82-26

ASPEN RIDGE AT POWDER MOUNTAIN 1ST AMENDMENT

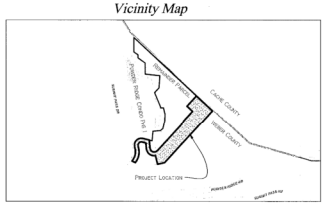
AMENDING LOTS 10 & 11 OF ASPEN RIDGE AT POWDER MOUNTAIN
A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – DECEMBER 2021

PLAT NOTES:
1. Due to the topography and the location of this subdivision, all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

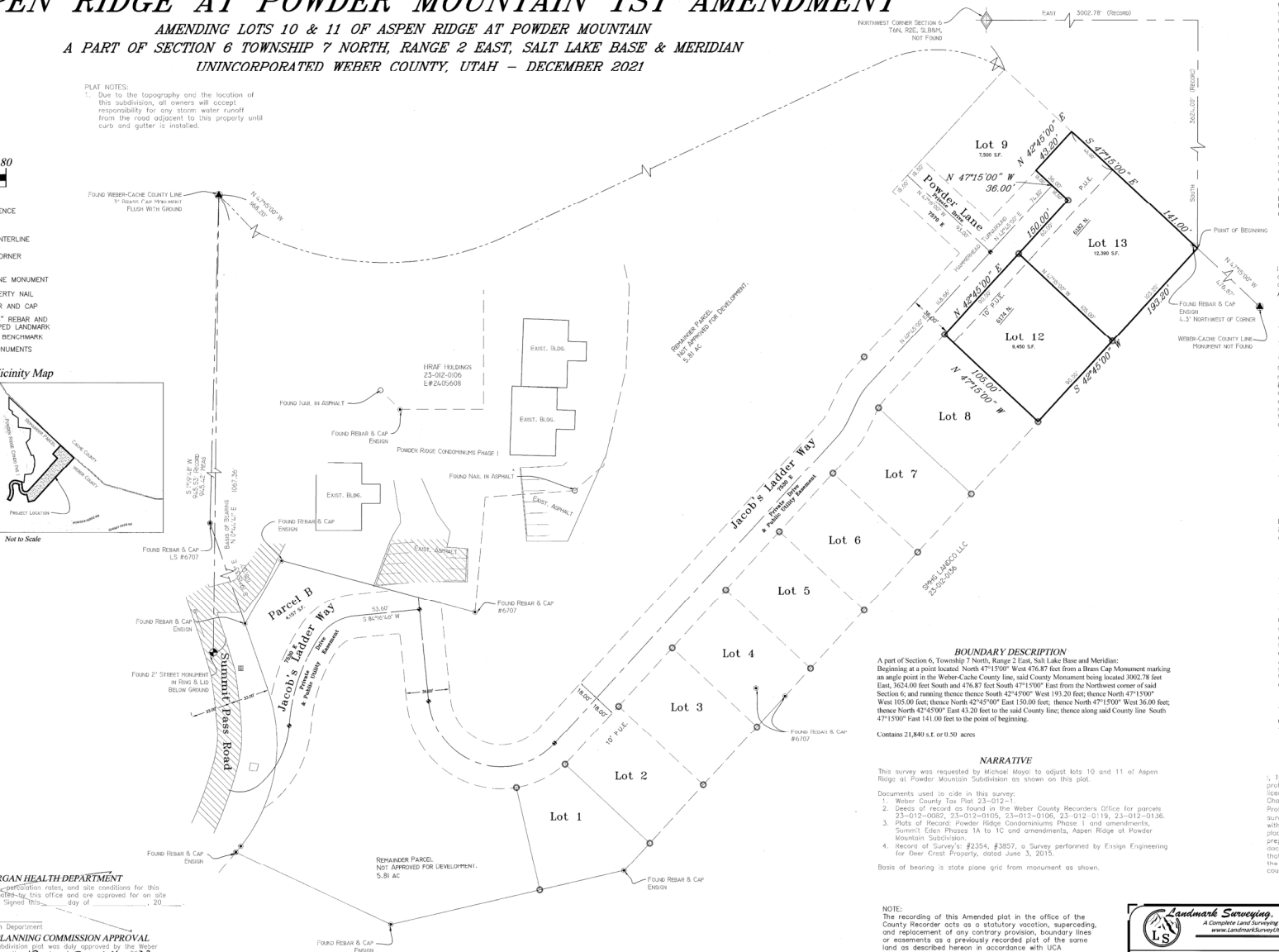
Scale ~ 1" =40'
0 40 80

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
- STREET MONUMENTS

Vicinity Map



Not to Scale



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 1ST AMENDMENT:

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 as access to the individual lot(s), parcel(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 Aspen Ridge Home 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.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be signed by its proper officers hereunto duly authorized, this 1st day of Feb, 2022
ASPEN RIDGE AT POWDER MOUNTAIN L.L.C., a Utah Limited Liability Company
Owner MICHAEL MOYAL

By: _____ By: _____

STATE OF UTAH)
SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that (he/she/they is/are) the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signor(s) acknowledged to me that said company executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

June Nelson — Notary Public — 9-13-25 — 720438 — My Commission Expires:
Weber County — Residing in:

Association Acknowledgement

IN WITNESS WHEREOF, the named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this 1st day of Feb, 2022
ASPEN RIDGE HOMEOWNERS ASSOCIATION
President MICHAEL MOYAL

By: _____ By: _____

STATE OF UTAH)
SS
COUNTY OF WEBER)

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said association, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

June Nelson — Notary Public — 9-13-25 — 720438 — My Commission Expires:
Weber County — Residing in:

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 thence South 42°45'00" West 193.20 feet; thence North 47°15'00" West 105.00 feet; thence North 42°45'00" East 150.00 feet; thence North 47°15'00" West 36.00 feet; thence North 42°45'00" East 43.20 feet to the said County line; thence along said County line South 47°15'00" East 141.00 feet to the point of beginning.

Contains 21,840 s.f. or 0.50 acres

NARRATIVE

This survey was requested by Michael Moyal to adjust lots 10 and 11 of Aspen Ridge at Powder Mountain Subdivision as shown on this plat.

Documents used to aide in this survey:
1. Weber County Tax Plat 23-012-1.
2. 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, 23-012-0136.
3. Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments, Aspen Ridge at Powder Mountain Subdivision.
4. Record of Survey's: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

Basis of bearing is state plane grid from monument as shown.

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.

TYLER D. KNIGHT — 9008384 — LICENSED LAND SURVEYOR — STATE OF UTAH
12-7-21

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 18 day of JANUARY, 2022

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 24th day of January, 2022

Signature

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 _____, 20__

Chairman, Weber County Commission

Attest: _____
Title: Weber County Clerk

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 14 day of January, 20 22

Signature

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 24th day of JAN, 2022

Weber County Surveyor

NOTE:
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision, boundary lines or easements as a previously recorded plat of the same land as described herein in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Michael Moyal
Address: 7482 E Summit Pass

1

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: TDK
CHECKED BY: TDK
DATE:
FILE: 3731amd1

This plat and associated documents are "PRELIMINARY NOT FINAL," and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for recordation, sale, or use in Construction, nor to be Recorded or Filed, nor Implemented or used as a Field Product.

Weber County Recorder
Entry no. 3214756
Fee paid $91.00
Filed for record and recorded
01 day of FEB 2022
at 11:40 AM
in book 92 of official records,
on page 23
County Recorder: Leann H Kilts
By Deputy:

92-23