

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION CORNER BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N00'22'21"E.

NORTHWEST CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. (1981)

Aspen Falls Cluster Subdivision 1st Amendment

PART OF THE NORTHWEST QUARTER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY WEBER COUNTY, UTAH MAY, 2016

Line Table

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L8 with their respective bearings and distances.

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. NORTH LINE WAS HELD AT RECORD OF 1320 FROM THE NORTH LINE OF THE QUARTER. THE EAST LINE WAS HELD TO THE EAST LINE OF THE QUARTER. THE SOUTH LINE FOLLOWS AN EXISTING LONG ESTABLISHED FENCE LINE. THE WEST IS HELD TO THE CENTERLINE OF NORTH RIVER DRIVE. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Agricultural Notice

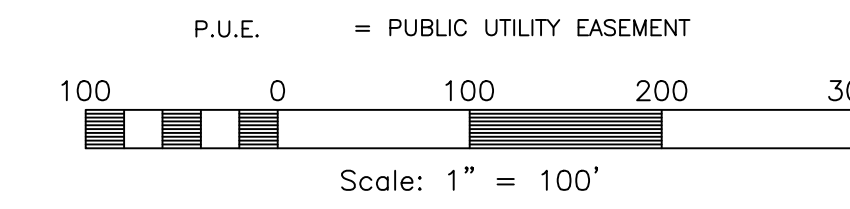
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

Curve Table

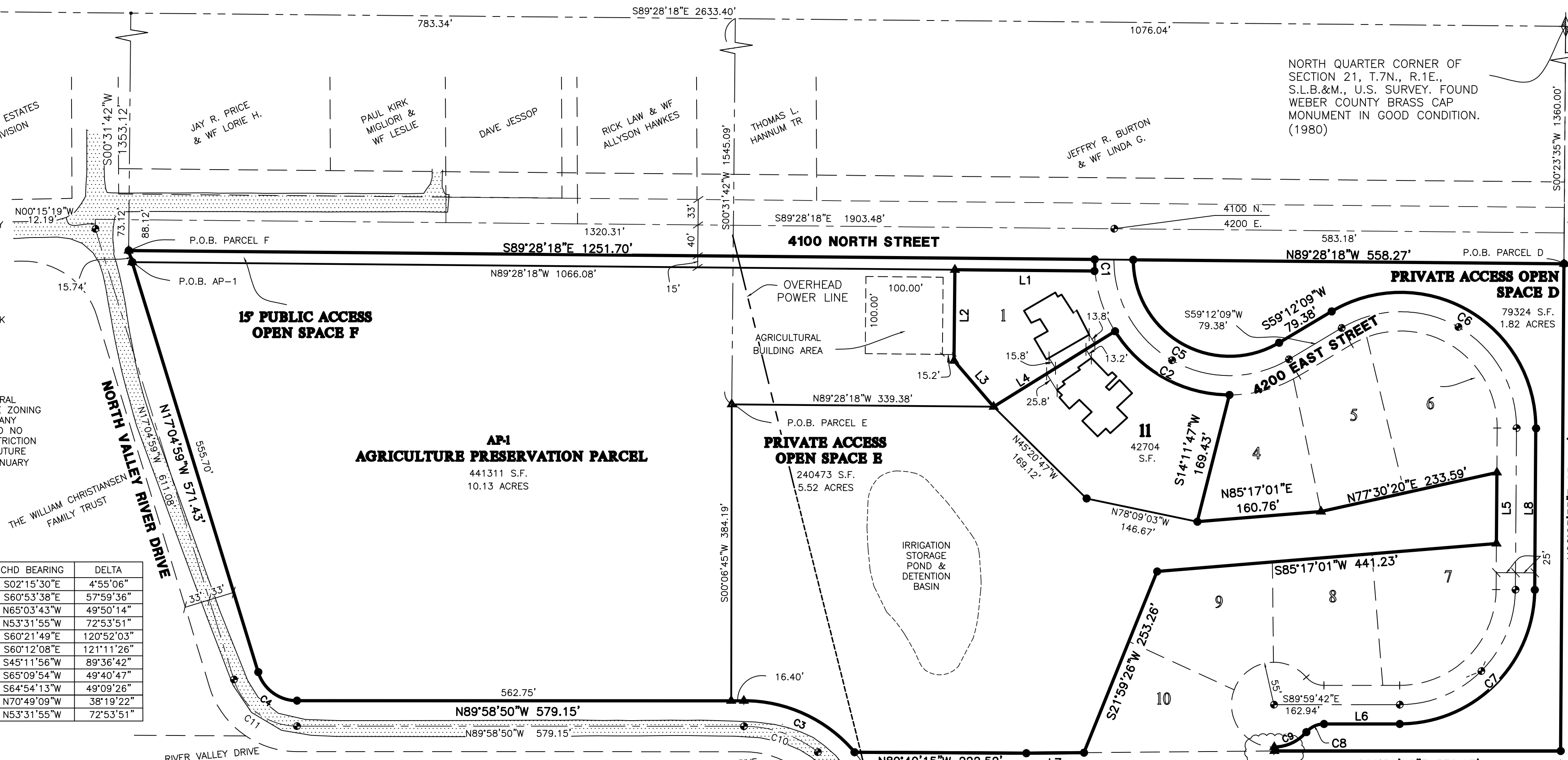
Table with 7 columns: #, RADIUS, ARC LENGTH, CHD LENGTH, TANGENT, CHD BEARING, DELTA. Lists curves C1 through C11 with their geometric data.

Legend

- SECTION CORNER
LOCATION OF CENTERLINE STREET
SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
TEST PIT
BOUNDARY LINE
LOT LINE/ EXISTING HOUSE
OVERHEAD POWER LINES
ADJOINING PROPERTY
EASEMENTS
ROAD CENTER LINE
SECTION TIE LINE
P.U.E. = PUBLIC UTILITY EASEMENT

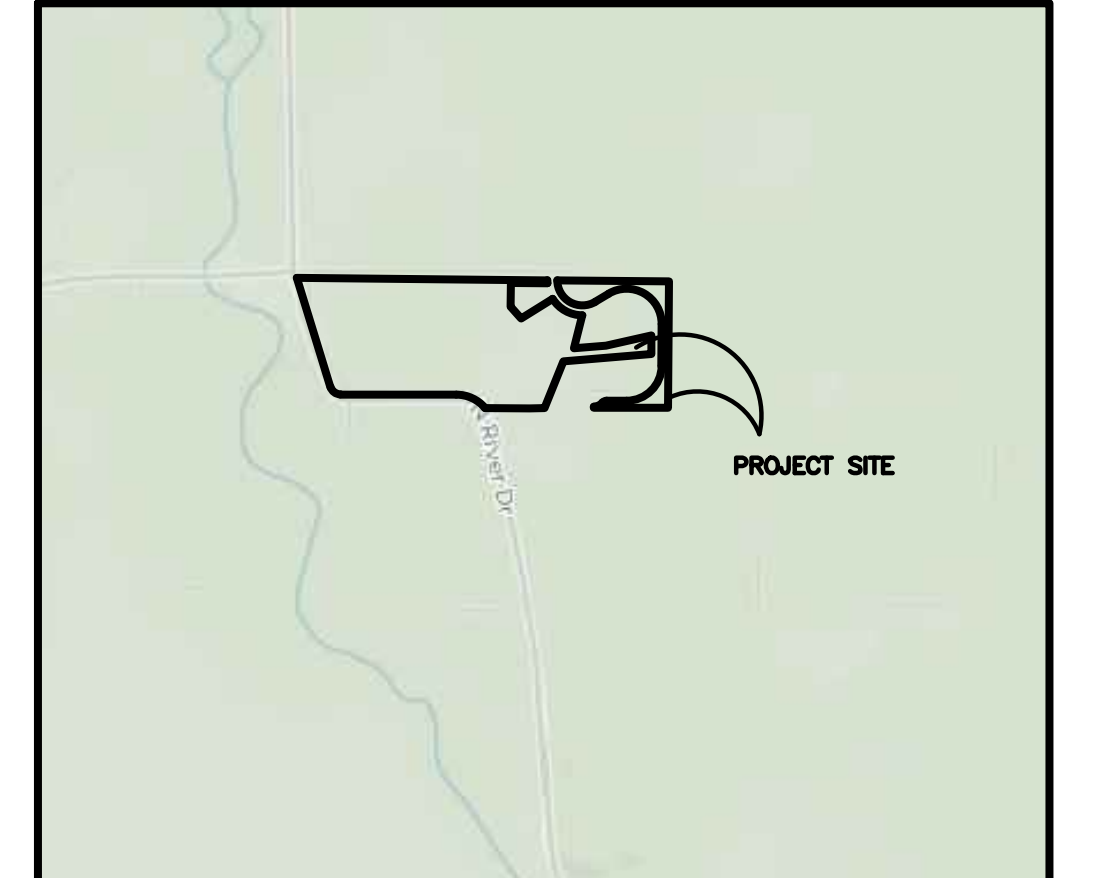
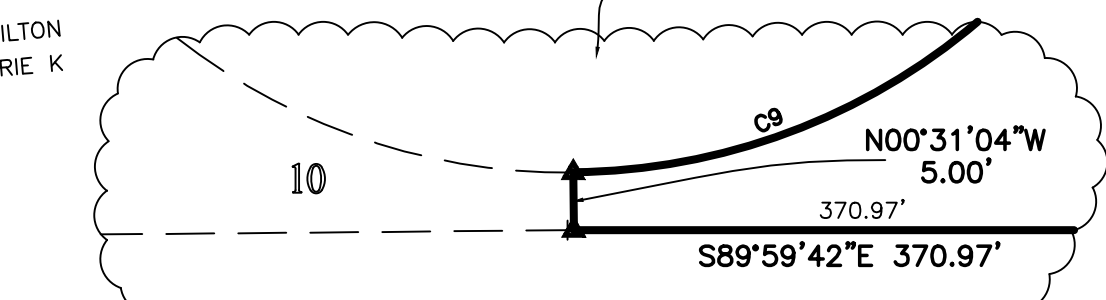


WEST QUARTER CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. (1975)



Boundary Descriptions

PRIVATE ACCESS OPEN SPACE D: ALL OF PARCEL "PRIVATE ACCESS OPEN SPACE D", ASPEN FALLS CLUSTER SUBDIVISION... CONTAINING 283183 SQUARE FEET OR 6.501 ACRES. PUBLIC ACCESS OPEN SPACE E: ALL OF PARCEL "PUBLIC ACCESS OPEN SPACE E", ASPEN FALLS CLUSTER SUBDIVISION... CONTAINING 18719 SQUARE FEET OR 0.430 ACRES. AGRICULTURAL PRESERVATION PARCEL: ALL OF PARCEL "AGRICULTURAL PRESERVATION PARCEL", ASPEN FALLS CLUSTER SUBDIVISION... CONTAINING 441311 SQUARE FEET OR 10.131 ACRES.



Surveyor's Certificate: I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH... SIGNED THIS ___ DAY OF ___, 20__.

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 ASPEN FALLS CLUSTER SUBDIVISION 1ST AMENDMENT...

Acknowledgment: 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.

Notary Public section with fields for State of Utah, County, and Notary Public name.

Project Info: Surveyor: T. HATCH, Designer: D. CAVE, Begin Date: 2-10-2016, Name: ASPEN FALLS CLUSTER PHASE 1 SUBDIVISION, Number: 5815-01, Revision: 5-31-2016, Checked: []

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.

Weber County Planning Commission Approval: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ___ DAY OF ___, 20__.

Weber County 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. SIGNED THIS ___ DAY OF ___, 20__.

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 IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS ___ DAY OF ___, 20__.

Weber County Surveyor: I HEREBY CERTIFY THAT THE WEBER 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 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 Attorney: I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS ___ DAY OF ___, 20__.

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__.

Reeve & Associates, Inc. logo and contact information: 920 CHAMBERS STREET SUITE 14, ALCO, UT 84001. TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-associates.com