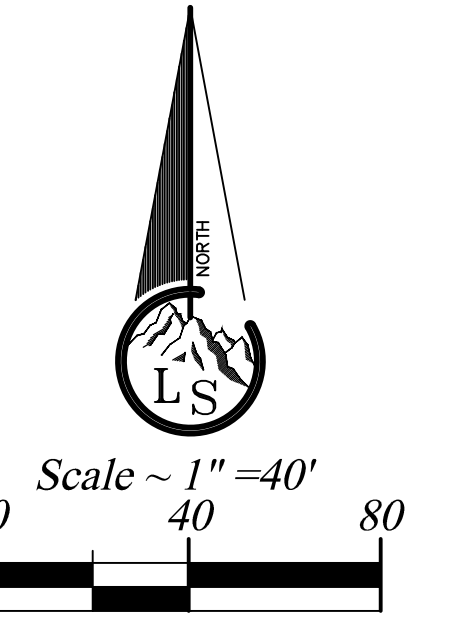
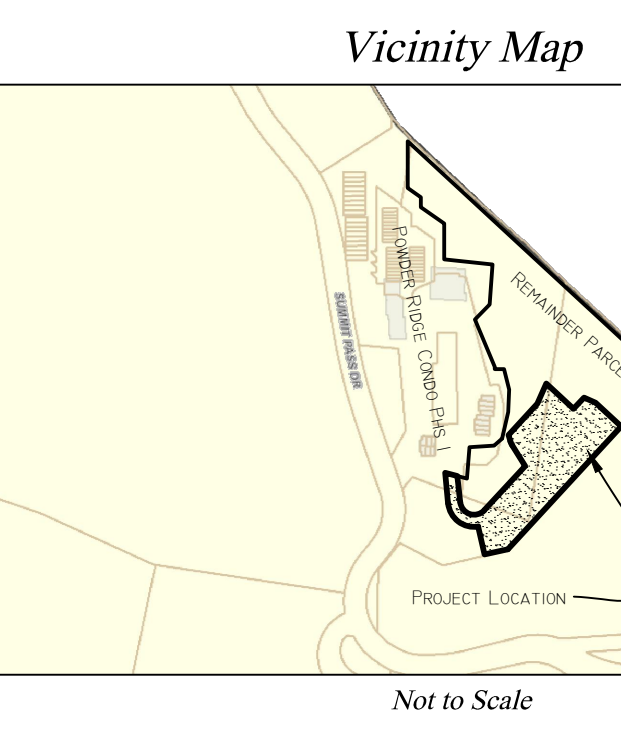


ASPEN RIDGE AT POWDER MOUNTAIN

A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - DECEMBER 2020



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



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 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 between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

The Government monuments may be section corners, city or county street monuments, or horizontal network stations maintained by a government agency. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

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.

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

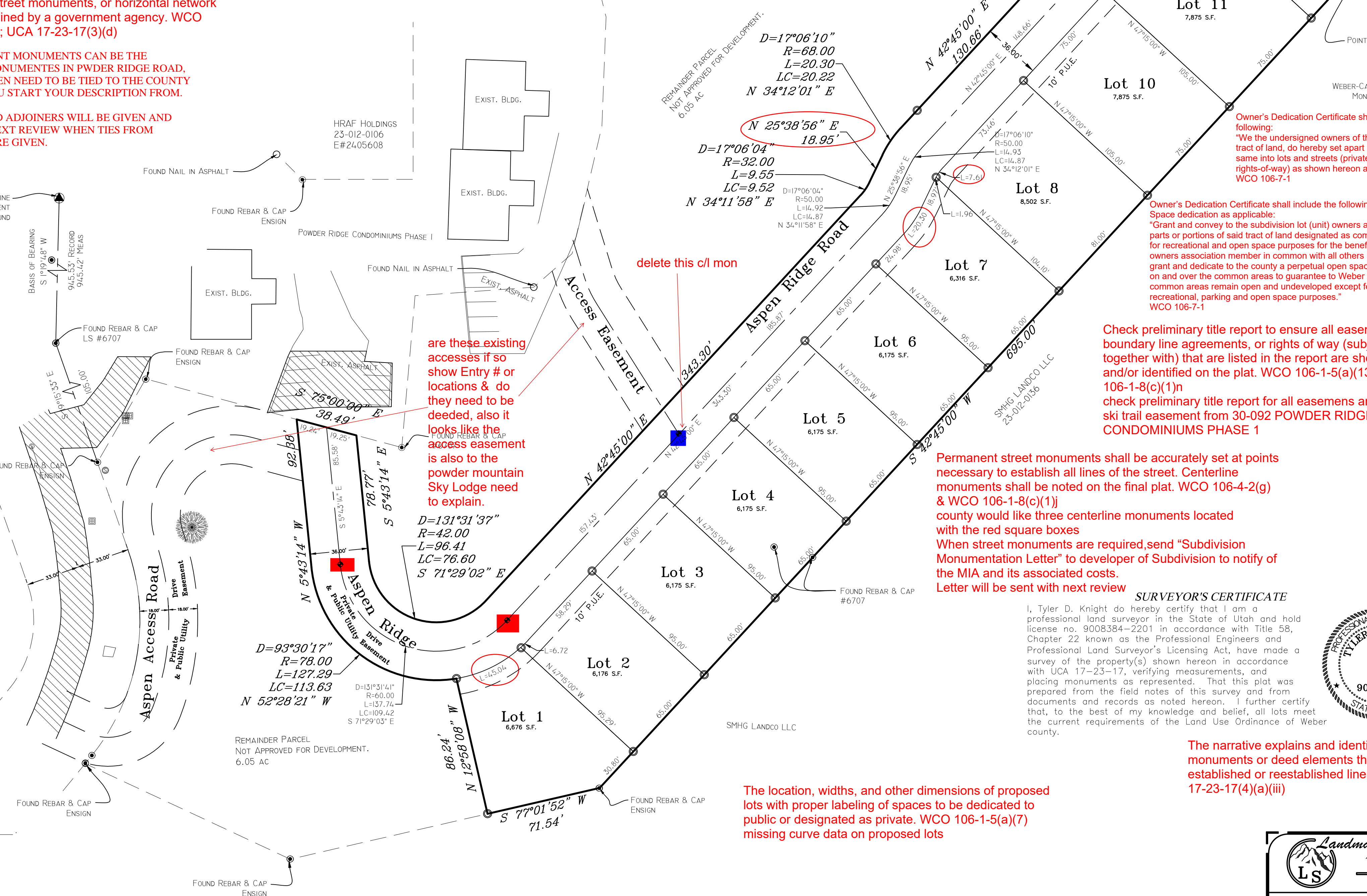
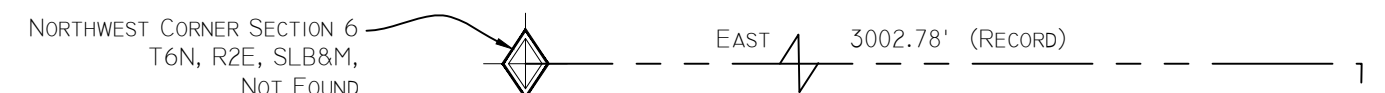
If that monument is not in place, its mathematical location must be shown as well as a mathematical relationship to a monument in place. WCO 106-1-8(c)(1)d

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)

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)

Once ties are established there may be other redlines on next review

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)
The house number marked on each lot so as to face the street frontage. WCO 106-1-8(c)(1)f
see addressing review for street # and house #.



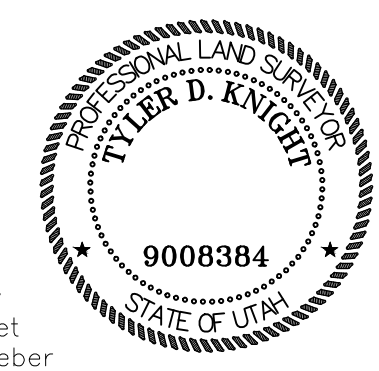
Owner's Dedication Certificate shall include the following:
"We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown hereon and name said tract, WCO 106-7-1

Owner's Dedication Certificate shall include the following Common Open Space dedication as applicable:
"Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes." WCO 106-7-1

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)
check preliminary title report for all easements and ski trail easement from 30-092 POWDER RIDGE CONDOMINIUMS PHASE 1

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)
county would like three centerline monuments located with the red square boxes
When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.
Letter will be sent with next review

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.



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)

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 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 the [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.

check ownership and signatures it looks like some lots have been deeded already will need their signatures also trust was deeded to Micheal Moyal

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) SS

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 from a Brass Cap Monument marking an angle point in the Weber-Cache County line, said County Monument being located 3002.78 feet East, 3624.00 feet South and 476.87 feet South 47°15'00" East from the Northwest corner of said Section 6; and running thence South 42°45'00" West 695.00 feet; thence South 77°01'52" West 71.54 feet; thence North 12°58'08" West 86.24 feet; thence right along the arc of a 78.00 foot radius curve a distance of 127.29 feet (Delta is 93°30'17" and Long 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 (Delta is 131°31'37" and Long Chord bears South 71°29'02" East 76.60 feet); thence North 42°45'00" East 343.30 feet; thence left along the arc of a 32.00 foot radius curve a distance of 9.55 feet (Delta is 17°06'04" and Long Chord bears North 34°11'58" East 9.52 feet) thence right along the arc of a 68.00 foot radius curve a distance of 20.30 feet (Delta is 17°06'10" and Long Chord bears North 34°12'01" East 20.22 feet); thence North 42°45'00" East 130.66 feet; thence North 47°15'00" West 75.00 feet; thence North 42°45'00" East 136.00 feet to the said County line; thence along said County line South 47°15'00" East 216.00 feet to the point of beginning.

Contains 114,612 s.f. or 2.631 acres Description does not match map.
Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)
Boundary does not close

NARRATIVE
This survey was requested by Michael Moyal to subdivide his property as shown on this plat.
Documents used to aid in this survey:
1. Weber County Tax Plat 23-012-1.
2. Deeds of record as found in the Weber County Recorder's 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, #2450608 and #2551203 as found in the Weber County Recorder's office.
Basis of bearing is state plane grid from monument as shown.

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____.

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 hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20____.

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____.

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____.

 A Complete Land Surveying Service www.LandmarkSurveyingUtah.com DEVELOPER: Michael Moyal Address: 1825 Washington Blvd. Ogden UT, 84404	4646 South 3500 West - #A-3 West Haven, UT, 84401 801-731-4075	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: _____
		Subdivision Revisions DRAWN BY: TDK CHECKED BY: TDK DATE: _____ FILE: 3731