

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

The Township, range, and quarter section of the Subdivision in bold letters at the top of the sheet. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a.; UCA 17-23-17(3)(a)

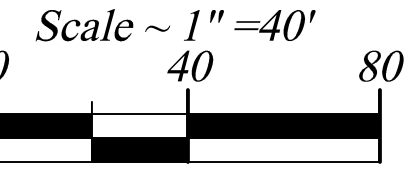
A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c)

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4)

A measurable mathematical relationship between the property and the monument from which it is described. WCO 106-1-8(c)(1)d

The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g)

If that monument is not in place, its mathematical location must be shown as well as a mathematical relationship to a monument in place. WCO 106-1-8(c)(1)d



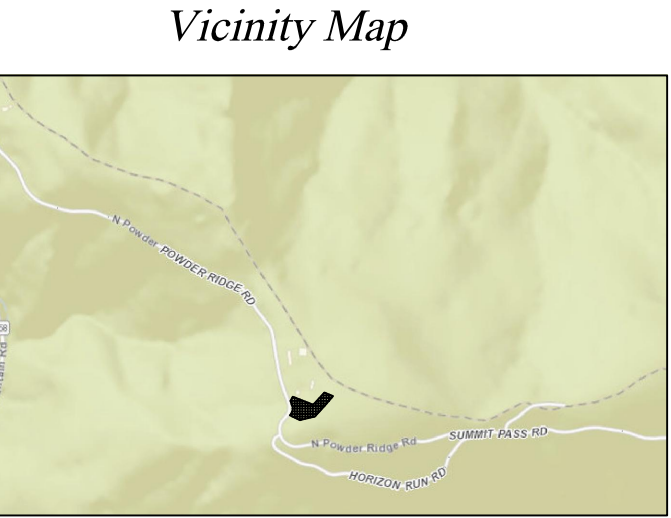
- Legend: EXISTING FENCE, EASEMENTS, STREET CENTERLINE, FND SECTION CORNER, FND COUNTY LINE MONUMENT, FND PROPERTY NAIL, FND REBAR AND CAP, SET #5x24" REBAR AND CAP STAMPED LANDMARK, ELEVATION BENCHMARK

The Basis of Bearing sufficient for retracement shall be noted on the plat. WCO 106-1-8(c)(1)d

The words "Basis of Bearings" must be shown on the plat including two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)



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.

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

TWO GOVERNMENT MONUMENTS CAN BE THE CENTERLINE MONUMENTS IN POWDER RIDGE ROAD. THOSE WILL THEN NEED TO BE TIED TO THE COUNTY MONUMENT YOU START YOUR DESCRIPTION FROM.

ADDRESSES AND ADJOINERS WILL BE GIVEN AND CHECKED ON NEXT REVIEW WHEN TIES FROM MONUMENTS ARE GIVEN.

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__.

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__.

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__.

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 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__.

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.

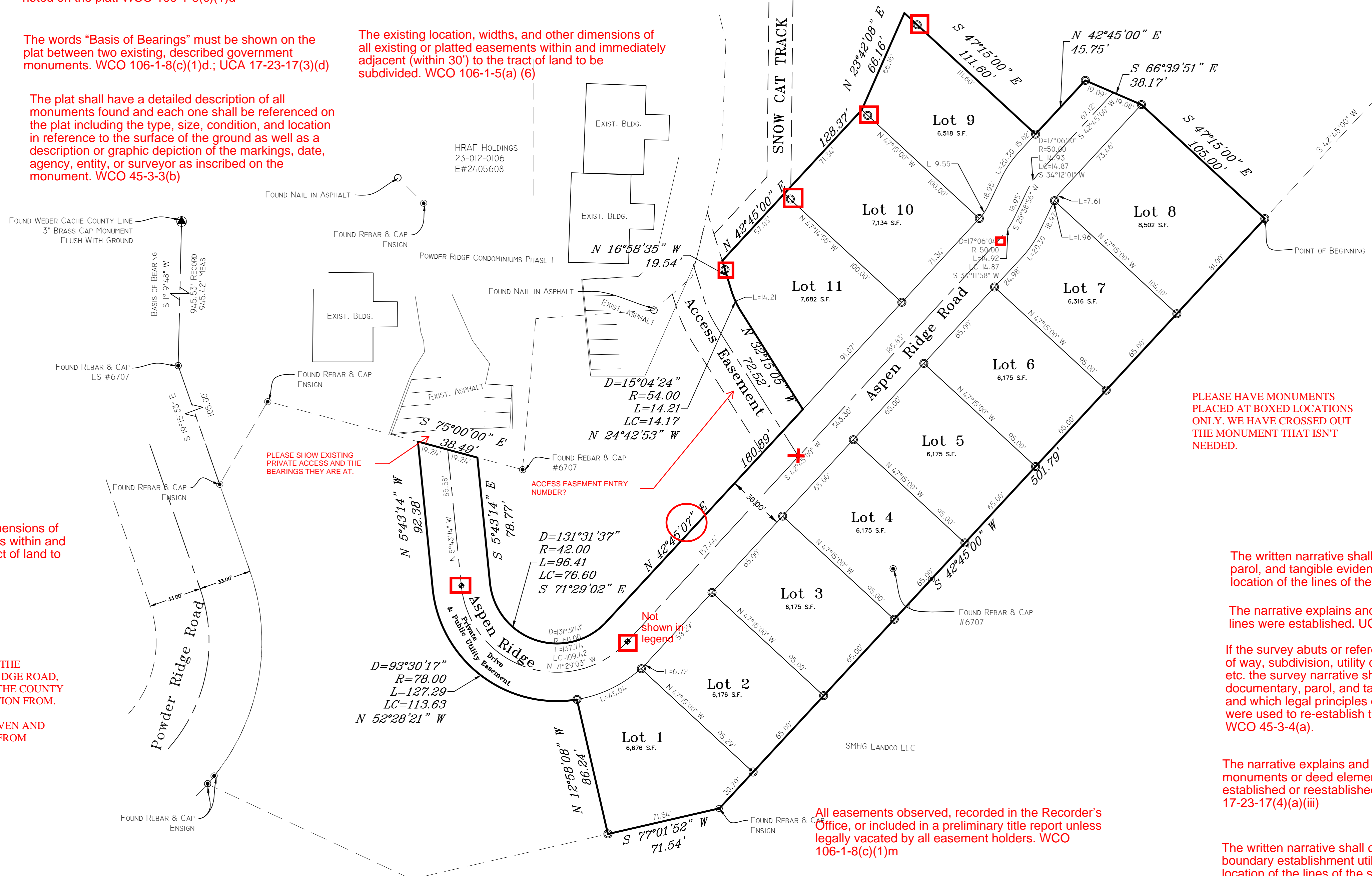
WEBER COUNTY ENGINEER: I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ___ day of ___, 20__.



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: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

Boundary is a part of parcels created by Warranty Deed Entry's #2919763, #2405608 and #2551203 as found in the Weber County Recorder's office. Basis of bearing is state plane grid from monument as shown.



NEED ADDITIONAL OWNERS TO SIGN

PLEASE HAVE MONUMENTS PLACED AT BOXED LOCATIONS ONLY. WE HAVE CROSSED OUT THE MONUMENT THAT ISN'T NEEDED.

The written narrative shall contain the documentary, parcel, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

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 Rights-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 Home 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, 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" East 80.24 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 to the South line of Powder Ridge Condominiums Phase 1 Amended according to the official plat thereof; thence along said South line 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 80.89 feet; thence North 32°15'05" West 72.52 feet; thence right along the arc of a 54.00 foot radius curve a distance of 14.21 feet (chord bears North 24°42'53" West 14.17 feet); thence North 16°58'35" West 19.54 feet; thence North 42°45'00" East 128.37 feet; thence North 23°42'08" East 66.16 feet; thence South 47°15'00" East 111.60 feet; thence North 42°45'00" East 45.75 feet; thence South 66°39'51" East 38.17 feet; thence South 47°15'00" East 105.00 feet to the point of beginning. Contains 98,277 s.f. or 2.256 acres. Description does not match map.

Landmark Surveying, Inc. logo and contact info. Developer: Michael Moyal. Weber County Recorder info.