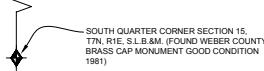
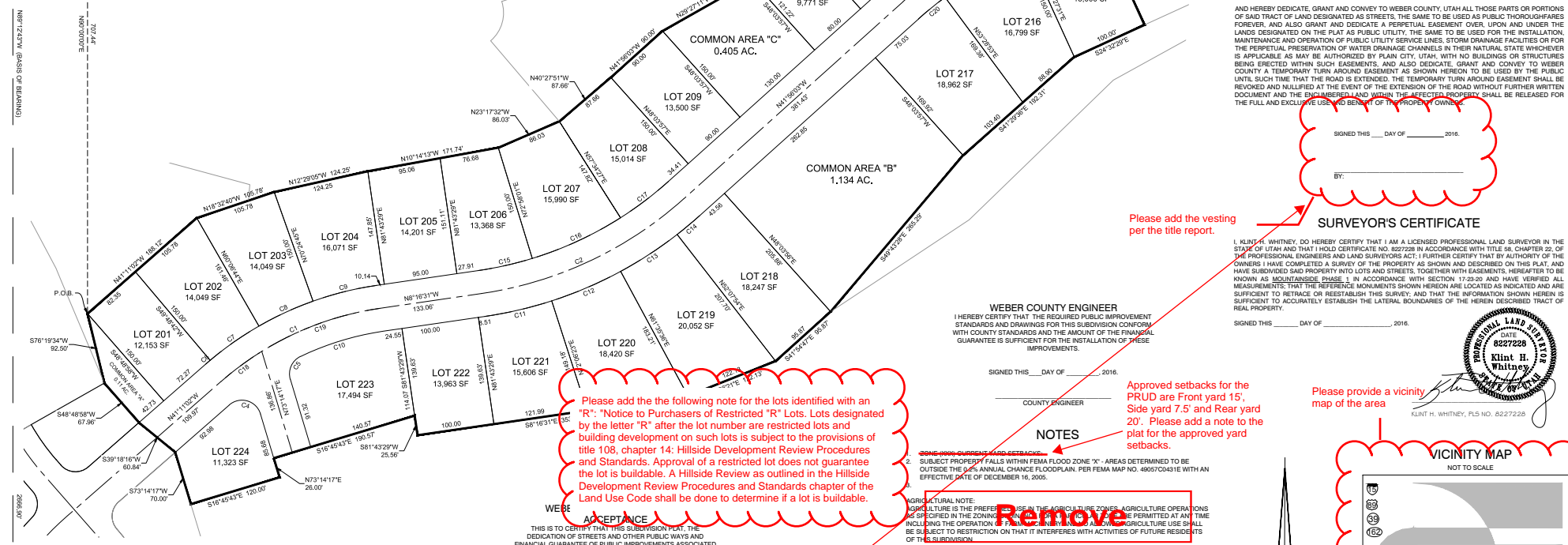
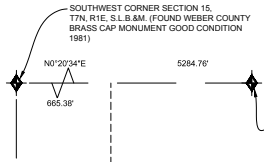


MOUNTAINSIDE PHASE 1

A PLANNED RESIDENTIAL UNIT DEVELOPMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH JUNE 2016



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 0°20'34" EAST 665.38 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND NORTH 89°00'00" EAST 701.44 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE NORTH 41°11'02" WEST 188.12 FEET; THENCE NORTH 18°32'40" WEST 105.78 FEET; THENCE NORTH 12°29'50" WEST 124.25 FEET; THENCE NORTH 10°14'13" WEST 171.74 FEET; THENCE NORTH 21°12'32" WEST 80.03 FEET; THENCE NORTH 40°27'21" WEST 81.66 FEET; THENCE NORTH 41°30'00" WEST 60.00 FEET; THENCE NORTH 29°27'11" WEST 133.15 FEET; THENCE NORTH 43°14'49" WEST 820.18 FEET; THENCE NORTH 29°27'49" WEST 45.53 FEET; THENCE NORTH 29°27'31" EAST 145.81 FEET; THENCE NORTH 14°48'21" EAST 69.81 FEET; THENCE NORTH 65°27'31" EAST 150.00 FEET; THENCE SOUTH 24°32'29" EAST 100.00 FEET; THENCE SOUTH 41°29'38" EAST 192.31 FEET; THENCE SOUTH 49°43'28" EAST 265.29 FEET; THENCE SOUTH 41°54'47" EAST 95.87 FEET; THENCE SOUTH 81°19'21" EAST 122.13 FEET; THENCE SOUTH 81°51'43" EAST 58.38 FEET; THENCE SOUTH 81°43'29" WEST 25.56 FEET; THENCE SOUTH 16°45'43" EAST 190.57 FEET; THENCE NORTH 73°14'17" EAST 26.00 FEET; THENCE SOUTH 16°45'43" EAST 120.00 FEET; THENCE SOUTH 73°14'17" WEST 70.00 FEET TO A COMMON POINT WITH PARCELS BEING PHASE 1; THENCE ALONG THE BOUNDARY OF SAID SOUTH 81°19' WEST 60.84 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 48°48'58" WEST 67.86 FEET; THENCE SOUTH 78°15'44" WEST 92.50 FEET TO THE POINT OF BEGINNING, CONTAINING 517.646 SQ. FT., OR 11.884 ACRES, MORE OR LESS.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

MOUNTAINSIDE PHASE 1

AND HEREBY DEDICATE, GRANT 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 PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLANNING CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 2016.
BY: _____

Please add the vesting per the title report.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 98, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I HAVE REVIEWED AND DESCRIBED ON THIS PLAN, AND HAVE SUBMITTED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREIN TO BE KNOWN AS MOUNTAINSIDE PHASE 1, IN ACCORDANCE WITH SECTION 11-22-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY REESTABLISH THE LATERAL BOUNDARIES OF THE DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2016.



KLINT H. WHITNEY, PLS NO. 8227228

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 _____, 2016.

COUNTY ENGINEER

Approved setbacks for the PRUD are Front yard 15', Side yard 7.5' and Rear yard 20'. Please add a note to the plat for the approved yard setbacks.

Please provide a vicinity map of the area

NOTES

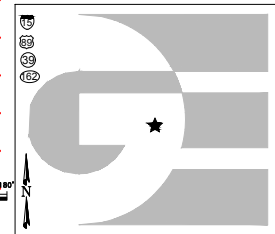
1. ~~ZONE NOW CURRENT AND SETBACKS.~~
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C031E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. AGRICULTURAL NOTE: THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY XXXXXX, THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°01'00" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING, THE RIGHT-OF-WAY OF XXXXX STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE XXXXX SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY XXXXXX, THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°01'00" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING, THE RIGHT-OF-WAY OF XXXXX STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE XXXXX SUBDIVISION.

VICINITY MAP

NOT TO SCALE



Please add the following note for the lots identified with an "R": "Notice to Purchasers of Restricted "R" Lots. Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of title 108, chapter 14: Hillside Development Review Procedures and Standards. Approval of a restricted lot does not guarantee the lot is buildable. A Hillside Review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable.

Remove

ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 _____, 2016.

ACKNOWLEDGEMENT

STATE OF UTAH) locate acknowledgement below the ownership
County of WEBER) dedication

On this _____ day of _____, 2016, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said "Corporation" by Authority of its Bylaws, or Resolution of its Board of Directors, and said (NAME OF DOCUMENT SIGNER), acknowledged to me that said "Corporation" executed the same.

COUNTY SURVEYOR

COUNTY ATTORNEY

STAMP

NOTARY PUBLIC

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2016.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the location and site conditions for this subdivision are suitable and approved for use as residential disposal systems.

This _____ day of _____, 2016

Director Weber-Morgan Health Department

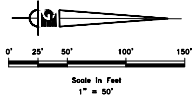
DEVELOPER: NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____

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

MOUNTAINSIDE PHASE 1
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
 AND THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2016



Lots 207, 208, 209 & 218 are impacted by a landslide per GSH report dated August 5, 2016. A note shall be added to the plat to notify the future property owners of the report being on file with the Weber County Planning Division as well as additional geologic investigation prior to receiving a building permit from Weber County

It appears that lot 203 & 204 have areas at or exceeding 25%. Either identify a building envelope with an area of less than 25% slope or identify the lot with an "R" and include the required Restricted note on the plat.

This area is not included in the geologic and geotechnical reports that have been submitted for review. Prior to moving forward with platting these lots, we will need geologic/geotechnical clearance.

It appears that this lot has areas at or exceeding 25%. Either identify a building envelope with an area of less than 25% slope or identify the lot with an "R" and include the required Restricted note on the plat.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	229.74	400.00	32.91	N24° 43' 48"W	226.60
C2	293.73	500.00	33.66	N25° 06' 17"W	289.52
C3	151.78	500.00	17.39	N33° 14' 16"W	151.20
C4	49.83	25.00	114.42	S16° 01' 37"W	42.03
C5	35.38	25.00	81.07	S66° 13' 30"E	32.50
C6	7.47	430.00	1.00	N40° 41' 10"W	7.47
C7	77.30	430.00	10.30	N35° 02' 17"W	77.20
C8	77.30	430.00	10.30	N24° 44' 16"W	77.20
C9	84.80	430.00	11.31	N13° 55' 53"W	84.76
C10	112.44	370.00	17.41	N16° 58' 53"W	112.01
C11	88.97	530.00	9.62	N13° 05' 04"W	88.87
C12	97.25	530.00	10.51	N23° 09' 00"W	97.11
C13	87.52	530.00	9.46	N33° 08' 15"W	87.42
C14	37.61	530.00	4.07	N39° 54' 04"W	37.60
C15	71.84	470.00	8.76	N12° 39' 15"W	71.77
C16	126.27	470.00	15.39	N24° 43' 48"W	125.89
C17	78.00	470.00	9.51	N37° 10' 48"W	77.91
C18	65.78	400.00	9.42	N38° 28' 23"W	65.70
C19	163.97	400.00	23.48	N20° 01' 07"W	162.82
C20	44.42	470.00	5.42	N39° 13' 35"W	44.41
C21	98.25	470.00	11.98	N30° 31' 48"W	98.07
C22	36.93	530.00	3.99	N39° 56' 18"W	36.92
C23	82.66	530.00	8.94	N33° 28' 27"W	82.58
C24	41.30	530.00	4.46	N26° 46' 25"W	41.29

DEVELOPER: NAME _____ ADDRESS _____ OGDEN, UT 84401 801-XXX-XXX	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 3/2 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		

PL 1001 - LEWIS HOMES THE BRIDGES SURVEY OF MOUNTAINSIDE PHASE 1, LDWG