

MONUMENT AT POWDER MOUNTAIN A UTAH SUBDIVISION PROJECT PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2023

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT WHICH IS ON THE NORTHERLY BOUNDARY LINE OF SUMMIT EDAN PHASE 1, SAID POINT BEING SOUTH 01°09'02" WEST 1501.84 FEET ALONG THE SECTION LINE AND SOUTH 88°50'58" EAST 1087.06 FEET, FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 15°10'18" EAST, 348.27 FEET; THENCE SOUTH 74°45'57" EAST, 2.69 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, (CHORD BEARS NORTH 63°45'29" EAST 19.87 FEET); THENCE NORTHEASTERLY ALONG REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, (CHORD BEARS NORTH 55°21'02" EAST 136.41 FEET) AN ARC DISTANCE OF 144.29 FEET; THENCE NORTH 69°22'27" EAST, 227.43 FEET; THENCE NORTH 81°23'45" EAST, 183.36 FEET; THENCE SOUTH 18°31'52" EAST, 68.39 FEET; THENCE NORTH 71°28'08" EAST, 119.28 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, (CHORD BEARS SOUTH 84°07'18" EAST 123.98 FEET), AN ARC DISTANCE OF 127.81 FEET; THENCE EASTERLY ALONG REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, (CHORD BEARS NORTH 86°00'15" EAST 16.96 FEET), FOR AN ARC DISTANCE OF 18.03 FEET; THENCE NORTHEASTERLY ALONG OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 433.00 FEET, (CHORD BEARS NORTH 60°09'36" EAST 127.10 FEET), FOR AN ARC DISTANCE OF 127.56 FEET; THENCE SOUTH 21°24'01" EAST, 66.00 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 367.00 FEET, (CHORD BEARS NORTH 71°43'34" EAST 40.03 FEET), FOR AN ARC DISTANCE OF 40.05 FEET; THENCE SOUTH 13°50'06" EAST, 197.91 FEET; THENCE SOUTH 58°15'09" WEST, 97.43 FEET; THENCE NORTH 47°05'10" WEST, 195.20 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 367.00 FEET, (CHORD BEARS SOUTH 37°16'15" WEST 55.58 FEET), FOR AN ARC DISTANCE OF 55.63 FEET; THENCE SOUTH 33°11'11" WEST, 227.49 FEET TO A CURVE TO RIGHT HAVING A RADIUS OF 383.00 FEET (CHORD BEARING AND DISTANCE OF S57°09'39"W 314.40 FEET) FOR AN ARC DISTANCE OF 323.97 FEET; THENCE S81°53'41"W 69.62 FEET; THENCE S20°02'48"W 65.06 FEET TO THE NORTH RIGHT OF WAY LINE OF SUMMIT PASS ROAD; THENCE ALONG THE NORTH LINE OF SUMMIT PASS ROAD THE FOLLOWING 3 COURSES: N69°57'12"W 92.85 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET (CHORD BEARING AND DISTANCE OF N76°12'08"W 116.03 FEET) FOR AN ARC LENGTH OF 116.26, THENCE N82°27'04"W 176.15 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 19TH DAY OF JUNE, 2023.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MONUMENT AT POWDER MOUNTAIN - PHASE 1 - A UTAH SUBDIVISION PROJECT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____ 2023.

BY: (PRINTED NAME/TITLE)

BY: (SIGNATURE)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION NAMED " MONUMENT AT POWDER MOUNTAIN", ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY GUY WILLIAMS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 01°09'01" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE EXTERIOR BOUNDARY SHOWN HERE ON WAS BASED OFF OF THE TITLE COMMITMENT ISSUED BY ALPINE TITLE ISSUED 11/28/2022 AT 8AM AS COMMITMENT NO. 322-1002

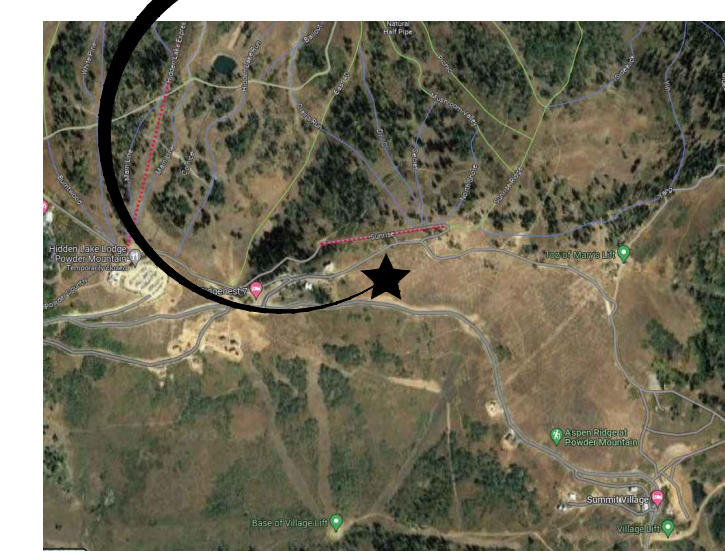
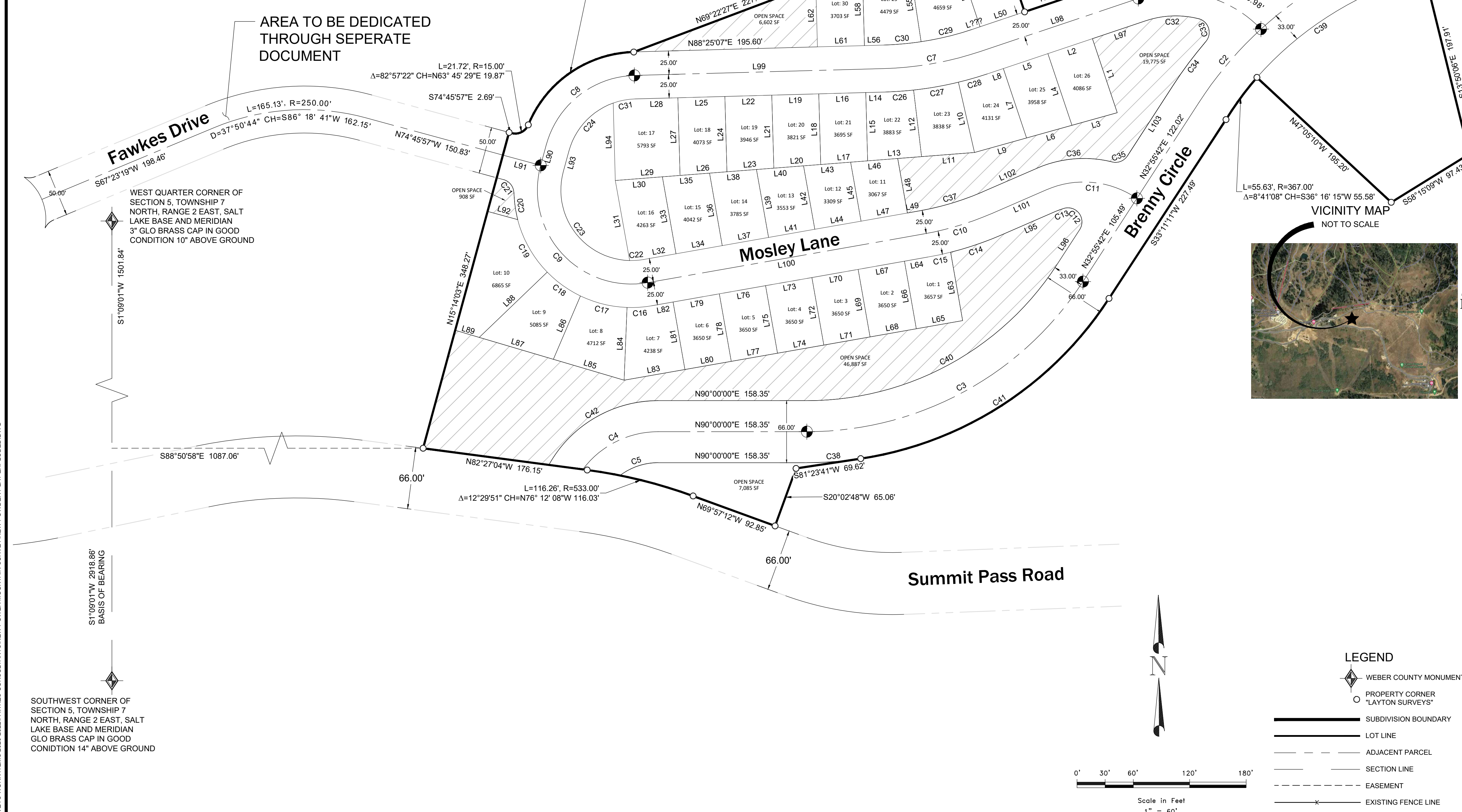
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

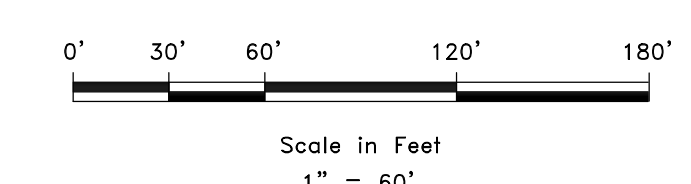
On this ___ day of _____ 2023, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC



- LEGEND**
- WEBER COUNTY MONUMENT
 - PROPERTY CORNER
 - "LAYTON SURVEYS"
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE



<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____ 2023.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____ 2023.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____ 2023.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THERON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ___ DAY OF _____ 2023.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ NAME/TITLE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ___ DAY OF _____ 2023.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____ 2023.</p> <p>DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>	<p>FAWKES CONSULTANTS INC. 2701 N. THANKSGIVING WAY LEHI, UTAH 84043</p>	<p>LAYTON SURVEYS LLC Professional Land Surveying 1857 N. 1000 W. STE. 1 CLEARFIELD, UT 84015</p>	<p>COUNTY RECORDER</p> <p>DEVELOPER: MICHAEL BRENNY 4421 NORTH THANKSGIVING WAY SUITE 200 LEHI, UTAH 84043</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____</p>
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**MONUMENT AT POWDER MOUNTAIN
A UTAH SUBDIVISION PROJECT**
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2023

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	147.03	400.00	21.06	N58° 04' 46"E	146.21
C2	102.07	400.00	14.62	N40° 14' 20"E	101.79
C3	348.63	350.00	57.07	N61° 27' 51"E	334.40
C4	92.86	100.00	53.20	N63° 23' 54"E	89.56
C5	43.37	67.00	37.09	N71° 27' 25"E	42.61
C6	142.02	125.00	65.10	S75° 58' 59"E	134.50
C7	103.54	350.00	16.95	N79° 56' 38"E	103.16
C8	127.73	100.00	73.18	N51° 49' 35"E	119.22
C9	201.13	100.00	115.24	N42° 23' 02"W	168.90
C10	76.47	325.00	13.48	S73° 15' 26"W	76.29
C11	100.92	100.00	57.83	N84° 34' 14"W	96.70
C12	36.49	15.00	139.37	N36° 45' 16"W	28.13
C13	9.22	75.00	7.05	S70° 02' 23"W	9.22
C14	57.33	350.00	9.38	S71° 12' 33"W	57.27
C15	25.02	350.00	4.10	N77° 56' 59"E	25.02
C16	26.36	125.00	12.08	N86° 02' 20"E	26.31
C17	51.52	125.00	23.61	S76° 06' 49"E	51.15
C18	43.71	125.00	20.03	S54° 17' 23"E	43.49
C19	64.82	124.86	29.74	S29° 24' 34"E	64.09
C20	28.78	125.00	13.19	S7° 57' 50"E	28.72
C21	19.22	15.00	73.40	N38° 04' 00"W	17.93
C22	14.91	75.00	11.39	S85° 41' 31"W	14.88
C23	135.94	75.00	103.85	S36° 41' 24"E	118.08
C24	72.06	75.00	55.05	S42° 45' 32"W	69.32
C26	30.54	375.00	4.67	N86° 05' 09"E	30.53
C27	48.38	375.00	7.39	N80° 03' 25"E	48.35
C28	32.02	375.00	4.89	N73° 54' 54"E	32.01
C29	56.18	325.00	9.90	S76° 25' 15"W	56.11
C30	39.97	325.00	7.05	S84° 53' 45"W	39.94
C31	23.74	75.00	18.13	N79° 21' 04"E	23.64
C32	56.92	100.00	32.61	S87° 46' 34"W	56.16
C33	30.51	15.00	116.53	N17° 39' 00"W	25.52
C34	58.10	433.00	7.69	S36° 46' 21"W	58.06
C35	18.59	15.00	71.02	N68° 26' 19"E	17.43
C36	81.66	125.00	37.43	N85° 13' 58"E	80.22
C37	70.59	300.00	13.48	N73° 15' 26"E	70.42
C38	57.53	383.00	8.61	N85° 41' 49"E	57.47
C39	172.93	365.53	27.11	S55° 05' 54"W	171.32
C40	315.76	317.00	57.07	N61° 27' 51"E	302.87
C41	323.97	383.00	48.47	S57° 09' 39"W	314.40
C42	141.36	133.00	60.90	N59° 33' 01"E	134.80

LINE TABLE		
LINE #	LENGTH	BEARING
L1	83.00	S18° 32' 04"E
L2	50.00	N71° 28' 08"E
L3	50.07	S74° 23' 46"W
L4	80.45	N18° 32' 04"W
L5	50.00	N71° 28' 08"E
L6	50.07	S74° 23' 46"W
L7	77.89	N18° 32' 03"W
L8	18.00	N71° 28' 08"E
L9	57.54	S74° 23' 46"W
L10	76.68	N12° 55' 58"W
L11	56.50	S85° 32' 13"W
L12	71.29	N6° 48' 40"W
L13	57.56	S85° 32' 13"W
L14	20.49	N88° 25' 07"E
L15	72.64	S1° 34' 53"E
L16	50.00	N88° 25' 07"E
L17	50.06	S85° 32' 13"W
L18	75.16	N1° 34' 53"W
L19	50.00	N88° 25' 07"E
L20	50.06	S85° 32' 13"W
L21	77.68	N1° 34' 53"W
L22	50.00	N88° 25' 07"E
L23	50.05	S85° 32' 13"W
L24	80.20	N1° 35' 12"W
L25	50.00	N88° 25' 07"E
L26	50.07	S85° 32' 13"W
L27	82.71	S1° 34' 53"E
L28	45.60	N88° 25' 07"E
L29	69.03	S85° 32' 13"W
L30	50.23	N85° 32' 13"E
L31	86.52	N10° 07' 43"W
L32	35.00	S79° 59' 52"W
L33	83.15	N10° 00' 08"W
L34	50.03	S79° 59' 52"W
L35	50.35	N85° 32' 13"E
L36	78.29	N9° 56' 10"W
L37	49.97	S79° 59' 52"W
L38	50.03	N85° 32' 13"E
L39	73.46	S10° 03' 57"E
L40	50.26	N85° 32' 13"E
L41	50.02	S79° 59' 52"W
L42	68.61	N10° 03' 57"W
L43	50.24	N85° 32' 13"E
L44	50.00	S79° 59' 52"W
L45	63.76	N10° 03' 57"W
L46	50.24	N85° 32' 13"E
L47	50.00	S79° 59' 52"W
L48	58.91	S10° 03' 57"E
L49	13.01	N79° 59' 52"E
L50	50.00	S71° 28' 08"W

LINE TABLE		
LINE #	LENGTH	BEARING
L51	50.76	N81° 23' 45"E
L52	77.14	N18° 31' 52"W
L53	8.62	S71° 28' 08"W
L54	51.12	N81° 23' 45"E
L55	82.34	N8° 37' 38"W
L56	20.49	S88° 25' 07"W
L57	50.63	N81° 23' 45"E
L58	77.98	N1° 34' 53"W
L59	30.85	N81° 23' 45"E
L60	20.51	N69° 22' 27"E
L61	50.00	S88° 25' 07"W
L62	67.52	N1° 34' 53"W
L63	73.89	S10° 00' 08"E
L64	25.00	N79° 59' 52"E
L65	50.00	S79° 59' 52"W
L66	73.00	N10° 00' 08"W
L67	50.00	N79° 59' 52"E
L68	50.00	S79° 59' 52"W
L69	73.00	N10° 00' 08"W
L70	50.00	N79° 59' 52"E
L71	50.00	S79° 59' 52"W
L72	73.00	N10° 00' 08"W
L73	50.00	N79° 59' 52"E
L74	50.00	S79° 59' 52"W
L75	73.00	N10° 00' 08"W
L76	50.00	N79° 59' 52"E
L77	50.00	S79° 59' 52"W
L78	73.00	N10° 00' 08"W
L79	50.00	N79° 59' 52"E
L80	50.00	S79° 59' 52"W
L81	73.00	N10° 00' 08"W
L82	23.03	N79° 59' 52"E
L83	65.69	S80° 03' 53"W
L84	77.47	N2° 17' 40"E
L85	78.59	N73° 32' 52"W
L86	73.33	N23° 08' 36"E
L87	82.24	N73° 32' 52"W
L88	100.36	N46° 09' 20"E
L89	26.63	N73° 32' 52"W
L90	22.82	N15° 14' 03"E
L91	41.63	N74° 45' 57"W
L92	33.16	S74° 45' 57"E
L93	22.82	S15° 14' 03"W
L94	82.46	N1° 34' 53"W
L95	62.90	S66° 31' 01"W
L96	44.60	N32° 55' 42"E
L97	59.89	S71° 28' 32"W
L98	177.89	N71° 28' 08"E
L99	266.08	N88° 25' 07"E
L100	298.03	S79° 59' 52"W

LINE TABLE		
LINE #	LENGTH	BEARING
L101	62.90	S66° 31' 01"W
L102	62.90	N66° 31' 01"E
L103	89.60	S32° 55' 42"W

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 2701 N. THANKSGIVING WAY LEHI, UTAH 84043	 1857 N. 1500 W. STE. 1 CLEARFIELD, UT 84015	S2 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
		 1857 N. 1500 W. STE. 1 CLEARFIELD, UT 84015	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____