

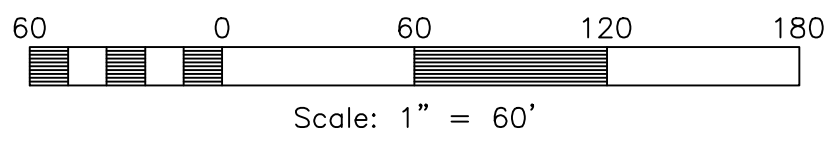
EXPLORATION PITS

AN EVALUATION OF THE SITE AND SOILS AT THE ABOVE-REFERENCED ADDRESS WAS COMPLETED BY STAFF OF THIS OFFICE ON MARCH 24, 2013. THE EXPLORATION PIT(S) IS LOCATED AT THE REFERENCED GPS COORDINATE AND DATUM. THE SOIL HORIZONS, REQUIRED PERCOLATION DEPTHS, ACTUAL AND ANTICIPATED MAXIMUM GROUND WATER TABLES HAVE BEEN LOGGED AS FOLLOWS:

- EXPLORATION PIT #1 (UTM ZONE 12T, NAD 83, 0409176E 4567882N) 0-18" LOAM, GRANULAR STRUCTURE
- 18-50" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 50-73" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% (THIS HORIZON IS A LACUSTRINE (LAKE) DEPOSIT DOMINATED BY INTER-BEDDED SANDS, SANDY CLAY LOAMS, AND SANDY CLAYS. INDIVIDUAL LAYER THICKNESS CAN BE MEASURED AS INCHES. PLATY STRUCTURE IS CAUSED BY SEDIMENTARY GRAIN SIZED DIFFERENCES IN THESE INDIVIDUAL LAYER. THIS LAYER HAS BEEN GENERALIZED AS A SANDY CLAY LOAM, PLATY STRUCTURE FROM THIS POINT FORWARD. GROUND WATER OBSERVED AT 73 INCHES)
- EXPLORATION PIT #2 (UTM ZONE 12T, NAD 83, 0409188E 4567860N) 0-22" LOAM, GRANULAR STRUCTURE
- 22-55" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 55-78" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 79 INCHES
- EXPLORATION PIT #3 (UTM ZONE 12T, NAD 83, 0409149E 4567871N) 0-21" LOAM, GRANULAR STRUCTURE
- 21-55" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 55-79" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 79 INCHES
- EXPLORATION PIT #4 (UTM ZONE 12T, NAD 83, 0409163E 45687910N) 0-18" LOAM, GRANULAR STRUCTURE
- 18-48" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 48-73" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 73 INCHES
- EXPLORATION PIT #5 (UTM ZONE 12T, NAD 83, 0409138E 4567943) 0-20" LOAM, GRANULAR STRUCTURE
- 20-55" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 55-70" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 70 INCHES
- EXPLORATION PIT #6 (UTM ZONE 12T, NAD 83, 0409124E 4567964N) 0-18" LOAM, GRANULAR STRUCTURE
- 18-44" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 44-68" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 68 INCHES
- EXPLORATION PIT #7 (UTM ZONE 12T, NAD 83, 0409107E 4567988N) 0-20" LOAM, GRANULAR STRUCTURE
- 20-45" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 45-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES
- EXPLORATION PIT #8 (UTM ZONE 12T, NAD 83, 0409070E 4568002N) 0-22" LOAM, GRANULAR STRUCTURE
- 22-50" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 50-55" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 55 INCHES
- EXPLORATION PIT #9 (UTM ZONE 12T, NAD 83, 0409064E 4567971N) 0-22" LOAM, GRANULAR STRUCTURE
- 22-54" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 54-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES
- EXPLORATION PIT #10 (UTM ZONE 12T, NAD 83, 0409084E 4567971N) 0-25" LOAM, GRANULAR STRUCTURE
- 25-54" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 54-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES
- EXPLORATION PIT #11 (UTM ZONE 12T, NAD 83, 0409106E 4567945N) 0-24" LOAM, GRANULAR STRUCTURE
- 24-55" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 55-64" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 64 INCHES
- EXPLORATION PIT #12 (UTM ZONE 12T, NAD 83, 0409136E 4567920N) 0-28" LOAM, GRANULAR STRUCTURE
- 28-58" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 58-67" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 67 INCHES
- EXPLORATION PIT #13 (UTM ZONE 12T, NAD 83, 0409136E 4567900N) 0-19" LOAM, GRANULAR STRUCTURE
- 19-49" SANDY CLAY LOAM, MASSIVE STRUCTURE
- 49-70" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 70 INCHES

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- # = TEST PIT LOCATION
- = SET BRASS CAP MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- x x x = EXISTING FENCELINE
- [Hatched] = EXISTING WETLAND AREA
- [Hatched] = EXISTING BUILDING
- [Hatched] = ROAD DEDICATION
- P.U.E. = PUBLIC UTILITY EASEMENT



NARRATIVE

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY WAS DETERMINED USING DEED CALLS AND EXISTING LINES OF OCCUPATION. THE CENTERLINE OF 4300 WEST STREET WAS DETERMINED AS THE SECTION LINE BETWEEN SECTIONS 16 AND 17. THE CENTERLINE OF 400 SOUTH STREET WAS DETERMINED SUBDIVISIONS IN THE AREA. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT BASIN AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE RIGHT-OF-WAY OF 400 SOUTH STREET, SAID POINT BEING N00°54'23"E 2850.52 FEET AND N89°05'37"W 153.00 FEET FROM A FOUND 3" WEBER BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N89°05'37"W 309.00 FEET; THENCE N63°05'37"W 48.39 FEET; THENCE N36°28'36"W 920.23 FEET; THENCE S88°33'34"E 1064.25 FEET TO THE CENTER LINE OF 4300 WEST STREET; THENCE S00°54'23"W ALONG THE CENTER LINE OF 4300 WEST STREET 346.50 FEET; THENCE N89°05'37"W 153.00 FEET; THENCE S00°54'23"W 396.00 FEET TO THE POINT OF BEGINNING, CONTAINING 518,283 SQUARE FEET OR 11.898 ACRES MORE OR LESS

BASIS OF BEARINGS

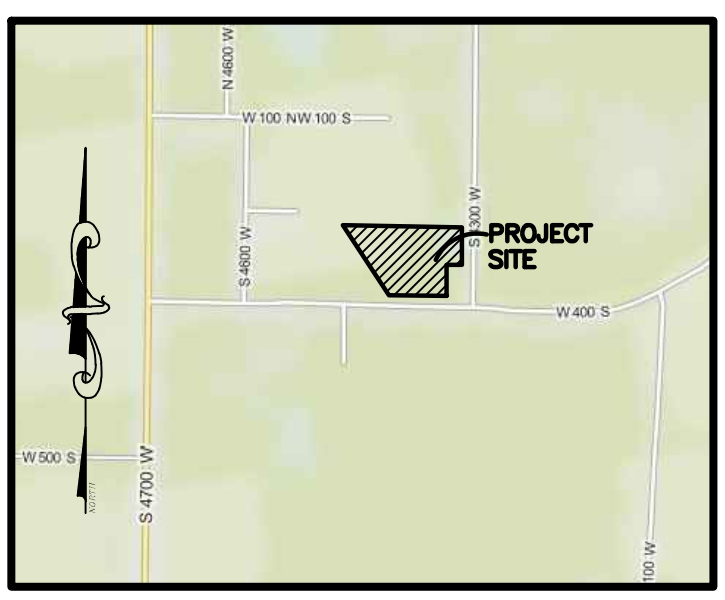
THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN A BRASS CAP MONUMENT STAMPED SOUTH QUARTER CORNER AND A BRASS CAP MONUMENT STAMPED SOUTHEAST CORNER OF SECTION 17, T.6N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S89°05'07"E, U.S. STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

HENRY FLATS CLUSTER SUBDIVISION

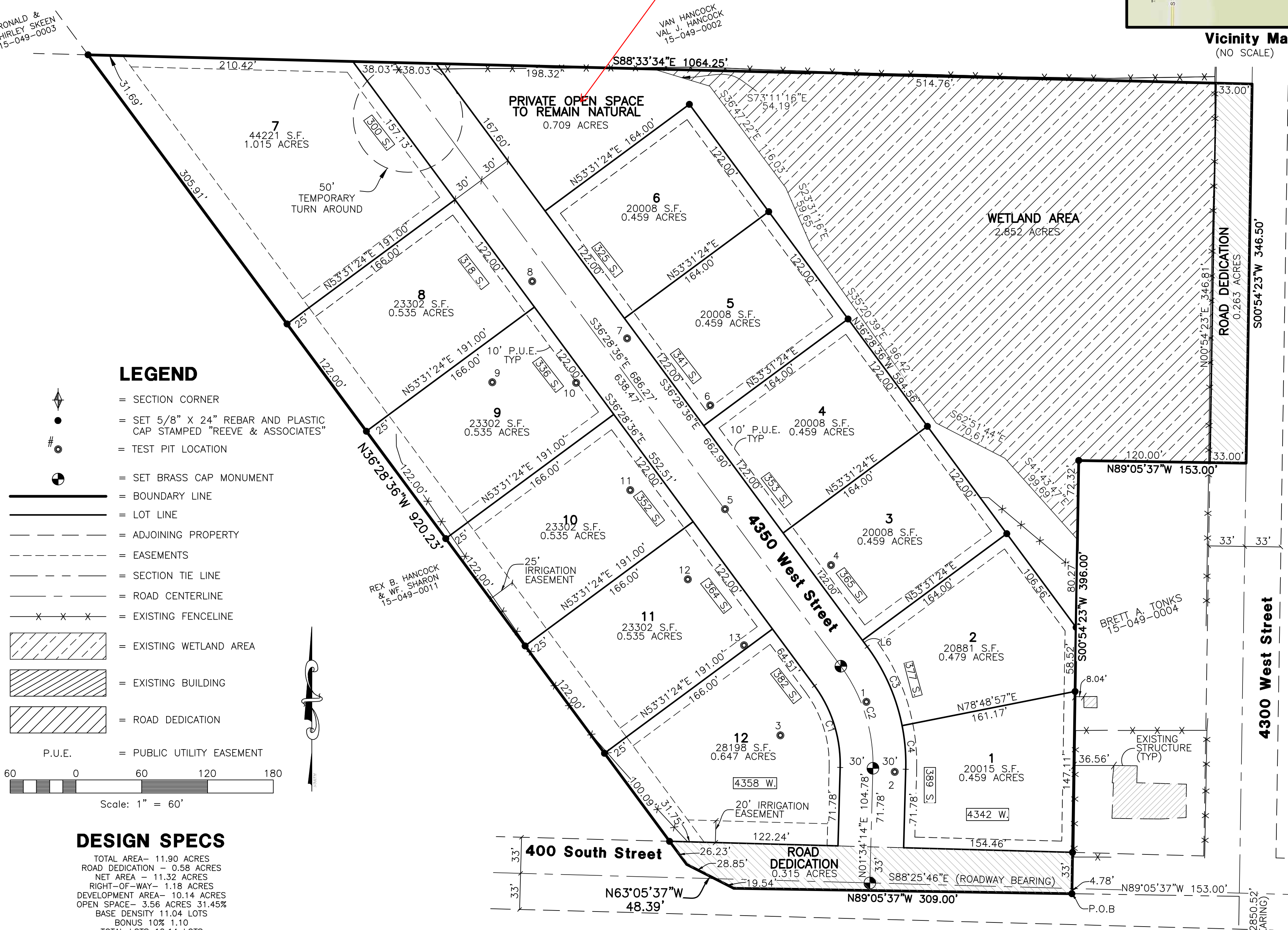
PART OF THE NE 1/4 OF SECTION 17, T.6N., R.2W., S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2016

Needs to be dedicated in owners dedication per WCO 106-7-1

Parcels of land to be dedicated as public park or to be permanently reserved for private common open space area shall be numbered and labeled and shall also be titled "Public Park" or "Private Common Open Space," whichever is applicable. WCO 106-1-8(c)(1g).



Vicinity Map (NO SCALE)



DESIGN SPECS

TOTAL AREA - 11.90 ACRES
ROAD DEDICATION - 0.58 ACRES
NET AREA - 11.32 ACRES
RIGHT-OF-WAY - 1.18 ACRES
DEVELOPMENT AREA - 10.14 ACRES
OPEN SPACE - 3.56 ACRES 31.45%
BASE DENSITY 11.04 LOTS
BONUS 10% 1.10
TOTAL LOTS 12.14 LOTS
LOTS DESIGNED 12

AGRICULTURE NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THESE SUBDIVISION

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	120.00	79.69	78.23	41.37	N17°27'11"W	38°02'50"
C2	150.00	99.61	97.79	51.72	S17°27'11"E	38°02'50"
C3	180.00	79.46	78.82	40.39	N23°49'50"W	25°17'33"
C4	180.00	40.07	39.99	20.12	N04°48'25"W	12°45'16"

FOUND WEBER COUNTY BRASS CAP MONUMENT STAMPED SOUTH QUARTER CORNER OF SECTION 17 FAIR CONDITION DATED 1965

FOUND 3" WEBER BRASS CAP MONUMENT STAMPED SOUTHEAST CORNER OF SECTION 17 GOOD CONDITION DATED 1963

S89°05'07"E (BASIS OF BEARING) 2612.25' (2612.29' RECORDED)

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. SIGNED THIS ____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

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____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 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 TITLE

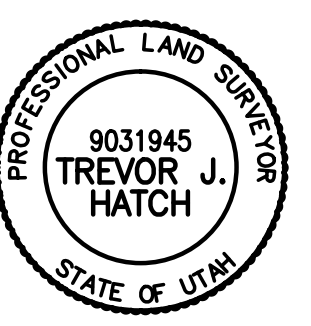
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **HENRY FLATS CLUSTER 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____.

9031945

UTAH LICENSE NUMBER



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 AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **HENRY FLATS CLUSTER SUBDIVISION**, AND DO HEREBY 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 ALSO TO 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, AND DO HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS, AND DO HEREBY DEDICATE THE AREA SHOWN HEREON AS PRIVATE OPEN SPACE TO THE HOME OWNERS ASSOCIATION OF THIS SUBDIVISION.

SIGNED THIS ____ DAY OF _____, 20____.

PAUL CLARK (PAANC LLC)

REX B. HANCOCK

SHARON HANCOCK

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 _____ 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: **D.CAVE**
Begin Date: **11-03-2015**
Name: **HENRY FLATS CLUSTER SUBDIVISION**
Number: **6272-01**
Revision: **7-13-2016**
Scale: **1"=60'**
Checked:



Developer:

PAANC LLC
Travis Wallace
3872 W. 2550 S.
Taylor, UT 84401

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 Recorder

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