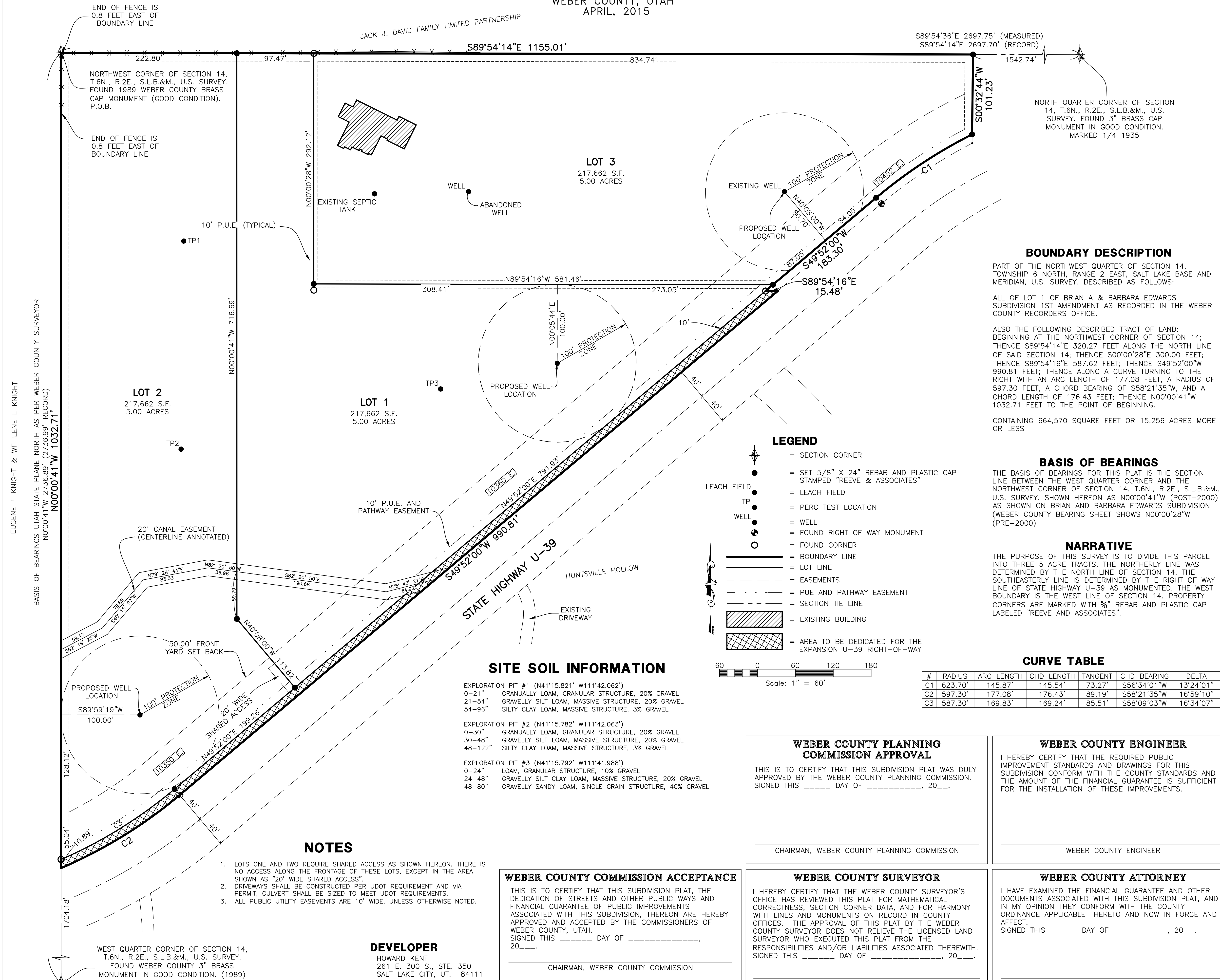


MOUNTAIN PRIME SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2015



BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

ALL OF LOT 1 OF BRIAN A & BARBARA EDWARDS SUBDIVISION 1ST AMENDMENT AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE.

ALSO THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHWEST CORNER OF SECTION 14; THENCE S89°54'14"E 320.27 FEET ALONG THE NORTH LINE OF SAID SECTION 14; THENCE S00°00'28"E 300.00 FEET; THENCE S89°54'16"E 587.62 FEET; THENCE S49°52'00"W 990.81 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 177.08 FEET, A RADIUS OF 597.30 FEET, A CHORD BEARING OF S58°21'35"W, AND A CHORD LENGTH OF 176.43 FEET; THENCE N00°00'41"W 1032.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 664,570 SQUARE FEET OR 15.256 ACRES MORE OR LESS

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 (POST-2000) AS SHOWN ON BRIAN AND BARBARA EDWARDS SUBDIVISION (WEBER COUNTY BEARING SHEET SHOWS N00°00'28"W (PRE-2000))

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THIS PARCEL INTO THREE 5 ACRE TRACTS. THE NORTHERLY LINE WAS DETERMINED BY THE NORTH LINE OF SECTION 14. THE SOUTHEASTERLY LINE IS DETERMINED BY THE RIGHT OF WAY LINE OF STATE HIGHWAY U-39 AS MONUMENTED. THE WEST BOUNDARY IS THE WEST LINE OF SECTION 14. PROPERTY CORNERS ARE MARKED WITH 3/8" REBAR AND PLASTIC CAP LABELED "REEVE AND ASSOCIATES".

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	623.70'	145.87'	145.54'	73.27'	S56°34'01"W	13°24'01"
C2	597.30'	177.08'	176.43'	89.19'	S58°21'35"W	16°59'10"
C3	587.30'	169.83'	169.24'	85.51'	S58°09'03"W	16°34'07"

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = LEACH FIELD
- = PERC TEST LOCATION
- = WELL
- = FOUND RIGHT OF WAY MONUMENT
- = FOUND CORNER
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENTS
- = PUE AND PATHWAY EASEMENT
- = SECTION TIE LINE
- = EXISTING BUILDING
- = AREA TO BE DEDICATED FOR THE EXPANSION U-39 RIGHT-OF-WAY

SITE SOIL INFORMATION

- EXPLORATION PIT #1 (N41°15.821' W111°42.062')
- 0-21" GRANULALLY LOAM, GRANULAR STRUCTURE, 20% GRAVEL
 - 21-54" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 - 54-96" SILTY CLAY LOAM, MASSIVE STRUCTURE, 3% GRAVEL
- EXPLORATION PIT #2 (N41°15.782' W111°42.063')
- 0-30" GRANULALLY LOAM, GRANULAR STRUCTURE, 20% GRAVEL
 - 30-48" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 - 48-122" SILTY CLAY LOAM, MASSIVE STRUCTURE, 3% GRAVEL
- EXPLORATION PIT #3 (N41°15.792' W111°41.988')
- 0-24" LOAM, GRANULAR STRUCTURE, 10% GRAVEL
 - 24-48" GRAVELLY SILT CLAY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 - 48-80" GRAVELLY SANDY LOAM, SINGLE GRAIN STRUCTURE, 40% GRAVEL

NOTES

1. LOTS ONE AND TWO REQUIRE SHARED ACCESS AS SHOWN HEREON. THERE IS NO ACCESS ALONG THE FRONTAGE OF THESE LOTS, EXCEPT IN THE AREA SHOWN AS "20' WIDE SHARED ACCESS".
2. DRIVEWAYS SHALL BE CONSTRUCTED PER UDOT REQUIREMENTS AND VIA PERMIT. CULVERT SHALL BE SIZED TO MEET UDOT REQUIREMENTS.
3. ALL PUBLIC UTILITY EASEMENTS ARE 10' WIDE, UNLESS OTHERWISE NOTED.

DEVELOPER

HOWARD KENT
261 E. 300 S., STE. 350
SALT LAKE CITY, UT. 84111

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 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 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 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 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 AFFECT.

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ATTORNEY

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.

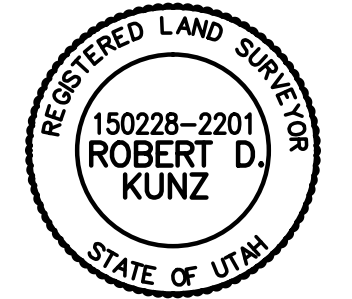
SIGNED THIS _____ DAY OF _____, 20____

WEBER-MORGAN HEALTH DEPARTMENT

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

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 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 AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

HOWARD KENT (PRESIDENT)

Acknowledgment

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Acknowledgment

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 01-20-15
Name: MOUNTAIN PRIME SUBDIVISION
Number: 6471-01
Revision: 03-09-2015
Scale: 1"=60'
Checked:



Weber County Recorder

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