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND TOWNSHIP 5 NORTH NORTH, RANGE 1 WEST, THAT I HOLD CERTIFICATE NO. 7240531: AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED BEGINNING AT THE NORTHEAST CORNER OF HIGHLAND COVE ESTATES SUBDIVISION, ON FILE WITH THE SALT LAKE BASE AND MERIDIAN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 00°40'20" WEST 1031.82 FEET AND 1 inch = 30 ft.WEBER COUNTY, UTAH PLACED MONUMENTS AS REPRESENTED ON THIS PLAT ON THIS PLAT, AND THAT THIS PLAT OF MOUNTAINS EDGE SOUTH 89°19'28" EAST 1062.34 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE DATE: FEBRUARY 2017 RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTHERLY LINE OF SAID AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED NORTHWEST CORNER OF SECTION 23, SUBDIVISION THE FOLLOWING TWO (2) COURSES, 1) NORTH 72°00'00" WEST 169.68 FEET, 2) NORTH 66°10'13" UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY TOWNSHIP 5 NORTH, RANGE 1 WEST MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES AND WEST 90.00 FEET TO THE PROPOSED EAST RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE SOUTH 34°10'35" SALT LAKE BASE AND MERIDIAN ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE FOUND BRASS CAP MONUMENT WEST 138.46 FEET ALONG SAID PROPOSED RIGHT OF WAY AND THE WESTERLY LINE OF SAID SUBDIVISION; BEEN COMPILED WITH. THENCE NORTH 55°49'55" WEST 80.00 FEET; THENCE NORTH 34°10'35" EAST 11.93 FEET; THENCE NORTHEASTERLY 117.26 FEET ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS FOR REVIEW ONLY NORTH 29°05'13" EAST 117.10 FEET; THENCE NORTH 23°59'50" EAST 219.42 FEET; THENCE NORTHERLY 29.40 DEDICATION FEET ALONG THE ARC OF A 89.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 14°31'57" EAST 7240531 29.27 FEET; THENCE CONTINUING NORTHERLY 31.17 FEET ALONG THE ARC OF A 40.00 FOOT COMPOUND BRIAN A. CURVE TO THE LEFT, CHORD BEARS NORTH 17°15'14" WEST 30.38 FEET; THENCE NORTHWESTERLY 40.85 FEET LINAM EAST 788.79¹ L = 48.69ALONG THE ARC OF A 88.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, CHORD BEARS NORTH 52°52'24" R=108.00 COMBEROAD, WEST 40.48 FEET; THENCE SOUTH 66°10'15" EAST 257.05 FEET; THENCE 107.68 FEET ALONG THE ARC OF A $-\Delta = 25^{\circ}50'00''$ L = 40.85538.24 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 60°26'23" EAST 107.50 FEET, TO THE PUBLIC STREET CH=S 79°05'15" E CL=48.28 NORTHWEST CORNER OF COMBE SOUTH ESTATES NO. 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE R=88.00 WEBER COUNTY RECORDER; THENCE SOUTH 13°07'54" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A $\Delta = 26^{\circ}35'42''$ L=107.68DISTANCE OF 263.63 FEET TO THE POINT OF BEGINNING. CH=N 52°52'24" W R=538.24 CONTAINS: 103,015 SQ. FT OR 2.365 ACRES, MORE OR LESS CL = 40.48 $\Delta = 11^{\circ}27'43''$ 4 LOTS L = 31.17CH=S 60°26'23" E CL=107.50 R = 40.00SKYLINE DEDICATION DESCRIPTION $\Delta = 44^{\circ}38'37''$ R=45:00 BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COMBE ROAD, SAID POINT BEING SOUTH Δ=63°59'56"-CH=N 17°15'14" W CH=N 55°59'48" E 00°40'20" ALONG THE SECTION LINE 630.69 FEET AND EAST 788.79 FEET FROM THE NORTHWEST CORNER OF CL = 30.38.CL=47.69 SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE R=89.00 SOUTH 66°10'15" EAST ALONG SAID SOUTHERLY LINE 216.57 FEET; THENCE WESTERLY 48.69 FEET ALONG THE L = 493.53 $\Delta = 18^{\circ}55'46$ ARC OF A 108.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 79°05'15" WEST 47.69 FEET; THENCE R=571.25 VICINITY MAP CH=N 14°31'57" E SOUTHWESTERLY 50.26 FEET ALONG A THE ARC OF A 45.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, $-\Delta = 49^{\circ}30'02''$ SCALE: NTS CH=N 41°24'20" W CHORD BEARS SOUTH 55°59'48" WEST 47.69 FEET; THENCE SOUTH 23°59'50" WEST 235.86 FEET; THENCE SOUTH CL=29.27 CL=478.32 66°10'13" EAST 10.71 FEET TO THE NORTHWEST CORNER OF HIGHLAND COVE ESTATES SUBDIVISION, ON FILE **LEGEND** WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 34°10'35" WEST 138.46 FEET ALONG 1.0' NO ACCESS SAID SUBDIVISION; THENCE NORTH 55°49'55" WEST 80.00 FEET; THENCE NORTH 34°10'35" EAST 11.93 FEET; STRIP THENCE NORTHEASTERLY 117.26 FEET ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE LEFT, CHORD WEBER COUNTY SECTION CORNER AREA HEREBY DEDICATED TO BEARS NORTH 29°05'13" EAST 117.10 FEET; THENCE NORTH 23°59'50" EAST 219.42 FEET; THENCE NORTHERLY WEBER COUNTY 29.40 FEET ALONG THE ARC OF A 89.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 14°31'57" **BOUNDARY CORNER** FOUND REBAR AND CAP EAST 29.27 FEET; THENCE CONTINUING NORTHERLY 31.17 FEET ALONG THE ARC OF A 40.00 FOOT COMPOUND (SET 1/2 REBAR AND CAP) MARKED REEEVE & CURVE TO THE LEFT, CHORD BEARS NORTH 17°15'14" WEST 30.38 FEET; THENCE NORTHWESTERLY 40.85 FEET LOT 1 **ASSOCIATES** 1.0' NO ACCESS ALONG THE ARC OF A 88.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, CHORD BEARS NORTH 52°52'24" FOUND (SET REBAR AND CAP) 18,016 SQ FT STRIP ALONG WEST 40.48 FEET TO THE POINT OF BEGINNING. COMBE ROAD 0.414 ACRES **DEFINITION POINT** OWNER'S DEDICATION 2166 E. SECTION LINE WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND **BOUNDARY LINE** SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT, MOUNTAINS EDGE SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND 16,679 SQ FT INTENDED FOR PUBLIC USE, AND DO ALSO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS. 0.383 ACRES 1.0' NO ACCESS THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID 2176 E. STREET CENTERLINE EXISTING SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID PRIVATE ROAD -----EASEMENT LINE TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO AND P.U.E. **NEW STORM** THE INDIVIDUAL LOTS. TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP _____ RIGHT OF WAY LINE DRAINAGE CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND —N 74°20′53″ W 14.02′ EASEMENT DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE S 82°57'36" E 55.02'-SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STREET MON. & MONUMENT LINE (FOUND) AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH 166.99' MON TO MON STREET MON. (TO BE CONST.) SIGNED THIS DAY OF , 2017 LOT 3 OWNER / DEVELOPER: MOUNTAINS EDGE SUBDIVISION 16,903 SQ FT L=117.26- COMBE SOUTH ESTATES NO. 2 -NAME: BROCK LOOMIS 0.388 ACRES R=660.00 2165 E. TELEPHONE: (801) 814-1914 $\Delta = 10^{\circ}10'45''$ 5134 S. S 43°17'08" W 61.99'-S 23°49'47" W 18.00 ADDRESS: 5809 SOUTH SKYLINE CH=N 29°05'13" E 10' COMMUNICATIONS EASEMENT DRIVE SOUTH OGDEN UT. **ACKNOWLEDGMENT** CL = 117.101288244 BOOK/PAGE: 1713/720 State of **ACKNOWLEDGMENT** County of N 66°10'13" W 10.71'-LOT 4 State of 16,212 SQ FT **NEW STORM** County of >──N 13°07'54" W 53.26' ON THE DAY OF . 20 . PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED 0.372 ACRES DRAINAGE NOTARY PUBLIC, OF THE ABOVE OWNER'S DEDICATION AND -N 34°10′35" E 11.93′ ON THE DAY OF , 20 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED **EASEMENT** 2175 E. CERTIFICATION, , WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME NOTARY PUBLIC, OF THE ABOVE OWNER'S DEDICATION AND SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. CERTIFICATION, , WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. MY COMMISSION NUMBER MY COMMISSION NUMBER: NOTARY PUBLIC (PRINT NAME) NOTARY PUBLIC (PRINT NAME) MY COMMISSION EXPIRES MY COMMISSION EXPIRES: **NOTARY PUBLIC** RESIDING IN COUNTY RESIDING IN S89°19'28"E 1062.34' MOUNTAINS EDGE SUBDIVISION THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO LOTS. THE NORTH LINE WAS DETERMINED BY THE LOCATION OF THE RIGHT OF WAY FOR COMBE ROAD, THE WEST LINE WAS DETERMINED BY THE BOUNDARY OF COMBE SOUTH ESTATES NO. 2 SUBDIVISION. THE SOUTH LOCATED IN THE NORTHWEST QUARTER OF SECTION 23. 55°49'25" W 80.00' BOUNDARY LINE WAS DETERMINED BY THE LOCATION OF HIGHLAND ESTATES SUBDIVISION. THE HIGHLAND COVE ESTATES SUB LOCATION OF THE WEST BOUNDARY LINE WAS DETERMINED BY THE LOCATION OF THE PROPOSED TOWNSHIP 5 NORTH NORTH, RANGE 1 WEST, RIGHT OF WAY ON SKYLINE DRIVE. THE PROPERTY CORNERS PLACED AT THE LOCATIONS AT THE SALT LAKE BASE AND MERIDIAN PERIMETER OF THIS SUBDIVISION ARE MARKED WITH A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "BENCHMARK ENG., OR WITH AS SHOWN HEREON AS FOUND PROPERTY CORNERS. WEBER COUNTY, UTAH WEBER COUNTY RECORDER WEBER COUNTY PLANNING WEBER COUNTY SURVEYOR WEBER COUNTY ENGINEER WEST QUARTER OF SECTION 23, WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ATTORNEY RETENTION PONDS WILL NEED TO ENTRY NO. TOWNSHIP 5 NORTH. RANGE 1 WEST, COMMISSION ACCEPTANCE REMAIN THROUGHOUT FUTURE FEE PAID SALT LAKE BASE AND MERIDIAN I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER LOT DEVELOPMENT I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S FILED FOR RECORD AND FOUND BRASS CAP MONUMENT I HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY RECORDED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DEDICATION OF STREETS AND OTHER OTHER PUBLIC WAYS IN MY OPINION THEY CONFORM WITH THE COUNTY CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY OF THE OFFICIAL APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION BOOK SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND WITH LINES AND MONUMENTS OF RECORD IN COUNTY ON THE _____ DAY OF ___ RECORDS, PAGE THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER RECORDED FOR: FOR THE INSTALLATION OF THESE IMPROVEMENTS. APPROVED AND ACCEPTED BY THE COMMISSIONERS OF SIGNED THIS DAY OF COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND BENCHMARK SIGNED THIS _____ DAY OF _____, 2016 WEBER COUNTY, UTAH THIS DAY OF , 2016 SURVEYOR WHO EXECUTED THIS PLAT FROM THE **ENGINEERING &** RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS DAY OF LAND SURVEYING WEBER COUNTY RECORDER 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 **SIGNATURE SIGNATURE** CHAIRMAN, WEBER COUNTY COMMISION CHAIRMAN, WEBER COUNTY PLANNING COMMISION **SIGNATURE** www.benchmarkcivil.com DEPUTY 1512209SP.dwg