## SURVEYOR'S CERTIFICATE REFLECTIONS SUBDIVISION EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0432113E 4571563 N) LOAM, GRANULAR STRUCTURE (0.5 GPD/FT<sup>2</sup>) SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2 PART OF THE NORTHWEST QUARTER OF SECTION 2, I, <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/FT<sup>2</sup>(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/FT<sup>2</sup>) 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 56-118" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 40% FINE-MEDIUM GRAVEL (0.9 GPD/FT<sup>2</sup>(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) FOUND SEC. 2. T6N. R1E. SLB&M **JUNE 2016** LOAM GRANULAR STRUCTURE (O.5 GPD/FT<sup>2</sup>) NORTH QUARTER CORNER (BLM BRASS CAP SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT<sup>2</sup> - ROAD DEDICATION AREA SEC. 2, T6N, R1E, SLB&M LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT2(E)) 49-61" 1967- FAIR COND) 10' DRAINAGE & UTILITY ORIGINAL 66' WIDE RIGHT-OF-WAY -5,898 SQ FT (WEBER COUNTY BRASS LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT2) EASEMENT (TYPICAL) BOOK 127, PAGE 592 CAP 1987- FAIR COND) 92-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT2(E)) DATE CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 55 8227228 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 | 2 NAD 83 043 | 975 E 457 | 388 N) S0°00'00"E S89°09'10"E 892.35' LOAM, GRANULAR STRUCTURE (0.5 GPD/FT<sup>2</sup>) 43.45' SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT<sup>2</sup> N0°44'31"E -\$89°34'48"E 275.65'--S89°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 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/FT<sup>2</sup>) CH=S8° 35' 29"E 22.32' L=236.16, R=458.37 SILT LOAM GRANULAR STRUCTURE (O 45 GPD/FT 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 SAL Δ=29°42'21" (L=250.13, R=488.37 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 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° I 5'29" WEST || 1 87.68 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° I 6'09" 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 LOT LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) S89°13'56"E 194.82' TEST PIT #2 SILT LOAM. GRANULAR STRUCTURE (0.45 GPD/FT2 FEET: THENCE SOUTH 0°43'36" WEST 445.90 FEET: THENCE SOUTH 0°31'12" WEST 429.06 FEET: THENCE SUBDIVISION 140,042 SQ FT LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (O.9 GPD/ET2(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** 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)) 144,169 SQ FT WEST 162.16 FEET; THENCE NORTH 54°27'29" WEST 148.50 FEET; THENCE NORTH 0°44'31" EAST 33.00 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 **3.31 ACRES** 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=494.91 155,448 SQ FT EXPLORATION PIT #7 (UTM ZONE | 2 NAD 83 0432079 E 457 | 404 N) ZONE AV3 LOAM, GRANULAR STRUCTURE (0.5 GPD/FT<sup>2</sup>) (L=177.07, R=524.91 3.57 ACRES CH=S3° 17' 47"W 164.78' SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2) Δ=19°19'41" SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, REFLECTIONS SUBDIVISION AND HEREBY GRAN 56-110" LOAMY SAND, SINGLE GRAINED STRUCTURE, 10% FINE-MEDIUM GRAVEL IN LIMITED BANDS (0.9 ZONE S1 \$\text{H=S3}\circ 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 336.70 — Λ=18°59'40" STREETS THE SAME TO BE USED AS PRIVATE THOROUGHEARES 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 INCHES DEEP FROM THE ORIGINAL GRADE. AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. TILITY AND ACCESS EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC I = 102 54 R=250 00 20.00 --Δ=23°30'05",-TILITY SERVICE LINE. STORM DRAINAGE FACILITIES. IRRIGATION CANALS OR THE THE PERPETUAL PRESERVATION OF WATEI THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE CH=S18° 02' 15"E 101.83' (L=96.11, R=220.00 HANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORIT 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 VITH 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 OF 1900 NORTH STREET PERCOLATION TEST PIT # I: (INFORMATION NOT YET PROVIDED) \_\_\_\_\_\_383.93\_\_\_\_\_\_\_\_\_ <del>N89°34'5</del>4"₩ — -URTHER GRANT, DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WA ~<del>589°34'54"F</del> 645 <del>12</del>' — — — — — — — — — -ZONE AV-3 CURRENT YARD SETBACKS: FRONT 30' // SIDE 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' L=6.67, R=250.00 (L=144.68, R=855.16 O BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE Λ=1°31'43'\-—∆=9°41'36" // REAR 20' SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE CH=N30° 33' 09"W 6.67' CH=N26° 28' 12"W 144.50') ORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE RIGHTS-OF-WAY AS ACCESS TO THE L=139.60, R=825.16 ZONE S-I CURRENT YARD SETBACKS: FRONT 30' // SIDE 20' // REAR 30' NDIVIDUAL 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 - Δ=9°41'36" HEIR GRANTEES, SUCCESSORS, OR ASSIGNS. I O.OO' PUBLIC UTILIITY AND DRAINAGE EASEMENT Δ=9°41'36" — CH=N26° 28' 12"W 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 AGRICULTURAL NOTE: - 393.59 -CH=N2° 38' 41"W 177.61' TEST PIT #7 💩 — AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN COREY BENSON, TRUSTEE BEN HARRIS, TRUSTEE (L=200.78, R=303.07 THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF ACKNOWLEDGMENT TEST PIT #4 (L=161.03, R=243.07 FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT CH=N2° 38' 41"W 197.12') Δ=37°57'26" INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION STATE OF UTAH LOT 4 S16°20'02"W NARRATIVE: 222,313 SQ FT (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 N16°20'02"E 5.10 ACRES 200020032 Δ=55°09'00"-DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEN HARRIS. THE CONTROL USED TO ESTABLISH THE CH=S43° 54' 33"W 9.26') / BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE On the day of A.D. 2016 personally appeared before me, the undersigned (L=9.63, R=10.00 ∕----Δ=55°09'00" 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 CH=N11° 14' 28"W 9.26') 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, ERICH AND SHELLY SONTAG GRID BEARING. THE RIGHT-OF-WAY OF 1900 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED DATED MAY 7, 2011 and that said document was signed by him/her in behalf of said TRUST by 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 N16°20'02"E 77.35'acknowledged to me that said TRUST executed the same. 30.00 -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 Lot 1: 5621 E ACKNOWLEDGMENT SET 24"X5/8 REBAR AND CAP LOT 6 <del>-</del> 131.63 — **-** -LOT 5 MARKED GARDNER ENGINEERING Lot 2: 5705 E 230,347 SQ FT TEST PIT #5 218,520 SQ FT STATE OF UTAH Lot 3: 5711 E PROPERTY LINE **5.29 ACRES** 5.02 ACRES Lot 4: 5693 E COUNTY OF WEBER INTERIOR LOT LINE Lot 5: 5677 E — ADJACENT PARCEL A.D. 2016 personally appeared before me, the undersigned Lot 6: 5633 E 204.82 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' — — — — — — — 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** I hereby certify that the Weber COUNTY Surveyor's Office has reviewed this plat for mathematical DEVELOPER 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 ORTNEY VALENTINE who execute this plat from the responsibilities and/or liabilities associated therewith. **MUNICIPAL - LAND SURVEYING** Signed this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_ accepted by the Commissioners of Weber COUNTY, Utah this PO BOX 1197 **WOLF CREEK** 5150 SOUTH 375 EAST OGDEN, UT NORTH DEN, UTAH 84310 \_\_\_\_\_, day of \_\_\_\_\_\_, 20\_\_\_\_. Signed this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 20\_\_\_\_. OFFICE: 801.476.0202 FAX: 801.476.0066 02-882-0122 OGDEN COUNTY RECORDER **NORDIC VALLEY** WEBER - MORGAN HEALTH DEPARTMENT Signature I 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 IN\_\_\_\_\_ BOOK \_\_\_ OF OFFICIAL with COUNTY standards and the amount of the financial guarantee is sufficient for the installation of these 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 Commission on the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 20\_\_\_\_. COUNTY RECORDER Director Weber-Morgan Health Department Chairman, Weber COUNTY Planning Commission VICINITY MAP Signature DEPUTY

