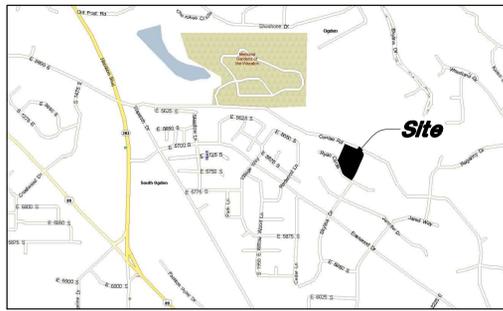


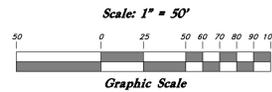
Preliminary Plan for

Mountain Vista Subdivision

All of Lot 11, Uintah Highlands No. 6, and a part of the Northwest 1/4 of Section 23, T5N, R1W, SLB&M, U.S. Survey Weber County, Utah November 2018



VICINITY MAP
Not to Scale



NARRATIVE

This Subdivision Plat was requested Scott and Nancy Waterfall for the purpose of creating three (3) Residential Lots.

Monuments found in the Northwest and the West Quarter Corners of Section 23 with a bearing of South 0°20'40" West was used as the Basis of Bearings for this Plat.

The Westerly Line was established by the Uintah Highlands No. 8 Subdivision (Book 68, Page 27).

The Northerly Line was established by following the South Right of Way Line of Combe Road.

The Easterly Line was established by following the Westerly Right of Way of Skyline Drive per Mountains Edge Subdivision (Book 80, Page 81).

The Southerly Line was established by following the Northeasterly Right of Way Line of Ryan Circle per Uintah Highlands Subdivision No. 6 (Book 36, Page 45).

Property Corners were set as monumented on this Plat.

Line	Bearing	Length
L1	S 23°59'50" W	103.89
L2	N 58°00'03" W	86.26
L3	S 34°10'35" W	45.00
L4	S 29°04'20" W	98.39
L5	S 50°00'00" W	95.13
L6	N 18°30'00" W	115.00

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	29°10'57"	80.34'	40.92'	40.48'	S 52°52'03" E
C2	44°38'52"	40.00'	31.17'	30.39'	S 17°15'14" E
C3	18°55'37"	89.00'	29.40'	29.27'	S 14°31'57" W
C4	21°25'44"	118.28'	44.24'	43.98'	N 29°13'29" W
C5	13°19'44"	189.55'	44.10'	44.00'	N 25°05'17" W

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 _____, 2018.

Title _____
Attest _____ Chair, Weber County Commission

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 _____, 2018.

Signature _____

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 _____, 2018.

Signature _____

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2018.

Chair, Weber County Planning Commission

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 _____, 2018.

Signature _____

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Mountain Vista Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that Lots 12, 13 and 14 within Mountain Vista Subdivision, in Weber County meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2018.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and parcels as shown on this plat, and name said tract Mountain Vista Subdivision, and hereby dedicate, grant and convey to Weber those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected with such easements.

Signed this _____ day of _____, 2018.

Scott Waterfall Nancy Waterfall
Scott Waterfall - Owner Nancy Waterfall - Owner

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }

The foregoing instrument was acknowledged before me this _____ day of _____ 2018 by Scott and Nancy Waterfall.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

DESCRIPTION

All of Lot 11, Uintah Highlands No. 6, and a part of the Northwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, South Ogden City, Weber County, Utah:
Beginning at a point on the Northeast Right of Way Line of Ryan Circle and the Southeast Corner of Lot 20, Uintah Highlands No. 8 Subdivision, South Ogden City, Weber County, Utah (Entry Number 2338895, Weber County Recorder's Office), said point being 753.07 feet South 0°40'20" West along the Section Line and 486.22 feet South 89°19'40" East from the Northwest Corner of said Section 23; and running thence North 24°00'38" East 238.55 feet along the Southeastery Line of said Lot 20 to a point on the Southerly Right of Way Line of Combe Road; thence along said Southerly Right of Way Line the following three (3) courses: (1) South 66°32'09" East 225.63 feet to a point of curvature, (2) Southeastery along the arc of a 80.34 foot Radius curve to the right a distance of 40.92 feet (Central Angle equals 29°10'57" and Long Chord bears South 52°52'03" East 40.48 feet) to a point of a non-concurrent curvature, and (3) Southeastery along the arc of a 40.00 foot Radius curve to the right a distance of 31.17 feet (Central Angle equals 44°38'52" and Long Chord bears South 17°15'14" East 30.39 feet) to a non-concurrent curve and the Westerly Line of Skyline Drive; thence along said Westerly Line the following two (2) courses: (1) Southwestery along the arc of an 89.00 foot Radius curve to the right a distance of 29.40 feet (Central Angle equals 18°55'37" and Long Chord bears South 14°31'57" West 29.27 feet) and (2) South 23°59'50" West 103.89 feet to a point on the Northerly Line of the Nancy Waterfall Property (Parcel 07-434-0004, Weber County Recorder's Office, Utah); thence along said Northerly and Northwesterly Lines the following four (4) courses: (1) North 58°00'03" West 86.26 feet, (2) South 34°10'35" West 45.00 feet, (3) South 29°04'20" West 98.39 feet and (4) South 50°00'00" West 95.13 feet to the Easterly Right of Way Line of said Ryan Circle; thence along said Easterly Right of Way Line the following three (3) courses: (1) Northwesterly along the arc of a 118.28 foot Radius curve to the right a distance of 44.24 feet (Central Angle equals 21°25'44" and Long Chord bears North 29°13'29" West 43.98 feet), (2) North 18°30'00" West 115.00 feet to a point of curvature and (3) Northwesterly along the arc of a 189.55 foot Radius curve to the left a distance of 44.10 feet (Central Angle equals 13°19'44" and Long Chord bears North 25°05'17" West 44.00 feet) to the South West Corner of said Lot 20 and the Point of Beginning.
Contains 75,955 Sq. Ft. or 1.744 Acres

PRELIMINARY PLAN

Not for Recording

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____ AT _____	IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	WEBER COUNTY RECORDER
BY: _____	DEPUTY

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(801) 394-4515

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Ogden, UT 84403
(801) 476-3333