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



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 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 180.89 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.

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,

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,

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

successors, and/or assigns on, over and across all those portions or parts

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

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

authorized by the governing entity, with no buildings or structures being

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 o

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

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

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

that [he/she/they] as trustee(s), executed the same in the name of the

Residing in:

authorized, this ____ day of _____, 20___.

state whichever is applicable to the governing entity and as may be

canal(s) or for the perpetual preservation of water channels in their natural

consists of said owners, their grantees, successors, or assigns.

Private Rights-of-Way) as shown hereon and name said tract

ASPEN RIĎGE AT POWDER MOUNTAIN:

erected within such easements.

maintenance and operation.

MICHAEL MOYAL

STATE OF UTAH

above written:

Notary Public

My Commission Expires:

COUNTY OF WEBER

Contains 98,277 s.f. or 2.256 acres

| Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com | 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075 | | Weber County Recorder Entry no Fee paid | |
|---|---|--------|---|--|
| DEVELOPER: Michael Moyal Address: 1825 Washington Blvd. Ogden UT, 84404 | | 1 | Filed for record and recordedday of2016. at | |
| A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian. | Subdiv | vision | in book of official records, on page County Recorder: Leann H Kilts | |
| Revisions | DRAWN BY: | TDK | | |
| | CHECKED BY: TDK | | By Deputy: | |
| | DATE: | | | |
| | FILE: 3731 | | | |

ocuments used to aide in this survey:

- Weber County Tax Plat 23-012-1.
- 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,
- 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 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.

Signature

Director, Weber-Morgan Health Department

Chairman, Weber County Planning Commission

_____, 20____.

WEBER COUNTY PLANNING COMMISSION APPROVAL

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with

Ordinance applicable thereto and now in force and effect. Signed this _____

this subdivision plat and in my opinion they conform with the County

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 Commission Title: Weber County Clerk

this plat and all conditions for approval by this office have been

responsibilities and/or liabilities associated therewith.

Signed this ____, day of _____, 20__.

Weber County Surveyor

satisfied. The approval of this plat by the Weber County Surveyor does

not relieve the Licensed Land Surveyor who executed this plat from the

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and

with this subdivision thereon are hereby approved and accepted by the

other public ways and financial guarantee of public improvements associated

Commissioners of Weber County, Utah this _____day of _____, 20___.

This Plat is the Intellectual Property of Landmark Surveying, 9uc., all legal rights are reserved.

Chapter 22 known as the Professional Engineers and

survey of the property(s) shown hereon in accordance

with UCA 17-23-17, verifying measurements, and

Signed this ____ day of ______, 20 ___.

Professional Land Surveyor's Licensing Act, have made a

placing monuments as represented. That this plat was

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

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.

prepared from the field notes of this survey and from