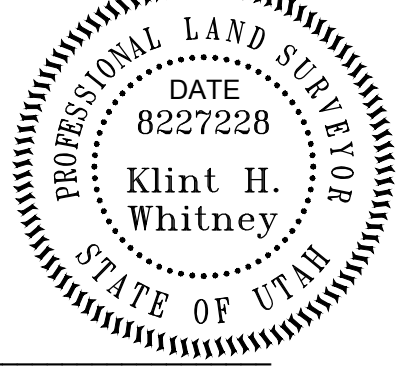


# REFLECTIONS SUBDIVISION

## PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH JUNE 2016

**SOILS NOTES:**  
 EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0432113E 4571563 N)  
 0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
 20-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)  
 56-114" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)  
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

**SURVEYOR'S CERTIFICATE**  
 I, KLINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAN, AND THIS PLAN OF REFLECTION SUBDIVISION IN 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 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



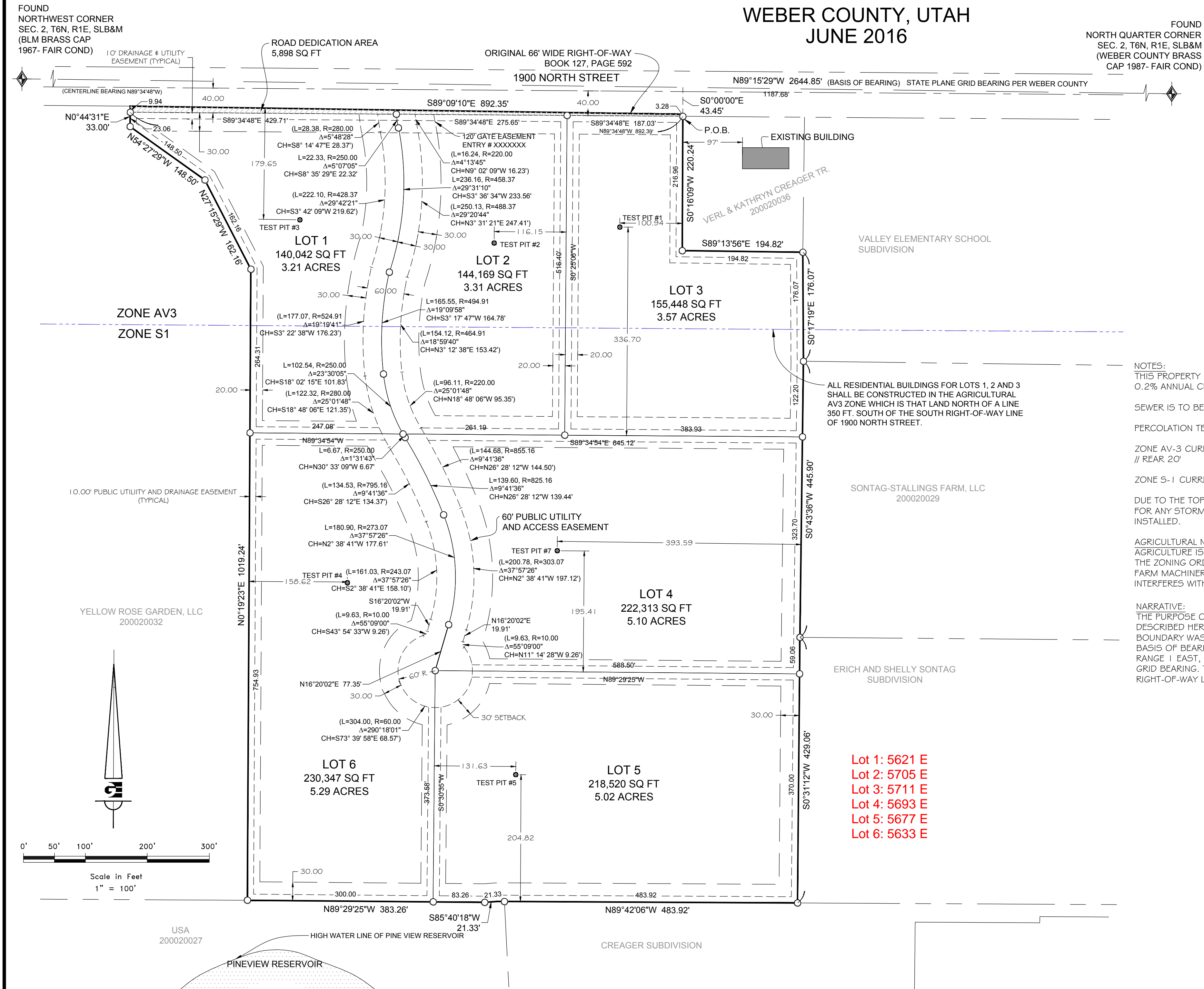
KLINT H. WHITNEY, PLS NO. 8227228

**SUBDIVISION BOUNDARY**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT BEING LOCATED NORTH 89°15'29" WEST 1187.68 FEET AND SOUTH 0°00'00" EAST 43.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°16'09" WEST 220.24 FEET; THENCE SOUTH 89°13'56" EAST 194.82 FEET; THENCE SOUTH 0°17'19" EAST 176.07 FEET; THENCE SOUTH 0°43'36" WEST 445.90 FEET; THENCE SOUTH 0°31'12" WEST 429.06 FEET; THENCE NORTH 89°42'06" WEST 463.92 FEET; THENCE SOUTH 89°40'18" WEST 21.33 FEET; THENCE NORTH 89°29'25" WEST 383.26 FEET; THENCE NORTH 0°19'23" EAST 1019.24 FEET; THENCE NORTH 27°15'29" WEST 1162.16 FEET; THENCE NORTH 54°27'29" WEST 148.50 FEET; THENCE NORTH 0°44'31" EAST 33.00 FEET; THENCE SOUTH 89°09'10" EAST 892.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1,116,737 SQ FT OR 25.637 ACRES.

**OWNER'S DEDICATION**  
 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACT, REFLECTIONS SUBDIVISION AND HEREBY GRANT, DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PRIVATE THROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND ACCESS EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR 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, AND FURTHER GRANT AND CONVEY TO WEBER COUNTY THOSE CERTAIN STRIPS DESIGNATED AS DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SERVICE LINES AND FACILITIES, AND FURTHER GRANT, DEDICATE AND CONVEY TO EDEN IRRIGATION COMPANY THOSE CERTAIN STRIPS DESIGNATED AS CANAL EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION PIPES, DITCHES AND RELATED FACILITIES, AND FURTHER GRANT, DEDICATE AND RESERVE INTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE RIGHTS-OF-WAY AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

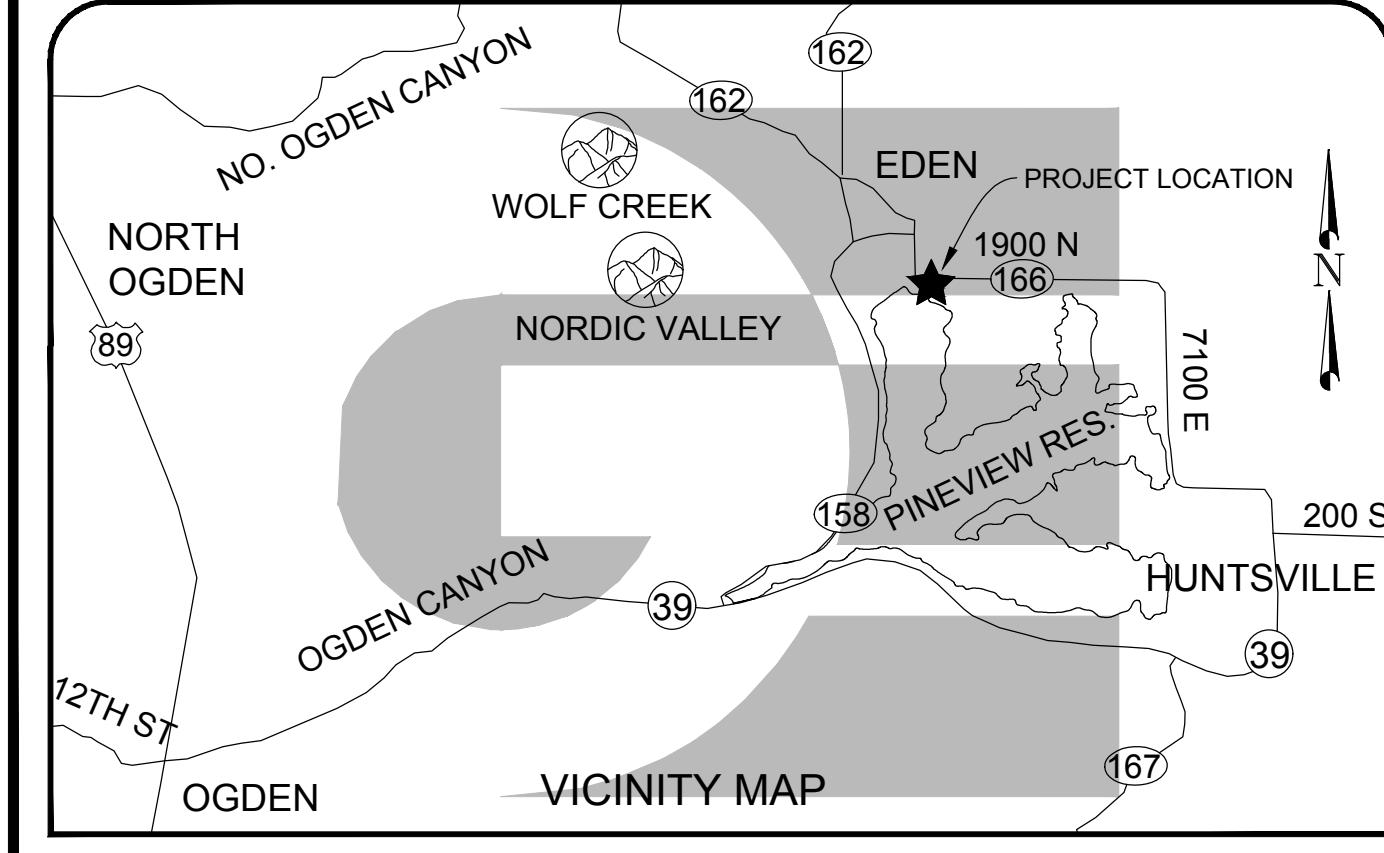
**PAGE FAMILY TESTAMENTARY TRUST**  
 COREY BENSON, TRUSTEE BEN HARRIS, TRUSTEE  
**ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 ) s  
 COUNTY OF WEBER )  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016 I personally appeared before me, the undersigned notary public, COREY BENSON the signer of the above Owner's Dedication, who duly acknowledged to me that he is the TRUSTEE OF THE PAGE FAMILY TESTAMENTARY TRUST, DATED MAY 7, 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 COREY BENSON acknowledged to me that said TRUST executed the same.

**ACKNOWLEDGMENT**  
 NOTARY PUBLIC )  
 STATE OF UTAH ) s  
 COUNTY OF WEBER )  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016 I personally appeared before me, the undersigned notary public, BEN HARRIS the signer of the above Owner's Dedication, who duly acknowledged to me that he is the TRUSTEE OF THE PAGE FAMILY TESTAMENTARY TRUST, DATED MAY 7, 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 that said TRUST executed the same.



Lot 1: 5621 E  
 Lot 2: 5705 E  
 Lot 3: 5711 E  
 Lot 4: 5693 E  
 Lot 5: 5677 E  
 Lot 6: 5633 E

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24"x8" REBAR AND CAP MARKED GARDNER ENGINEERING
  - PROPERTY LINE
  - INTERIOR LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - CENTER LINE
  - EXISTING FENCE
  - PUBLIC UTILITY AND ACCESS EASEMENT
  - DRAINAGE EASEMENT
  - SOIL TEST PIT



**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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Weber COUNTY Commission  
 Attest:  
 Title: \_\_\_\_\_

**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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

**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\_\_\_\_.

Signature \_\_\_\_\_

**Weber COUNTY Engineer**  
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with COUNTY standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

**Weber COUNTY Planning Commission Approval**  
 This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Weber COUNTY Planning Commission

**DEVELOPER:**  
 PLATINUM INVESTMENTS  
 CORTNEY VALENTINE  
 PO BOX 1197  
 EDEN, UTAH 84310  
 602-862-0122

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

**WEBER - MORGAN HEALTH DEPARTMENT**

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This \_\_\_\_\_ day of \_\_\_\_\_, 2016

Director Weber-Morgan Health Department

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT IN \_\_\_\_\_ BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_ COUNTY RECORDER BY: \_\_\_\_\_ DEPUTY

