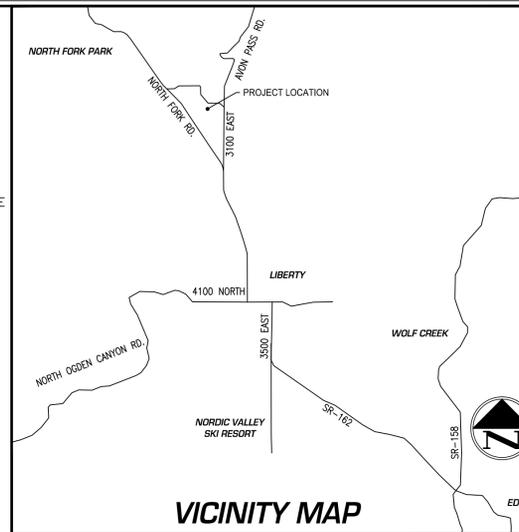


SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.05	64.51	22°15'02"	12.69	24.90	S52°06'53"E
C2	29.51	28.00	60°23'01"	16.29	28.16	S60°04'13"W
C3	11.60	28.00	23°43'51"	5.88	11.51	S18°00'47"W
C4	102.88	50.00	117°53'18"	83.03	85.67	N65°05'31"E
C5	127.61	50.00	146°13'30"	164.70	95.69	S17°08'55"W
C6	35.88	50.00	41°06'44"	18.75	35.11	N69°33'55"E
C7	57.40	80.00	41°06'44"	30.00	56.18	N69°33'55"E
C8	78.93	110.00	41°06'44"	41.25	77.25	N69°33'55"E

LINE	LENGTH	DIRECTION
L1	63.19'	S00°36'52"W
L2	14.50'	N89°52'43"W
L3	140.85'	S00°41'50"W
L4	125.03'	N00°27'24"W
L5	42.81'	S89°42'42"E
L6	250.95'	S89°52'43"E
L7	60.00'	N00°07'17"E
L8	119.70'	N49°00'35"E
L9	73.69'	S40°59'22"E
L10	43.31'	N89°59'45"W
L11	59.51'	N61°23'18"W
L12	44.62'	N44°02'41"W
L13	26.82'	N49°00'35"E

BRIGHT ACRES SUBDIVISION

LOCATED IN THE EAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LIBERTY, WEBER COUNTY, UTAH



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.



JULY 12, 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 A DISTANCE OF 926.85 FEET AND WEST A DISTANCE OF 881.82 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION, AND RUNNING THENCE SOUTH 00°36'52" WEST A DISTANCE OF 63.19 FEET; THENCE NORTH 89°52'43" WEST A DISTANCE OF 14.50 FEET; THENCE SOUTH 00°27'23" EAST A DISTANCE OF 816.36 FEET; THENCE SOUTH 89°59'45" EAST A DISTANCE OF 390.88 FEET; THENCE SOUTH 00°41'50" WEST A DISTANCE OF 140.85 FEET; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 42.81 FEET; THENCE SOUTH 00°15'41" WEST A DISTANCE OF 356.56 FEET; THENCE SOUTH 86°07'30" WEST A DISTANCE OF 592.12 FEET; THENCE NORTH 03°52'30" WEST A DISTANCE OF 279.86 FEET; THENCE SOUTH 86°07'30" WEST A DISTANCE OF 276.22 FEET; THENCE NORTH 00°27'24" WEST A DISTANCE OF 278.98 FEET; THENCE NORTH 48°09'23" WEST A DISTANCE OF 536.86 FEET; THENCE NORTH 00°27'24" WEST A DISTANCE OF 125.03 FEET; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 42.81 FEET; THENCE NORTH 00°07'17" EAST A DISTANCE OF 329.47 FEET; THENCE SOUTH 89°52'43" EAST A DISTANCE OF 250.95 FEET; THENCE NORTH 00°07'17" EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 49°00'35" EAST A DISTANCE OF 119.70 FEET; THENCE SOUTH 40°59'22" EAST A DISTANCE OF 73.69 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 64.51 FEET, A DISTANCE OF 25.05 FEET (CHORD BEARS SOUTH 52°06'53" EAST A DISTANCE OF 24.90 FEET) TO THE POINT OF BEGINNING.

CONTAINS 612,504 SQUARE FEET OR 14,061 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.

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

NOTES:

- BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.
- 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.
- AN NON-EXCLUSIVE ACCESS EASEMENT, AS SHOWN HEREON ACROSS LOTS 2, 3, AND 4, IS HEREBY DEDICATED TO LOTS 2 AND 3 FOR INGRESS AND EGRESS FROM 3100 EAST. SAID EASEMENT IS ALSO DEDICATED FOR USE BY EMERGENCY VEHICLES AND AS A PUBLIC UTILITY EASEMENT.
- 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.
- AN NON-EXCLUSIVE EASEMENT IS DEDICATED HEREON ACROSS LOTS 2 AND 3 TO BENEFIT LOTS 3 AND 4 FOR THE PURPOSES OF ACCESS TO THE SHARED WELL ON LOT 2 AND THE INSTALLATION, OPERATION, AND MAINTENANCE OF SERVICE LATERALS FROM THE WELL TO LOTS 3 AND 4.
- A 15' WIDE NON-EXCLUSIVE IRRIGATION EASEMENT IS DEDICATED TO THE OWNERS OF LOT 1 OF THIS SUBDIVISION AND PARCEL NO. 22-275-0001 ACROSS THE WEST SIDE OF LOT 2, AS SHOWN HEREON, FOR THE PURPOSE OF CONVEYING IRRIGATION WATER FROM AN EXISTING PIPE THROUGH A FUTURE UNDERGROUND PIPE TO SAID PROPERTIES. THE OWNER OF SAID LOTS HAVE THE RIGHT TO ACCESS THIS EASEMENT TO CONSTRUCT, OPERATE, AND MAINTAIN SAID FUTURE UNDERGROUND PIPE AT HIS/HER OWN EXPENSE.
- A 15' WIDE NON-EXCLUSIVE IRRIGATION EASEMENT IS DEDICATED TO THE OWNERS OF PARCEL NO. 22-275-0001 ACROSS THE SOUTH SIDE OF LOT 2 AND THE NORTHWESTERLY SIDE OF LOT 3 FOR THE PURPOSE OF CONVEYING IRRIGATION WATER FROM AN EXISTING PIPE THROUGH A FUTURE UNDERGROUND PIPE TO SAID PROPERTY. THE OWNER OF SAID LOT HAS THE RIGHT TO ACCESS THIS EASEMENT TO CONSTRUCT, OPERATE, AND MAINTAIN SAID UNDERGROUND PIPE AT HIS/HER OWN EXPENSE.
- A 15' WIDE NON-EXCLUSIVE CULINARY WATER PIPE EASEMENT IS DEDICATED TO LIBERTY PIPE ACROSS THE NORTHERLY SIDE OF LOT 4, AS SHOWN HEREON, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING A CULINARY WATER PIPE AND ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, A FIRE HYDRANT.

DEVELOPER

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

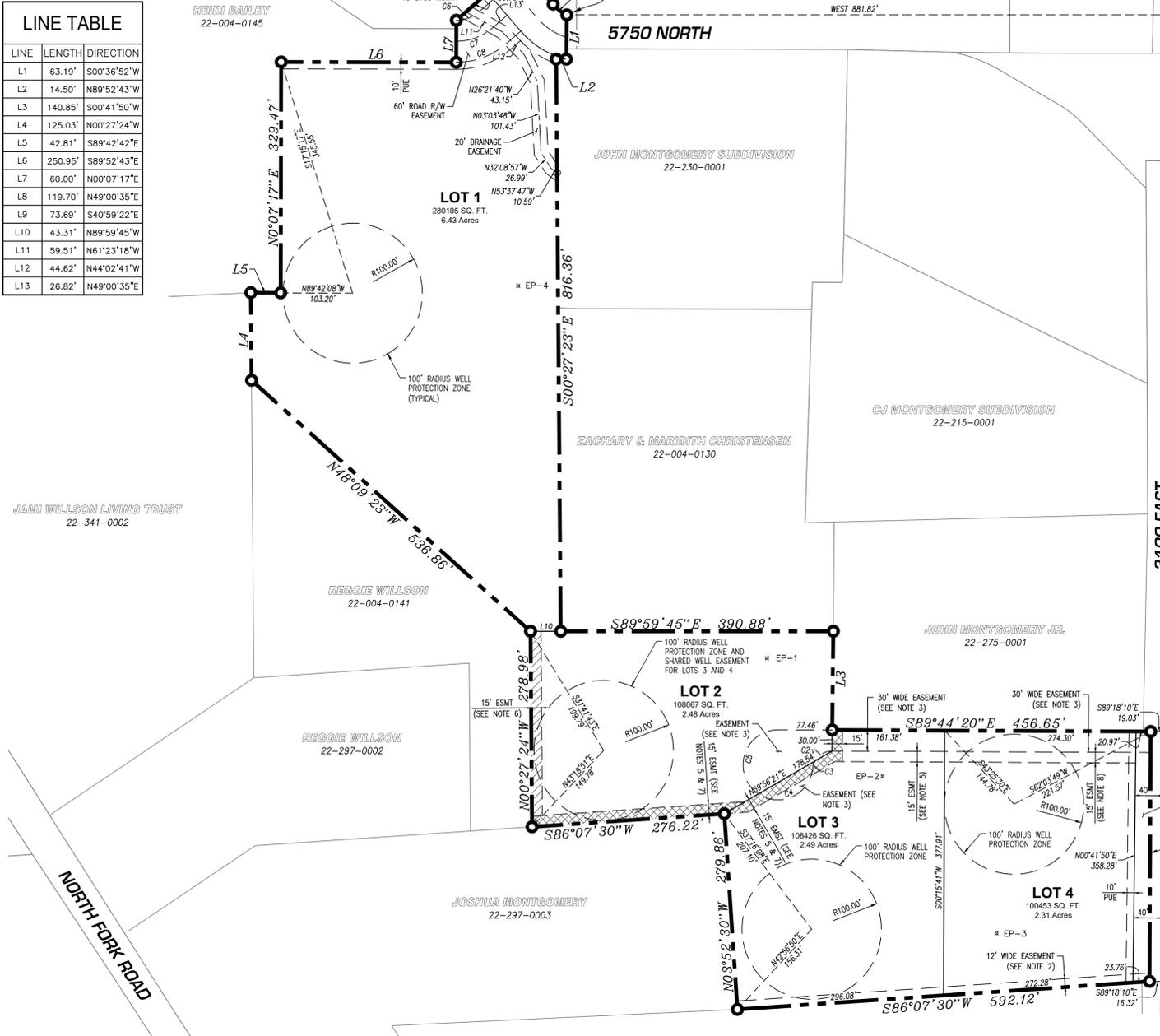
LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- EASEMENT AS NOTED
- /// EASEMENT (SEE NOTE 6)
- /// EASEMENT (SEE NOTE 7)
- 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

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.

SHEET
1 OF 1



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 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 _____, 20____.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY #

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 WORKS 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

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

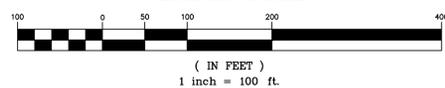
WEBER - MORGAN HEALTH DEPARTMENT

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

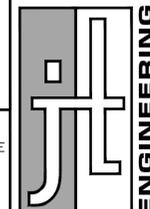
GRAPHIC SCALE



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

BRIGHT ACRES SUBDIVISION

LOCATED IN THE EAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LIBERTY, WEBER COUNTY, UTAH



JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

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)