SURVEYOR'S CERTIFICATE REFLECTIONS SUBDIVISION EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0432113E 4571563 N) LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT² PART OF THE NORTHWEST QUARTER OF SECTION 2, , <u>KLINT H. WHITNEY</u> DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR 56-114" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT²(E)) IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 AND LAND SURVEYORS ACT: AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, TOWNSHIP 6 NORTH, RANGE 1 EAST. AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT. AND THIS PLAT OF REFLECTION EXPLORATION PIT#2 (UTM ZONE | 2 NAD 83 0432049 E 457 | 556 N) SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE LOAM, GRANULAR STRUCTURE (0.5 GPD/FT²) SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2) AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SALT LAKE BASE AND MERIDIAN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY GRAVELLY LOAMY SAND. SINGLE GRAINED STRUCTURE, 40% FINE-MEDIUM GRAVEL (0.9 GPD/FT²(E)) CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY FOUND INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY WEBER COUNTY, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. NORTHWEST CORNER EXPLORATION PIT #3 (UTM ZONE | 2 NAD 83 043 | 953 E 457 | 572 N) SEC. 2, T6N, R1E, SLB&M **JULY 2016** LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) NORTH QUARTER CORNER (BLM BRASS CAP SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2 - ROAD DEDICATION AREA SEC. 2. T6N. R1E. SLB&M 1967- FAIR COND) 49-61" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT²(E)) ORIGINAL 66' WIDE RIGHT-OF-WAY -I O' DRAINAGE & UTILITY 5,898 SQ FT (WEBER COUNTY BRASS LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT2) EASEMENT (TYPICAL) BOOK 127, PAGE 592 92-120" GRAVELLY LOAMY SAND. SINGLE GRAINED STRUCTURE. 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT²(E)) CAP 1987- FAIR COND) CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 55 1900 NORTH STREET N89°15'29"W 2644.85' (BASIS OF BEARING) STATE PLANE GRID BEARING PER WEBER COUNTY INCHES DEEP FROM THE ORIGINAL GRADE, AND 70 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. (CENTERLINE BEARING N89°34'48"W) Klint H EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431975 E 4571388 N) S0°00'00"E S89°09'10"E 892.35' 3.28 -Whitney LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) 43.45' SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT² N0°44'31"E -S89°34'48"E 275.65' --\$89°34'48"E 187.03'-60-108" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 (L=28.38, R=280.00 120' GATE EASEMENT - EXISTING BUILDING CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 CH=S8° 14' 47"E 28.37') ENTRY # XXXXXXX INCHES DEEP FROM THE ORIGINAL GRADE. AND 66 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. (L=16.24, R=220.00 L=22.33, R=250.00 Λ=4°13'45" EXPLORATION PIT #5 (UTM ZONE | 2 NAD 83 0432058 E 457 | 295 N) CH=N9° 02' 09"W 16.23') KLINT H. WHITNEY, PLS NO. 8227228 LOAM, GRANULAR STRUCTURE (0.5 GPD/FT²) CH=S8° 35' 29"E 22.32' I =236 16 R=458 37 20-45" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT² SUBDIVISION BOUNDARY 45-118" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 (L=222.10, R=428.37 CH=S3° 36' 34"W 233.56' A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE I EAST, OF THE SALT Λ=29°42'21" CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 (L=250.13, R=488.37 LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: CH=S3° 42' 09"W 219.62') Δ=29°20'44" INCHES DEEP FROM THE ORIGINAL GRADE, AND 52 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. BEGINNING AT A POINT BEING LOCATED NORTH 89° 15'29" WEST 1187.68 FEET AND SOUTH 0°00'00" EAS' CH=N3° 31' 21"E 247.41') TEST PIT #3 43.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION: RUNNING THENCE SOUTH 0°16'09" EXPLORATION PIT #6 (UTM ZONE | 2 NAD 83 0432 | 53 E 457 | 292 N) (NOT SHOWN) VALLEY ELEMENTARY SCHOOL WEST 220.24 FEET: THENCE SOUTH 89°13'56" EAST 194.82 FEET: THENCE SOUTH 0°17'19" EAST 176.07 LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) TEST PIT #2 S89°13'56"E 194.82' SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2 FEET; THENCE SOUTH 0°43'36" WEST 445.90 FEET; THENCE SOUTH 0°3 I' I 2" WEST 429.06 FEET; THENCE SUBDIVISION 140,042 SQ FT LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT2(E)) NORTH 89°42'06" WEST 483.92 FEET; THENCE SOUTH 85°40'18" WEST 21.33 FEET; THENCE NORTH FINE SANDY LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT2) **3.21 ACRES** 144.169 SQ FT 89°29'25" WEST 383.26 FEET: THENCE NORTH 0°19'23" EAST 1019.24 FEET: THENCE NORTH 27°15'29 66-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT2(E)) WEST 162.16 FEET; THENCE NORTH 54°27'29" WEST 148.50 FEET; THENCE NORTH 0°44'31" EAST 33.00 5621 E 3.31 ACRES CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 FEET; THENCE SOUTH 89°09'10" EAST 892.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1,116,737 LOT 3 INCHES DEEP FROM THE ORIGINAL GRADE. AND 60 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. SQ FT OR 25.637 ACRES. L=165.55, R=494.91 145,411 SQ FT EXPLORATION PIT #7 (UTM ZONE | 2 NAD 83 0432079 E 457 | 404 N) **ZONE AV3** LOAM, GRANULAR STRUCTURE (0.5 GPD/FT²) (L=177.07, R=524.91 3.34 ACRES CH=S3° 17' 47"W 164.78' SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2) Δ=19°19'41" BAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, REFLECTIONS SUBDIVISION AND HEREBY GRAN' - -5711 E 56-110" LOAMY SAND, SINGLE GRAINED STRUCTURE, 10% FINE-MEDIUM GRAVEL IN LIMITED BANDS (0.9 ZONE S1 ¢H=S3° 22' 38"W 176.23') (L=154.12, R=464.91 EDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS - Δ=18°59'40" 20.00 TREETS THE SAME TO BE USED AS PRIVATE THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 CH=N3° 12' 38"E 153.42') EBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC I = 102 54 R=250 00 Δ=23°30'05",-TILITY SERVICE LINE. STORM DRAINAGE FACILITIES. IRRIGATION CANALS OR THE THE PERPETUAL PRESERVATION OF WATE THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE CH=S18° 02' 15"E 101.83' HANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, ALL RESIDENTIAL BUILDINGS FOR LOTS 1, 2 AND 3 0.2% ANNUAL CHANCE OF FLOODPLAIN. PER FEMA MAP NO.49057C024 | F & NO.49057C0237F - Λ=25°01'48" (L=122.32, R=280.00 /ITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND FURTHER DEDICATE, GRANT AND SHALL BE CONSTRUCTED IN THE AGRICULTURAL CH=N18° 48' 06"W 95.35') Λ=25°01'48" -AV3 ZONE WHICH IS THAT LAND NORTH OF A LINE SEWER IS TO BE: SEPTIC AS APPROVED BY WEBER COUNTY HEALTH DEPT CH=S18° 48' 06"E 121.35') \ 350 FT. SOUTH OF THE SOUTH RIGHT-OF-WAY LINE NSTALLATION, MAINTENANCE AND OPERATION OF SERVICE LINES AND FACILITIES. AND FURTHER GRANT, DEDICATE AND OF 1900 NORTH STREET CONVEY TO EDEN IRRIGATION COMPANY THOSE CERTAIN STRIPS DESIGNATED AS CANAL EASEMENT, THE SAME TO BE USE __ _ _ _ 247.08' __ _ PERCOLATION TEST PIT # I: (INFORMATION NOT YET PROVIDED) FOR THE INSTALLATION. MAINTENANCE AND OPERATION OF IRRIGATION PIPES. DITCHES AND RELATED FACILITIES. AND N89°34'54"W — ZONE AV-3 CURRENT YARD SETBACKS: FRONT 30' // SIDE 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' (L=144.68, R=855.16 O BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE L=35.95, R=250.00 – Δ=9°41'36" // REAR 20' SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE Δ=8°14'20" CH=N26° 28' 12"W 144.50') CH=N27° 11' 50"W 35.92' PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE RIGHTS-OF-WAY AS ACCESS TO THI L=139.60, R=825.16 ZONE S-I CURRENT YARD SETBACKS: FRONT 30' // SIDE 20' // REAR 30' INDIVIDUAL LOTS. TO BE MAINTAINED BY A LOT OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS (L=134.53, R=795.16\ SONTAG-STALLINGS FARM, LLC HEIR GRANTEES, SUCCESSORS, OR ASSIGNS. 10.00' PUBLIC UTILIITY AND DRAINAGE EASEMENT Δ=9°41'36" — CH=S26° 28' 12"E 139.44' 200020029 CH=S26° 28' 12"E 134.37') DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS PAGE FAMILY TESTAMENTARY TRUST 60' PUBLIC UTILITY INSTALLED. AND ACCESS EASEMENT L=180.90, R=273.07 CH=S2° 38' 41"E 177.61' AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN COREY BENSON, TRUSTEE BEN HARRIS, TRUSTEE TEST PIT #7 @-LOT 4 THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF (L=200.78, R=303.07 **ACKNOWLEDGMENT** TEST PIT #4 (L=161.03, R=243.07 228,805 SQ FT FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT CH=N2° 38' 41"W 197.12') 5.25 ACRES Δ=37°57'26"-INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION CH=S2° 38' 41"E 158.10') STATE OF UTAH 5693 E S16°20'02"W 177 41 NARRATIVE: N16°20'02"E (L=9.63, R=10.00 COUNTY OF WEBER THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE PARCEL NO.20002008 I INTO 6 LOTS AS SHOWN AND 200020032 Λ=55°09'00"-(L=9.63, R=10.00 DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEN HARRIS. THE CONTROL USED TO ESTABLISH THE CH=S43° 54' 33"W 9.26') / - Δ=55°09'00" On the day of A.D. 2016 personally appeared before me, the undersigned BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE CH=N11° 14' 28"W 9.26') BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 6 NORTH. notary public, COREY BENSON the signer of the above Owner's Dedication, who duly R60.00 -RANGE I EAST. OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89° I 5'29" WEST WEBER COUNTY acknowledged to me that the he is the TRUSTEE of the PAGE FAMILY TESTAMENTARY TRUST, GRID BEARING. THE RIGHT-OF-WAY OF 1900 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED ERICH AND SHELLY SONTAG DATED MAY 7, 2011 and that said document was signed by him/her in behalf of said TRUST by N16°20'02"E 58.64'-SUBDIVISION RIGHT-OF-WAY LINE OF THE VALLEY ELEMENTARY SCHOOL SUBDIVISION Authority of its Bylaws or (Resolution of its Board of Directors), and said COREY BENSON S16°20'02"W acknowledged to me that said TRUST executed the same. 30.00 -(L=304.00, R=60.00 Δ=290°18'01" — CH=S73° 39' 58"E 68.57') WEBER COUNTY MONUMENT AS NOTED NOTARY PUBLIC ACKNOWLEDGMENT SET 24"X5/8 REBAR AND CAP LOT 6 131.63 ----LOT 5 MARKED GARDNER ENGINEERING 230,347 SQ FT TEST PIT #5 229,067 SQ FT STATE OF UTAH **5.29 ACRES** PROPERTY LINE 5.26 ACRES COUNTY OF WEBER 5677 E INTERIOR LOT LINE — — — ADJACENT PARCEL A.D. 2016 personally appeared before me, the undersigned notary public, BEN HARRIS the signer of the above Owner's Dedication, who duly acknowledged ----- SECTION LINE to me that the he is the TRUSTEE of the PAGE FAMILY TESTAMENTARY TRUST, DATED MAY 7, ———— CENTER LINE 2011 and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said BEN HARRIS acknowledged to me Scale in Feet — X— EXISTING FENCE that said TRUST executed the same. 1" = 100' - — — – 300.00 - — — — — — — -83.26 - 21.33 -— — — — — — — PUBLIC UTILITY AND ACCESS EASEMENT N89°29'25"W 383.26' N89°42'06"W 483.92' — · · — · · — · · — DRAINAGE EASEMENT $$21.33^{"}$$ – HIGH WATER LINE OF PINE VIEW RESERVOIR USA SOIL TEST PIT 200020027 NOTARY PUBLIC CREAGER SUBDIVISION INEVIEW RESERVOIR PAGE | OF 2 Weber COUNTY Surveyor **Weber COUNTY Attorney Weber COUNTY Commission Acceptance** DEVELOPER: I hereby certify that the Weber COUNTY Surveyor's Office has reviewed this plat for mathematical I have examined the financial guarantee and other documents associated with this subdivision plat and in This is to certify that this subdivision plat, the dedication of streets and correctness, section corner data, and for harmony with lines and monuments on record in COUNTY offices. my opinion they conform with the COUNTY Ordinance applicable thereto and now in force and affect. LATINUM INVESTMENTS other public ways and financial guarantee of public improvements **CIVIL - LAND PLANNING** The approval of this plat by the Weber COUNTY Surveyor does not relieve the Licensed Land Surveyor EDEN PROJECT LOCATION associated with this subdivision, thereon are hereby approved and CORTNEY VALENTINE **MUNICIPAL - LAND SURVEYING** who execute this plat from the responsibilities and/or liabilities associated therewith. WOLF CREEK accepted by the Commissioners of Weber COUNTY, Utah this PO BOX 1197 5150 SOUTH 375 EAST OGDEN, UT **NORTH** EDEN, UTAH 84310 ____ day of ______ , 20____. Signed this ______, 20_____. OFFICE: 801.476.0202 FAX: 801.476.0066 502-882-0122 OGDEN COUNTY RECORDER **NORDIC VALLEY** WEBER - MORGAN HEALTH DEPARTMENT Signature ENTRY NO.___ do hereby certify that the soils, percolation rates, and site Chairman, Weber COUNTY Commission _____ FILED FOR RECORD AND condition for this subdivision have been investigated by this RECORDED ______, AT I hereby certify that the required public improvement standards and drawings for this subdivision conform office and are approved for on-site wastewater disposal with COUNTY standards and the amount of the financial guarantee is sufficient for the installation of these IN_____ BOOK ___ OF OFFICIAL systems. **Weber COUNTY Planning Commission Approval** improvements. This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning RECORDS, PAGE ___. RECORDED Signed this ______ day of _______, 20 ____ COUNTY RECORDER Director Weber-Morgan Health Department VICINITY MAP Chairman, Weber COUNTY Planning Commission **OGDEN** Signature DEPUTY

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