

LL-80

SUN DANCE RIDGE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, T6N, R1E, SLB&M

WEBER COUNTY, UTAH

JUNE 2008

- ALL FRONT AND BACK YARD EASEMENTS ARE 10', UNLESS OTHERWISE NOTED.
- ALL SIDYARD EASEMENTS ARE 10.0', UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN FEET.
- DASHED LINES RUNNING PARALLEL TO LOT LINES DENOTES A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (P.U.E.).
- SET CENTERLINE MONUMENT UPON COMPLETION OF IMPROVEMENTS.
- SET 24" LONG CAPPED REBAR (SEE DETAIL).



REBAR MONUMENT
CAP DETAIL

Wastewater System Requirements as stated in the October 4, 2006 letter from Weber-Morgan Health Department.

Soil characteristics, percolation rates of 60 MPI, and anticipated ground water tables not to exceed 96 inches, fall within the range of acceptability for utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 72 inches.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to the Weber-Morgan Health Department for review prior to the issuance of a Wastewater Disposal permit.

This subdivision plat shows the location of each exploration pit and percolation test site. The test pit number was provided by the Weber-Morgan Health Department.

Each on-site individual wastewater disposal system must be installed in accordance with R317-501 through R317-513, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfill.

Please be advised that the conditions stated are valid for a period of 18 months or April 4, 2008. At that time the site will be re-evaluated in relation to rules in effect at that time.

TEST PIT #1C (lot #1)
0 - 20" clay loam, granular structure, 1% gravel
20" - 64" silty clay loam, massive structure
64" - 130" silt loam, massive structure, calcified
Final percolation rate @ 63"-40MPI; 87"-24 MPI; 117"-24 MPI

TEST PIT #2D (lot #2)
0 - 10" clay, blocky, 0% gravel, dark brown
10" - 41" clay, granular, 0% gravel, olive mottled white
41" - 53" sandy loam, massive, 30% gravel, olive
53" - 81" sandy loam, massive, 30% gravel, olive mottled white
81" - 122" sandy clay loam, massive, 0% gravel, olive mottled white
Final percolation rate @ 120" - 40 MPI

TEST PIT #2A (lot #3)
0 - 8" clay, blocky, 0% gravel, dark brown
8" - 24" clay, granular, 0% gravel, medium brown
24" - 131" clay, massive, 0% gravel, olive mottled white
Final percolation rate @ 80"-30 MPI; 131"-48 MPI

TEST PIT #4B (lot 4)
0 - 18" sandy clay, blocky, 15% gravel, dark brown
18" - 60" clay, granular, 0% gravel, olive brown
60" - 94" clay, massive, 5% gravel, olive brown
Final percolation rate @ 41"-30 MPI; 83"-40 MPI; 94"-60 MPI

MPI - minutes per inch

LINE DATA

- L1 19.48' N01°38'52"E
- L2 22.08' S10°41'53"E
- L3 30.00' S24°00'01"W non-radial to the center of the cul-de-sac
- L4 33.08' N88°29'49"E non-radial to the boundary curve, tangent to C14

CURVE DATA

Curve #	Radius	Delta	Arc Length	Chord length	Bearing
C1	65.00	82°58'47"	94.14	86.12	S63°15'18"E
C2	170.00	70°05'03"	207.94	195.22	S56°48'25"E
C3	15.00	112°42'33"	29.51	24.97	N32°47'47"E
C4	55.00	138°33'30"	133.01	102.88	N44°43'16"E
C5	55.00	31°39'12"	30.38	30.00	S50°10'23"E
C6	55.00	99°53'35"	95.89	84.20	S15°36'00"W
C7	25.00	32°19'30"	14.10	13.92	S49°23'02"W
C8	75.00	49°35'46"	64.92	62.91	S58°01'10"W
C9	220.00	15°12'02"	58.37	58.20	N89°34'56"W
C10	220.00	49°17'19"	189.25	183.47	N57°20'15"W
C11	50.36	55°03'43"	48.39	46.56	N60°13'27"W
C12	158.00	17°00'19"	46.89	46.72	S06°30'04"E
C13 (curve along boundary from centerline of street to tangent line)	158.00	01°12'09"	3.32	3.32	S02°36'10"W
C14	75.36	58°48'35"	77.35	74.00	S62°05'53"E
C15	195.00	64°29'21"	219.48	208.08	S64°56'16"E
C16	50.00	81°10'11"	70.83	65.06	N42°13'57"W
C17	158.00	13°06'20"	36.14	36.06	S21°33'23"E

Note: The record distance is as listed on the two previous record of survey's as described below.

Record Description
PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT NORTH 88°14'10" EAST 572.00 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 23 AND RUNNING THENCE NORTH 17°00'28" WEST 532.94 FEET, THENCE NORTH 79°18'07" EAST 54.50 FEET, THENCE NORTH 10°41'53" WEST 294.28 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SNOW BASIN ROAD, THENCE NORTHERLY AND EASTERLY ALONG SAID RIGHT OF WAY SNOW BASIN ROAD THE FOLLOWING 10 CALLS, (1) NORTH-WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT 86.35 FEET WITH A RADIUS OF 158.00 FEET (LONGCHORD; NORTH 12°27'09" WEST 85.28 FEET), (2) NORTH 28°06'33" WEST 23.51 FEET, (3) ALONG THE ARC OF A CURVE TO THE LEFT 138.56 FEET WITH A RADIUS OF 1738.42 FEET (LC=NORTH 30°23'34" WEST 138.52 FEET), (4) NORTH 32°40'34" WEST 346.07 FEET, (5) ALONG THE ARC OF A CURVE TO THE RIGHT 227.14 FEET WITH A RADIUS OF 67.00 FEET (LC=NORTH 64°26'41" EAST 132.97 FEET), (6) SOUTH 18°26'04" EAST 96.99 FEET, (7) ALONG THE ARC OF A CURVE TO THE LEFT 472.66 FEET WITH A RADIUS OF 383.00 FEET (LC=SOUTH 53°47'20" EAST 443.23 FEET) (8) SOUTH 89°08'36" EAST 209.56 FEET, (9) ALONG THE ARC OF A CURVE TO THE RIGHT 222.83 FEET WITH A RADIUS OF 267.00 FEET (LC=SOUTH 65°14'04" EAST 216.42 FEET), (10) SOUTH 41°19'32" EAST 180.55 FEET, THENCE SOUTH 17°48'07" WEST 828.85, THENCE SOUTH 88°14'10" WEST 341.25 FEET TO THE POINT OF BEGINNING.

This survey is based upon two previous surveys
1) Survey # 1132
Client: FRANK MAUGHAN
Surveyor/Engineer: MOUNTAIN WEST
Date Filed: 22-JUL-94
2) Survey # 3520
Client: BRANDON FULLER
Surveyor/Engineer: LANDMARK SURVEYING
Date Filed: 06-DEC-04

BLM MON. 1957
COUNTY REFERENCE 15-47
22 23
27 26
Found April 2007
Southwest Quarter Corner
T6N, R1E, SLB&M
572.00'

N 88°14'10" E (BASIS OF BEARING) (STATE PLANE BEARING) Record distance - 2729.95', Measured distance - 2729.97'

PLAT DRAWN BY BILL FLANDERS, P.E.
849 WEST 2100 SOUTH
WOODS CROSS, UTAH 84087
(801) 295-4240

MTNWEST SURVEYING & MAPPING, INC.

P.O. BOX 207
ROY, UTAH 84067
(801) 731-5330 PHONE (801) 731-5331 FAX

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS 17th DAY OF July, 2008 BY THE
WEBER COUNTY ENGINEER: *Justin Christensen*

WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF WEBER COUNTY, UTAH.
SIGNED THIS 24 DAY OF June, 2008 BY THE
CHAIRMAN WEBER COUNTY PLANNING COMMISSION ATTEST

WEBER COUNTY COMMISSION APPROVAL

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.
SIGNED THIS _____ DAY OF _____, 20____ BY THE
CHAIRMAN WEBER COUNTY COMMISSION ATTEST

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 23rd DAY OF June, 2008
SIGNATURE: *Erica Lewis*

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 17th DAY OF July, 2008
SIGNATURE: *Monette Kuhlstedt*

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THE PLAT FROM HIS RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.
SIGNED THIS 17th DAY OF July, 2008
SIGNATURE: *Dick Niles Mechem*

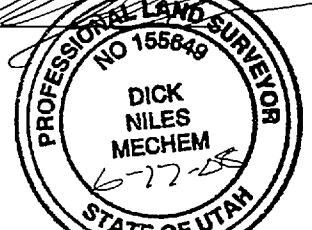
WEBER COUNTY RECORDER

ENTRY NO. 2365773
FEE PAID \$34.00
FILED FOR RECORD AND RECORDED THIS 25 DAY OF July, 2008
AT 11:01 AM
IN BOOK 68 AT PAGE 77
OF OFFICIAL RECORDS.
WEBER COUNTY RECORDER: *Ernest D. Rowley*
By: *Anna Swales* (DEPUTY)

SURVEYOR'S CERTIFICATE

I, DICK MECHEM, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NO. 155649 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SUN DANCE RIDGE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

DATE: June 17, 2008
SIGNATURE: *Dick Niles Mechem*
SURVEYOR



BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 23, T6N, R1E, SLB&M, U.S. Survey described (and measured) as follows:
Beginning at a point North 88°14'10" East 572.00 feet along the section line from the southwest corner of said Section 23, and running thence North 17°00'28" West 532.94 feet; thence North 79°18'07" East 54.50 feet; thence North 10°41'53" West 294.28 feet to the Southeasterly right-of-way line of Snow Basin Road; thence along the right-of-way line the following ten (10) courses, (1) along the arc of a curve to the left 86.35 feet with a radius of 158.00 feet (LC=North 12°27'09" West 85.28 feet), (2) North 28°06'33" West 23.51 feet, (3) along the arc of a curve to the left 138.56 feet with a radius of 1738.42 feet (LC=North 30°23'34" West 138.52 feet), (4) North 32°40'34" West 346.07 feet, (5) along the arc of a curve to the right 227.14 feet with a radius of 67.00 feet (LC=North 64°26'41" East 132.97 feet), (6) South 18°26'04" East 96.99 feet, (7) along the arc of a curve to the left 472.66 feet with a radius of 383.00 feet (LC=South 53°47'20" East 443.23 feet), (8) South 89°08'36" East 209.56 feet, (9) along the arc of a curve to the right 222.83 feet with a radius of 267.00 feet (LC=South 65°14'04" East 216.42 feet), (10) South 41°19'32" East 180.55 feet; thence South 17°48'07" West 827.04 feet to the section line; thence South 88°14'10" West 341.25 feet along said section line to the point of beginning.
Contains 651,253 sq.ft. OR 14.95 acres

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 Private Streets as shown hereon and name said tract SUN DANCE RIDGE SUBDIVISION, and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision on, over and across all these portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lots, to be maintained by a Home Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

Also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, private culinary water systems, and storm drainage facilities, with no buildings or structures being erected within such easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF June, 2008
SIGNATURE: *Frank Maughan*
OWNER(S) SIGNATURE
Development LLC.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis)
ON THE 16 DAY OF June, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Thomas James* AND *Michelle Rowland*, SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
12/13/2010 *Michelle Rowland*
COMMISSION EXPIRES _____ NOTARY PUBLIC

SEE RECORD OF SURVEY # 004078

Found October 2004
South Quarter Corner
T6N, R1E, SLB&M

WEBER COUNTY MONUMENT
COUNTY REFERENCE 15-48
MONUMENT DATE SUPPLIED BY
LANDMARK SURVEYING OF
Ogden, Utah