ASPEN RIDGE AT POWDER MOUNTAIN

A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – JUNE 2018

Please include contours.

Will all lots be for single family dwellings? Please label accordingly.

Please provide a north arrow.

Please demonstrate how each lot meets the 'net developable area' requirement of 6,000 square feet for single family dwellings or 7,500 square feet for two family dwellings.

The term "net developable area" or "net developable acre" is defined as a quantity of ground within a parcel or parcels of land with slopes of less than 30 percent and with soils of sufficient depth and suitable types to ensure against development being a detriment to surface water and groundwater quality.

Scale ~ 1" =40'

0 40 80

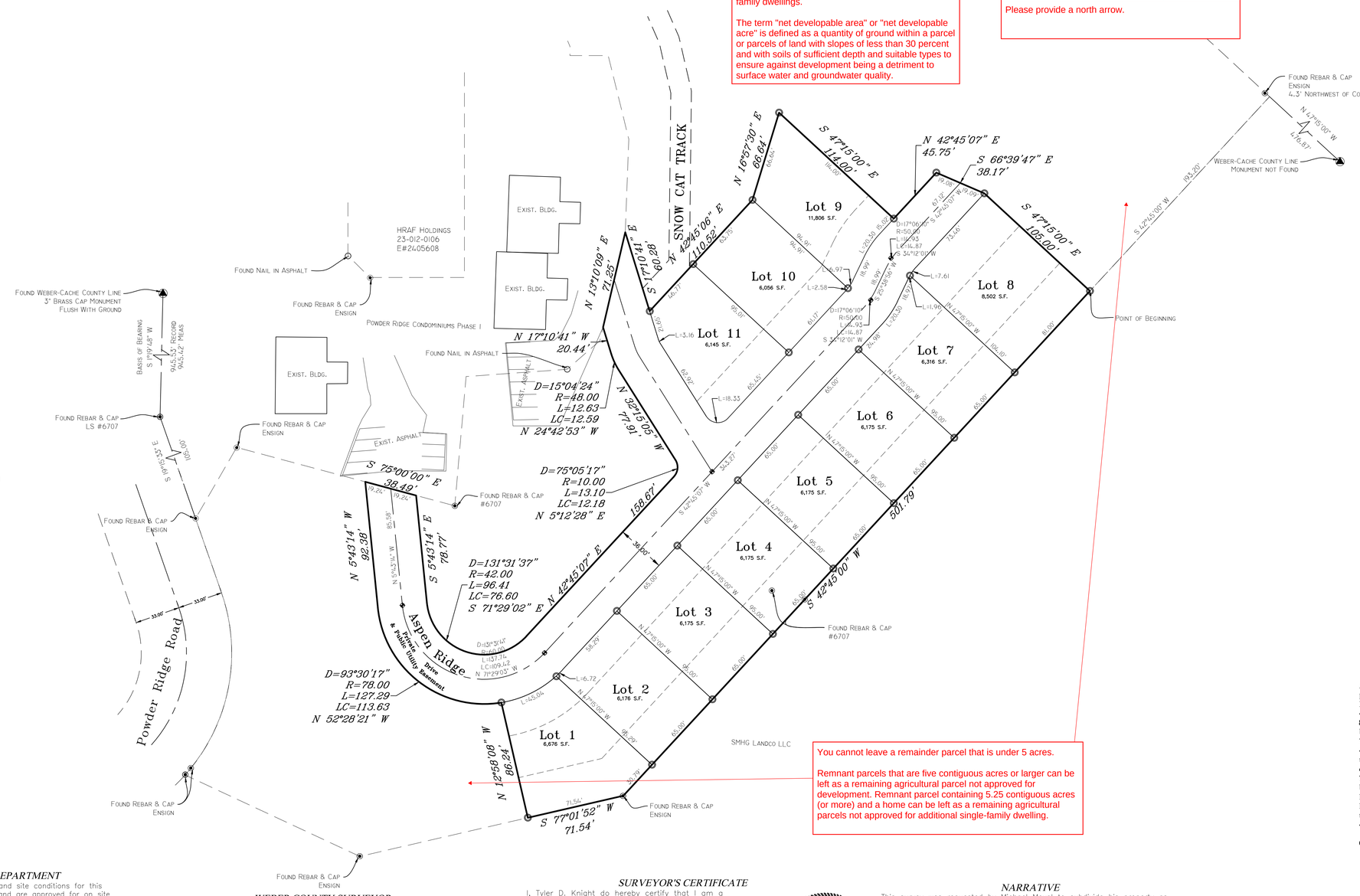
Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND COUNTY LINE MONUMENT
- FND PROPERTY NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK

Vicinity Map

PLAT NOTES:

1. 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 installed.



You cannot leave a remainder parcel that is under 5 acres.

Remnant parcels that are five contiguous acres or larger can be left as a remaining agricultural parcel not approved for development. Remnant parcel containing 5.25 contiguous acres (or more) and a home can be left as a remaining agricultural parcels not approved for additional single-family dwelling.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights-of-Way) as shown hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Right(s)-of-Way) as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by [name of HOA] Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said Michael Moyal Living Trust, dated, July 14, 2016 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____ , 20___.

MICHAEL MOYAL

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at [addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point located North 47°15'00" West 476.87 feet and South 42°45'00" West 193.20 feet from a Brass Cap Monument marking an angle point in the Weber-Cache County line; thence South 42°45'00" West 501.79 feet; thence South 77°01'52" West 71.54 feet; thence North 12°58'08" 86.24 feet; thence right along the arc of a 78.00 foot radius curve a distance of 127.29 feet (chord bears North 52°28'21" West 113.63 feet); thence North 5°43'14" West 92.38 feet; thence South 75°00'00" East 38.49 feet; thence South 5°43'14" East 78.77 feet; thence left along the arc of a 42.00 foot radius curve a distance of 96.41 feet (chord bears South 71°29'02" East 76.60 feet); thence North 42°45'00" East 158.67 feet; thence left along the arc of a 10.00 foot radius curve a distance of 13.10 feet (chord bears North 5°12'28" East 12.18 feet); thence North 32°15'05" West 77.91 feet; thence right along the arc of a 48.00 foot radius curve a distance of 12.63 feet (chord bears North 24°42'53" West 12.59 feet); thence North 17°10'41" West 20.44 feet; thence North 13°10'09" East 71.25 feet; thence South 17°10'41" East 60.28 feet; thence North 42°45'00" East 110.52 feet; thence North 16°57'30" East 66.64 feet; thence South 47°15'00" East 114.00 feet; thence North 42°45'00" East 45.75 feet; thence South 66°39'47" East 38.17 feet; thence South 47°15'00" East 105.00 feet to the point of beginning.

Contains 100,388 s.f. or 2.30 acres

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____.

Director, Weber-Morgan Health Department

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

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 SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 Surveyor

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 Clerk

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

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

NARRATIVE

This survey was requested by Michael Moyal to subdivide his property as shown on this plat.

Documents used to aide in this survey:

1. Weber County Tax Plat 23-012-1.
2. Deeds of record as found in the Weber County Recorders Office for parcels 23-012-0082, 23-012-0105, 23-012-0106, 23-012-0119, 23-012-0136.
3. Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments,
4. Record of Survey's: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

Boundary was established by the Warranty Deed Entry #2919763 as found in the Weber County Recorder's office.

Basis of bearing is state plane grid from monument as shown.

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Michael Moyal
Address: 1825 Washington Blvd. Ogden UT, 84404

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A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE:
	FILE: 3731

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded _____day of _____ 2016.
at _____
in book _____ of official records,
on page_____
County Recorder: Leann H Kilts
By Deputy: _____