

SURVEYOR'S CERTIFICATE

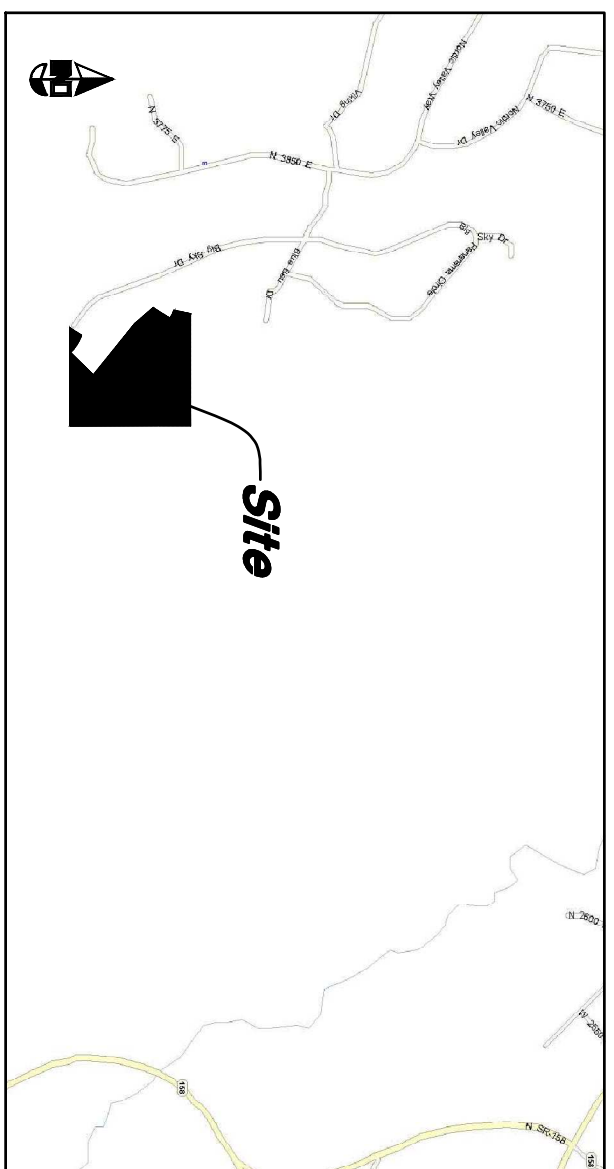
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 58-23-2 and that I have verified all measurements shown hereon this plat of Hidden Brook Estates and that the same are 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. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this ___ day of _____, 2020.

6242920 License No. Andy Hubbard

Hidden Brook Estates

A part of the Southwest Quarter of Section 33, 77N, 10E, SLB&M, U.S. Survey Weber County, Utah February 2020



VICINITY MAP Not to Scale

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Hidden Brook Estates and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement and/or Detention Pond Easement, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

- X -

Signed this ___ Day of _____, 2020.

ACKNOWLEDGMENT

State of Utah } ss County of _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2020 by _____ X _____

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

DESCRIPTION

A part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah: Beginning of the Southeastly Corner of Lot 60, Big Sky Estates No. 2 (Entry No. 500942, Book 15 of Plats, Page 85) Weber County, Utah, said point being 903.93 feet South 89°38'24" East along the Section Line and 0.76 feet South 33°50'26" West from the Northwest Corner of said Section 33, and running thence along the Eastern, Southerly and Northerly Lines of said Big Sky Estates No. 2 the following nine (9) courses: (1) North 33°30'26" East 149.22 feet; (2) South 65°30'00" East 34.00 feet to a point of curvature; (3) Southwesterly along the arc of a 528.00 foot Radius curve to the right a distance of 188.91 feet (Central Angle equals 20°29'58" (20°30' Record) and Long Chord bears South 55°15'00" East 187.90 feet) to a point of non-tangency; (4) North 45°00'00" East 358.00 feet; (5) North 51°00'00" West 733.00 feet; (6) North 41°00'00" West 264.00 feet; (7) North 32°11'29" East 215.43 feet to a point of a non-tangent curve; (8) Northwesterly along the arc of a 185.01 foot Radius curve to the left a distance of 101.39 feet (Central Angle equals 31°23'57" and (9) North 12°52'49" East 183.84 feet to the Southeastly Corner of the Skyline Mountain Properties Partners LP Property, thence along said Southerly, Westerly and Northerly Lines the following three (3) courses: (1) East 1228.68 feet; (2) South 1323.12 feet; and (3) South 89°56'10" West 1074.51 feet to the Southeastly Corner of said Lot 60 and the Point of Beginning. Contains 30.500 Acres, more or less

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plan was duly approved by the Weber County Planning Commission. Signed this ___ day of _____, 2020.

Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plan, the dedication of public improvements associated with this subdivision, hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ___ day of _____, 2020.

Chairman, Weber County Commission

WEBER COUNTY ENGINEER

I hereby certify that the required public improvements standards and drawings for this subdivision financial guarantee is sufficient for the installation of these improvements.

Signed this ___ day of _____, 2020.

Weber County Engineer

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 _____, 2020.

Weber County Attorney

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all qualifications approved by this office has been satisfied. The approval for 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 _____, 2020.

Weber County Surveyor

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0236 F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

NOTES

- 1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
2. Stream Protection Easement is 50.0' each side of the Centerline of the Stream, as determined and witnessed on the ground.
3. Developer and Contractor to follow recommendations outlined in Geotechnical Study prepared by Christensen Geotechnical.
4. No building shall be permitted within the GMS Area.

Lots designated with the letter "N" that have structures or septic systems planned within the Gms area will require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)."

The following geologic and geotechnical reports are available for review in the Weber County Planning Office:

- Geologic Hazard Evaluation by Western Geologic dated October 4, 2018.
Geologic Hazard Evaluation by Western Geologic dated October 8, 2018.
Geotechnical Investigation by Christensen Geotechnical dated October 12, 2018, CG project No. 162-001.
Geotechnical Investigation by Christensen Geotechnical dated October 12, 2018, CG project No. 162-002.

Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Considerations.

WEBER COUNTY ENGINEER

I hereby certify that the required public improvements standards and drawings for this subdivision financial guarantee is sufficient for the installation of these improvements.

Signed this ___ day of _____, 2020.

Weber County Engineer

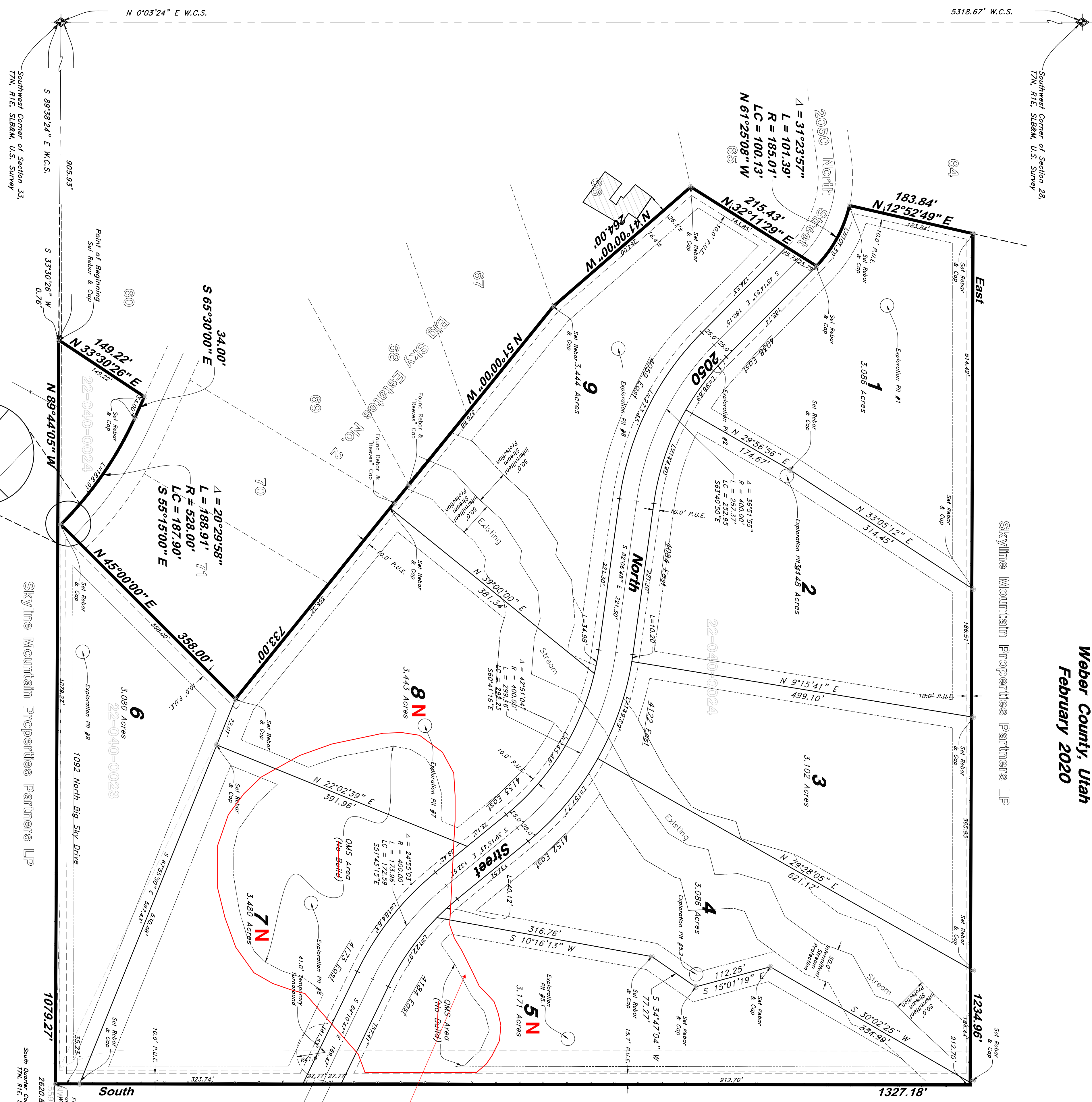


GREAT BASIN ENGINEERING 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)392-4415 BILL (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM

Hidden Brook Estates

A part of the Southwest Quarter of Section 33, 77N, R1E, S1B&M, U.S. Survey
 Weber County, Utah
 February 2020

Skyline Mountain Properties Partners LP

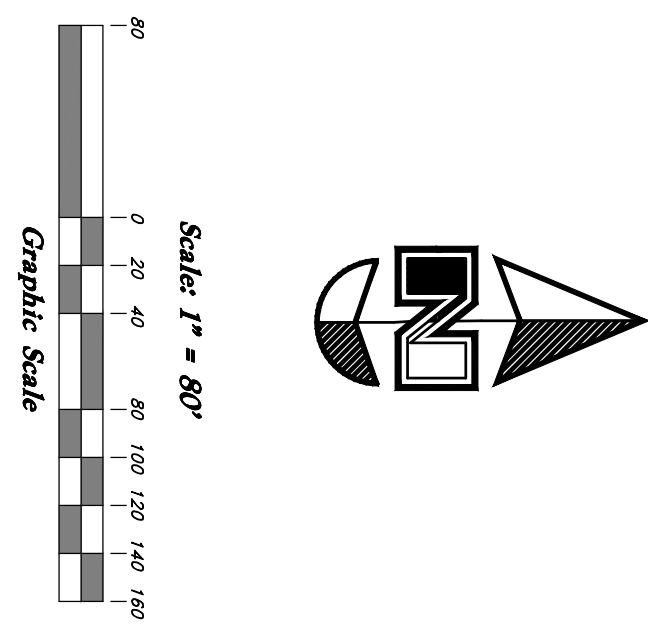


Legend

- Monument to be set
- ⊕ Found Centerline Monument (Road) Radial Line
- (N/R) Non-Radial Line
- ⊖ Public Utility Easement
- ⊖ P&UDE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Set Hub & Tack
- ▲ A will be set NAIL in Curb
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lath

NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
2. Stream Protection Easement is 50.0' each side of the Centerline of the Stream, as determined and witnessed on the ground.
3. ~~Recommendations~~ Recommendations provided in Geotechnical Study prepared by Christensen Geotechnical.
4. ~~No building shall be permitted within the OMS Areas.~~



Skyline Mountain Properties Partners LP
 Show the Oms area and the 30' buffer area (see Page 17 of the Geologic Hazard Evaluation dated October 4, 2018)

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 392-4412, BILLING (801) 392-0222, FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

ENGINEER: Great Basin Engineering Inc.
 c/o Andy Hubbard
 5746 South 1475 East Suite 200
 OGDEN, UT 84403
 (801) 394-4515

DEVELOPER: Skyline Mountain Properties, LLC
 c/o Brandon Janis
 562 South 1100 West
 OGDEN, UT 84403
 (801) 250-4047
 brandonjanis@gmail.com

Sheet 2 of 2

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