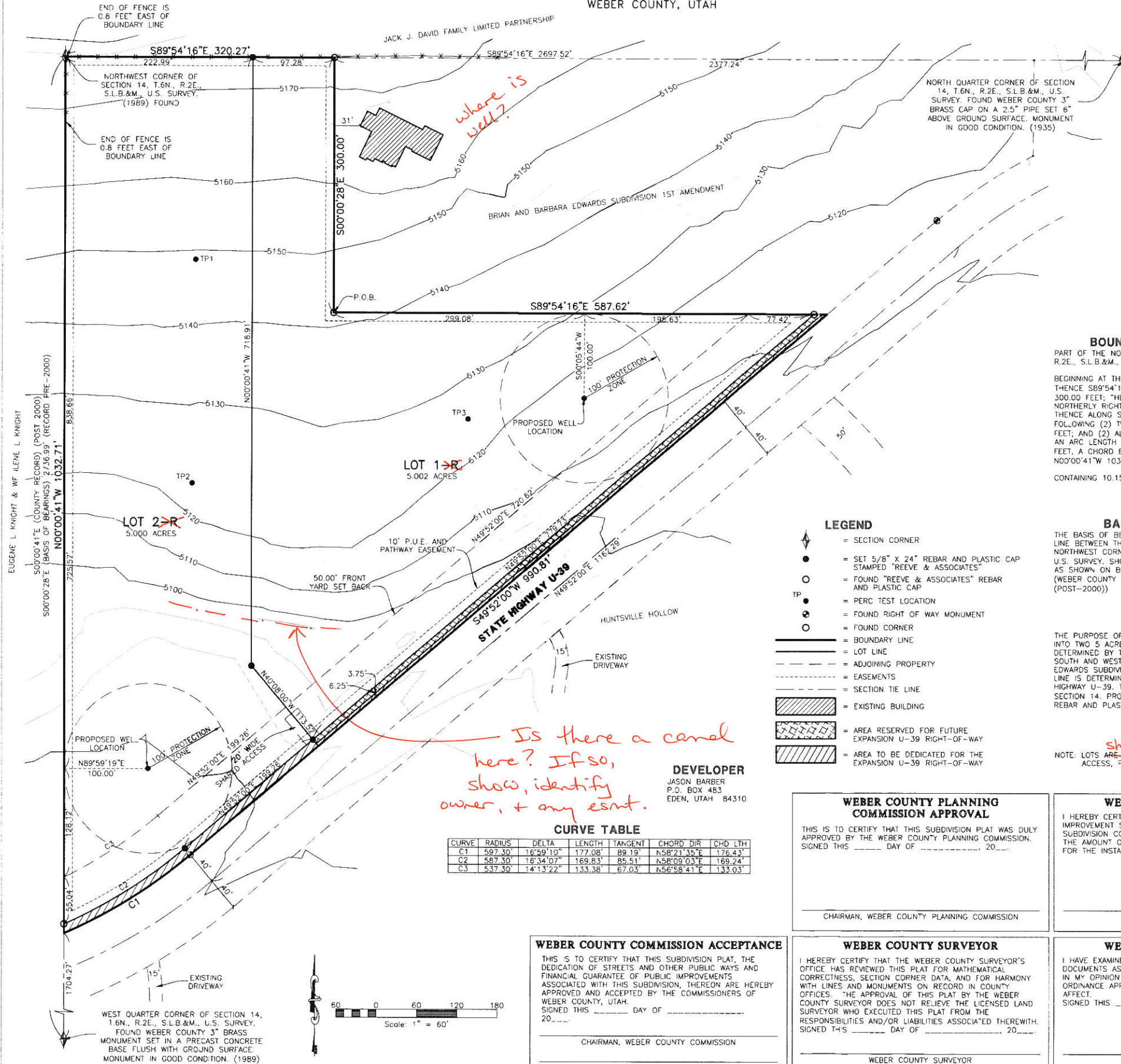


MOUNTAIN PRIME SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH

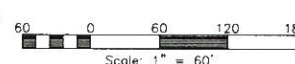


EUGENE L. KNIGHT & W.F. ALENE L. KNIGHT
SOD700'41"E (COUNTY RECORD) (POST 2000)
SOD700'41"E (BASIS OF BEARINGS) 2736.99' (RECORD PRE-2000)
N00'00'41"W 1032.71'
7235.87'
128.12'
1704.27'

Is there a canal here? If so, show, identify owner, + any esmt.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR	CHD LTH
C1	597.30'	16°59'10"	177.08'	89.19'	N58°21'35"E	176.43'
C2	587.30'	16°34'07"	169.83'	85.51'	N58°09'03"E	169.24'
C3	537.30'	14°13'22"	133.38'	67.03'	N56°58'41"E	133.03'



SURVEYOR'S CERTIFICATE
I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH 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 MOUNTAIN PRIME 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.
SIGNED THIS _____ DAY OF _____, 20____.
150228
UTAH LICENSE NUMBER ROBERT D. KUNZ
REGISTERED LAND SURVEYOR
150228-2201
ROBERT D. KUNZ
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION
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 MOUNTAIN PRIME SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER RETENTION POND, DRAINAGE, EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

include language regarding highway ROW dedication

BOUNDARY DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 14; THENCE S89°54'16"E 320.27 FEET; THENCE S00°00'28"E 300.00 FEET; THENCE S89°54'16"E 587.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39; THENCE ALONG SAID RIGHT OF WAY THROUGH THE FOLLOWING (2) TWO COURSES: (1) S49°52'00"W 990.81 FEET; AND (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 177.08 FEET, A RADIUS OF 597.30 FEET, A CHORD BEARS S58°21'35"W 176.43 FEET; THENCE N00°00'41"W 1032.71 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.155 ACRES

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N00°00'41"W (PRE-2000) AS SHOWN ON BRIAN AND BARBARA EDWARDS SUBDIVISION (WEBER COUNTY BEARING SHEET SHOWS N00°00'28"W (POST-2000))

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THIS PARCEL INTO TWO 5 ACRE TRACTS. THE NORTHERLY LINE WAS DETERMINED BY THE NORTH LINE OF SECTION 14 AND THE SOUTH AND WEST BOUNDARY OF THE BRIAN AND BARBARA EDWARDS SUBDIVISION 1ST AMENDMENT. THE SOUTHEASTERLY LINE IS DETERMINED BY THE RIGHT OF WAY LINE OF STATE HIGHWAY U-39. THE WEST BOUNDARY IS THE WEST LINE OF SECTION 14. PROPERTY CORNERS ARE MARKED WITH 5/8" REBAR AND PLASTIC CAP LABELED "REEVE AND ASSOCIATES".
shall have
NOTE: LOTS ARE RESTRICTED TO HAVING A SHARED ACCESS, PER UDOT REQUIREMENT

- LEGEND**
- ◆ = SECTION CORNER
 - = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = FOUND "REEVE & ASSOCIATES" REBAR AND PLASTIC CAP
 - TP = PERC TEST LOCATION
 - = FOUND RIGHT OF WAY MONUMENT
 - = FOUND CORNER
 - = BOUNDARY LINE
 - = LOT LINE
 - - - = ADJOINING PROPERTY
 - - - = EASEMENTS
 - - - = SECTION TIE LINE
 - ▨ = EXISTING BUILDING
 - ▨ = AREA RESERVED FOR FUTURE EXPANSION U-39 RIGHT-OF-WAY
 - ▨ = AREA TO BE DEDICATED FOR THE EXPANSION U-39 RIGHT-OF-WAY

DEVELOPER
JASON BARBER
P.O. BOX 483
EDEN, UTAH 84310

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.
WEBER COUNTY ENGINEER

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

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 THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.
WEBER COUNTY SURVEYOR

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 THERE TO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.
WEBER COUNTY ATTORNEY

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 06-15-13
Name: MOUNTAIN PRIME SUBDIVISION
Number: 5809-01
Revision:
Scale: 1"=60'
Checked:

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____.
WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder
Entry No. _____ Fee Paid _____
Filed For Record
And Recorded, At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Webber County Recorder
Deputy: _____