

CURVE DATA						
SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.05	64.51	22°15'02"	12.69	24.90	S52°06'53"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	63.19'	N00°36'52"E
L2	14.50'	S89°52'43"E
L3	140.85'	S00°41'50"W
L4	125.03'	N00°27'24"W
L5	42.81'	N89°42'42"W
L6	250.95'	N89°52'43"W
L7	60.00'	S00°07'17"W
L8	59.70'	S49°00'35"W
L9	73.69'	N40°59'22"W

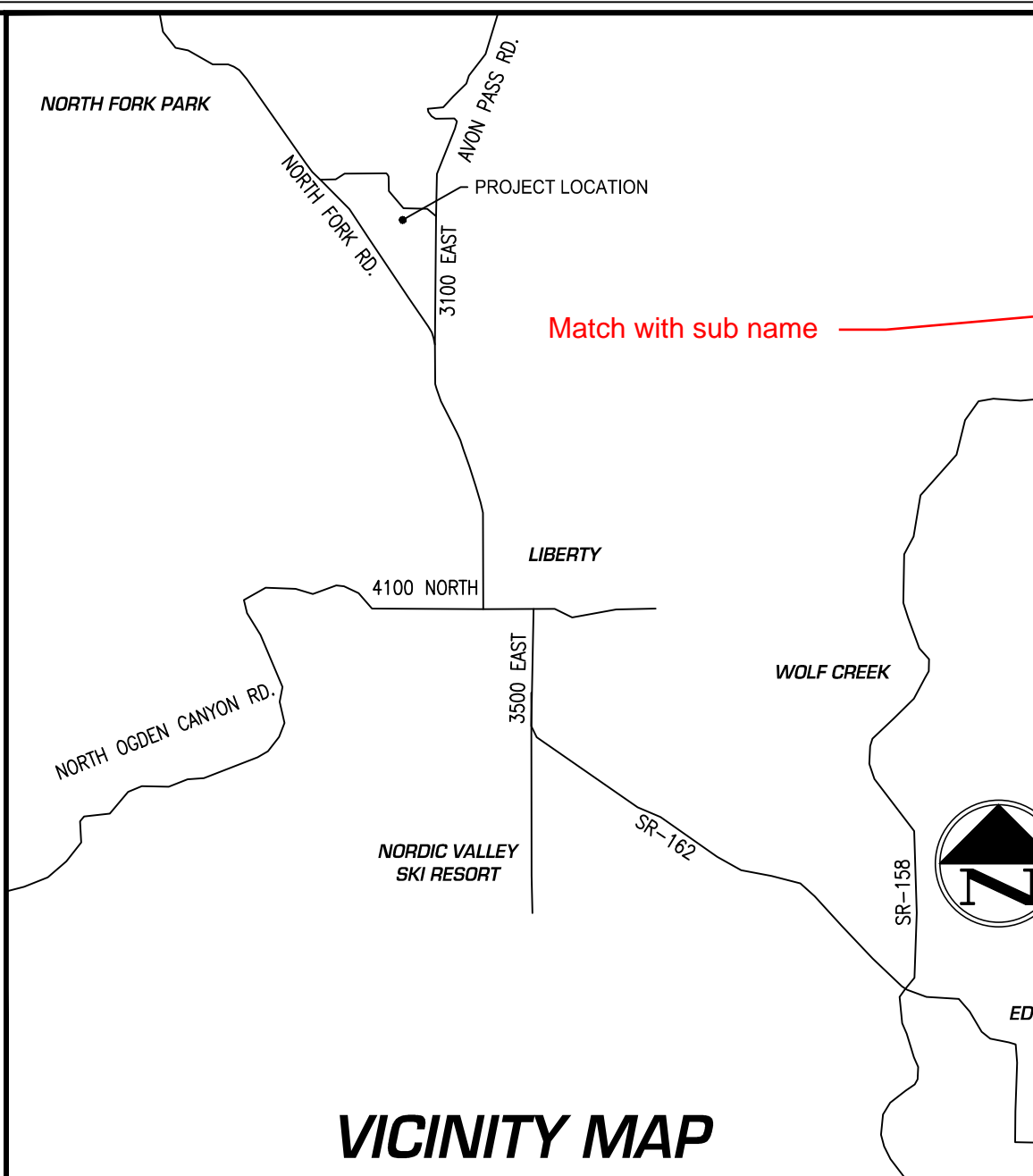
BRIGHT ACRES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LIBERTY, WEBER COUNTY, UTAH

FOUND MONUMENT
3" BRASS CAP IN CONCRETE
NORTHEAST CORNER
SECTION 7
TOWNSHIP 7 NORTH,
RANGE 1 EAST, S.L.B.&M.

A full review cannot be provided until the following requirements have been met. Please review the checklist, attached to avoid excessive review fees.

1. Dimension all lot lines, easements, or encumbrances.
2. Check that all dimensions in the written description and the map match.
3. Discrepancies in both; make sure that the boundary closes. Currently has a 37'+/- mis closure in graphical and a 92'+/- mis closure by description.
4. Show evidence of occupation, ie: fencing, buildings, walls, major landscaping. Or reference a survey that encompasses all property within boundary and shows the aforementioned evidence.
5. Include a narrative that clarifies ambiguities in the boundary; or reference a filed survey that satisfies this requirement.
6. Addressing will be provided once lots are fully dimensioned.



- NOTES:**
1. BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP. WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.
 2. A 12 FOOT WIDE EASEMENT ALONG THE SOUTHERLY BOUNDARY OF LOTS 3 AND 4 IS HEREBY DEDICATED TO WEBER COUNTY FOR THE USE AS A TRAIL FOR PEDESTRIAN ACCESS.
 3. A 30' ACCESS EASEMENT FOR INGRESS AND EGRESS FROM LOTS 2 AND 3 FOR THE OWNERS OF SAID LOTS AND EMERGENCY PERSONNEL IS PROVIDED ACROSS LOTS 2, 3, AND 4 AS SHOWN HEREON.

WEBER-MORGAN HEALTH DEPARTMENT NOTES:

AN EVALUATION OF THE SITE AND SOILS WAS COMPLETED BY WEBER-MORGAN HEALTH DEPARTMENT STAFF ON JUNE 3, 2021. THE SOIL TEXTURE AND STRUCTURE, AS CLASSIFIED USING THE USDA SYSTEM, ARE AS FOLLOWS:

- EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 426851 E 4579128 N)
0-16" LOAM, GRANULAR STRUCTURE
16-32" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 40% GRAVEL
32-60" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 70% GRAVEL
- EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 426818 E 4579165 N)
0-23" LOAM, GRANULAR STRUCTURE
23-48" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
48-61" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 75% GRAVEL
- EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 426737 E 4579214 N)
0-23" LOAM, GRANULAR STRUCTURE
23-41" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
41-60" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 75% GRAVEL
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 426639 E 4579410 N)
0-23" LOAM, GRANULAR STRUCTURE
23-39" SANDY LOAM, BLOCKY STRUCTURE
39-98" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 70% GRAVEL

LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- MONUMENT LINE/CENTER LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- EASEMENT AS NOTED
- LOT LINE
- R.O.W. LINE
- ◆ PROPOSED STREET MONUMENT
- SET 5/8" REBAR AND CAP LS # 10708886 (SEE NOTE 1)
- ROW RIGHT OF WAY
- TYP TYPICAL
- MON MONUMENT
- 3389 W LOT ADDRESS
- (R) RADIAL
- (NR) NON RADIAL
- = EXPLORATION/PERCOLATION PIT

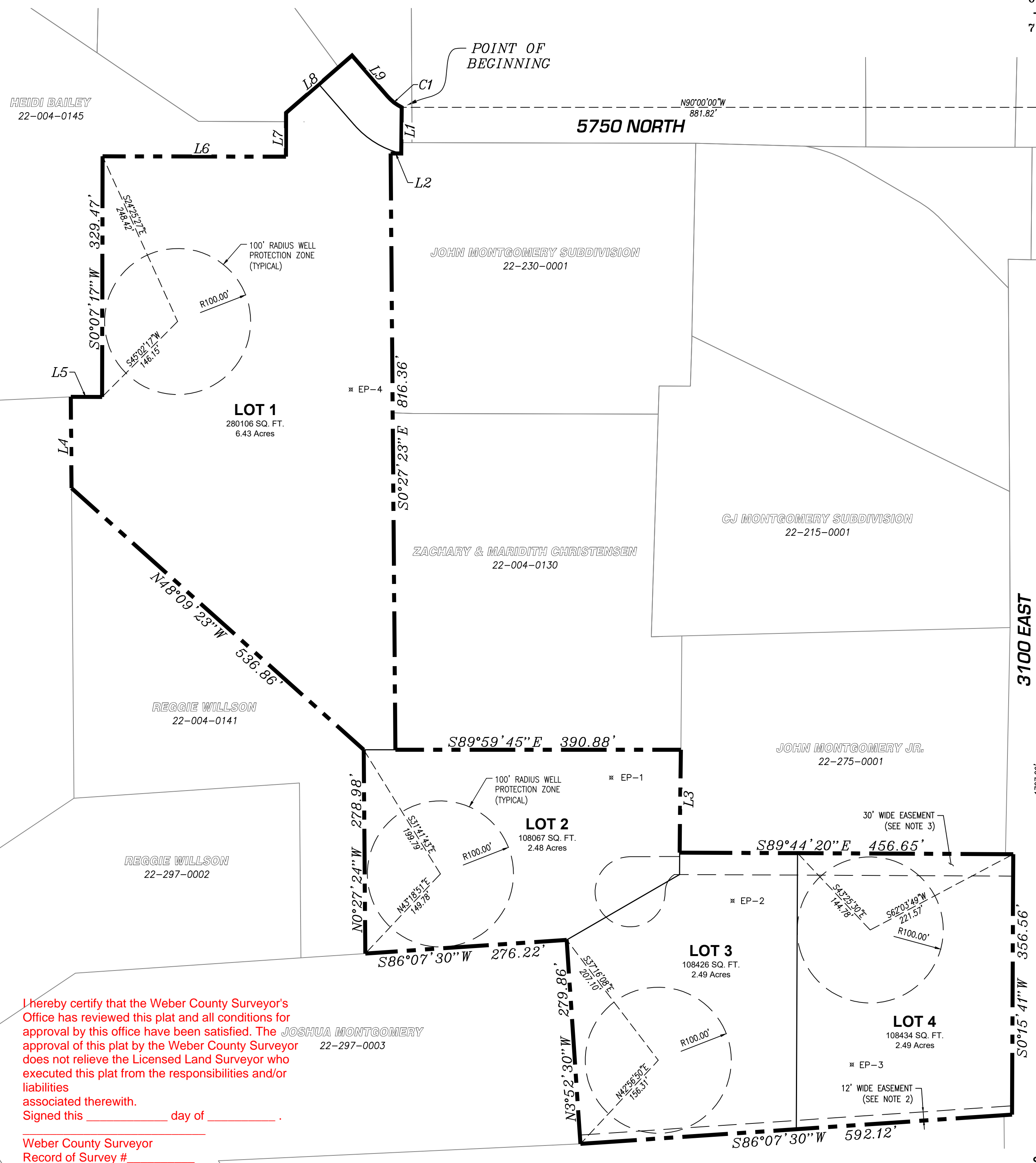
DEVELOPER

MOZANAIM LLC
796 SUNRISE CIRCLE
CENTERTVILLE, UTAH 84014
CONTACT: SCOTT HALE
PHONE: 801-792-4065

SHEET
1 OF 1

BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 0°15'41" WEST. BEARINGS AND DISTANCES SHOWN ARE AS SURVEYED.



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 _____.

Weber County Surveyor
Record of Survey # _____

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____.

SIGNATURE _____

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 THE 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____.

SIGNATURE _____

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____.

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.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

ATTEST:

SIGNATURE _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, OF LAYTON SURVEYS LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10708886 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BRIGHT ACRES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



MARCH 4, 2022
DATE:

WILLIS D. LONG
LICENSE NO. 10708886

BOUNDARY DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 00°15'41" WEST 926.85 FEET AND NORTH 90°00'00" WEST 881.82 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION; RUNNING THENCE SOUTH 0°36'52" WEST 63.19 FEET; THENCE NORTH 89°52'43" WEST 14.50 FEET; THENCE SOUTH 0°27'23" EAST 816.36 FEET; THENCE SOUTH 89°59'44" EAST 390.92 FEET; THENCE SOUTH 0°42'37" WEST 140.05 FEET; THENCE SOUTH 89°44'21" EAST 456.65 FEET; THENCE SOUTH 0°15'41" WEST 336.56 FEET; THENCE SOUTH 86°07'30" WEST 592.12 FEET; THENCE NORTH 0°32'30" WEST 279.86 FEET; THENCE SOUTH 86°07'30" WEST 276.22 FEET; THENCE NORTH 0°27'24" WEST 278.98 FEET; THENCE NORTH 48°09'23" WEST 536.86 FEET; THENCE NORTH 0°27'24" WEST 125.03 FEET; THENCE NORTH 89°42'42" WEST 42.81 FEET; THENCE NORTH 0°07'17" EAST 329.47 FEET; THENCE SOUTH 89°52'43" EAST 250.95 FEET; THENCE NORTH 0°07'17" EAST 60.00 FEET; THENCE NORTH 49°00'35" EAST 119.70 FEET; THENCE SOUTH 40°59'22" EAST 73.69 FEET; THENCE ALONG A CURVE TO THE LEFT (RADIUS OF 64.51 FEET AND A CHORD BEARING OF SOUTH 52°06'53" EAST 24.89) 25.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 612,503.88 SQUARE FEET OR 14.06 ACRES.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) MOZANAIM, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

BRIGHT ACRES SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER(S) HAS/HAVE HEREUNTO SET OUT HANDS THIS ____ DAY OF _____, 2022.

MOZANAIM, LLC

BY: _____

NAME: SCOTT HALE

NOTARY ACKNOWLEDGEMENT:

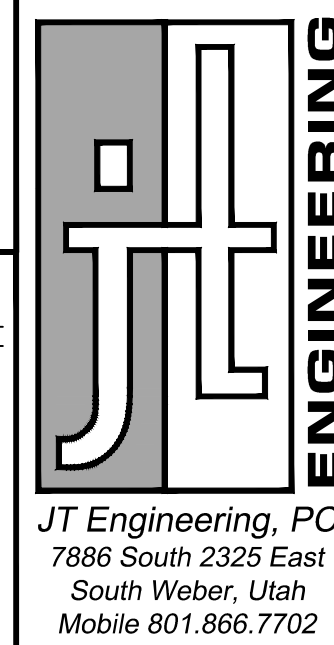
ON THE ____ DAY OF _____ A.D., 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SHE IS THE MANAGER OF MOZANAIM, LLC, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF COMPANY WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

BRIGHT ACRES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LIBERTY, WEBER COUNTY, UTAH



1857 N. 100 W. SUITE 1
CLINTON, UT 84015
(801)-663-1641
willis.long@laytonsurveys.com

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED, IN
BOOK _____ OF THE OFFICIAL
RECORDS, PAGE _____.

RECORDED FOR: _____

WEBER COUNTY RECORDER
BY: _____ (DEPUTY)