COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SURDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION SIGNED THIS _ 2 _ DAY OF _ DUC____, 2016

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HEREBY CERTIFY THAT THE REQUIRED PUBLIC

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC MPROVEMENT 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 MPROVEMENTS.

SIGNED THIS . DAY OF ANY 2011.

SANDHILL CRANE CLUSTER SUBDIVISION PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH JUNE, 2016 NORTHWEST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND WEBER COUNTY BRASS CAR MONUMENT DATED 1980 GOOD CONDITION ELKHORN LLC S89°40'31"E 1923.45" 27.76 S89*22'07"F 1044 67 S88'51'47"E 340.62 NR9"39"43"F 233.41" \$89'08'02"E 338.32 FEMA FLOOD ZONE X -16.40" IRRIGATION / DRAINAGE FASEMENT \$89°22'07"E 537.02 NO RECORDED S 89'22'07" E - -240.39° -142.00 TP3 di AGRICULTURAL BUILDING PAD 41,549 S.F. 2 0.954 ACRES 42 485 S F 3 FEMA FLOOD ZONE A NO BASE FLOOD ELEVATION DETERMINED BY FEMA 43.947 S.F. 1.009 ACRES 142.00 S89*22'07"E 5822 TP4 S55'31'35"E Ф _{C5}-5796 E ⊕TP2 9,29°E NGS) S87'21'24"W 176.30" AGRICULTURAL PRESERVATION PARCEL N89*31'03"E 307.08' COMMON AREA 2500 NORTH STREET PUBLIC 451,342 S.F 10.361 ACRES "UTILITY EASEMENT 5817 E C10~ S88'19'37"E TP8 4 1.58 5 43,000 00 42,376 S.F 42,322 S.F. 0.972 ACRES 0.973 ACRES 0.964 ACRES 12' TRAIL 8 ACCESS EASEMENT -190 13'--245.81 N89'09'54"W 832.63 IRRIGATION / DRAINAGE N 33 18 47" E 7.02" FEMA FLOOD ZONE A S 01'27"08" W EASEMENT FEMA FLOOD ZONE X NB9'04'54'W 1367 13' N89'09'38"W 1367.20 LACEY RITTER, LLC FOUND GARDNER ENG REBAR > COUNTRY GARDENS SUB PHS. 1 **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 35, TOWNSHIP 7 NORTH, RAMSE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS **LEGEND** WEST QUARTER CORNER OF LINE TABLE ECTION 35, TOWNSHIP 7 NORTH, ANGE 1 EAST, SALT LAKE BASE = SECTION CORNER AND MERIDIAN, U.S. SURVEY FOUND WEBER COUNTY BRASS SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" = STREET CENTERLINE MONUMENT **BOUNDARY DESCRIPTION** PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS: = EXPLORATION PITS - BOUNDARY LINE **CURVE TABLE** BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING NOT 19'29'E 1313.55 FEET AND \$89'40'31'E 1923.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE PROCEEDING ALONG SAID FENCE LINE S89'22'07'E 1044.67 FEET (EAST, 1082.64')TO THE INTERSECTION WITH A SECOND FENCE; = FASEMENTS (EAST, 1082.64)TO THE INTERSECTION WITH A SECOND FENCE; THENCE ALONG SAD SECOND FENCE SOI 212.28°W S. 99.49 FEET (SOI 30W 9.75 CH)TO THE EXTENSION OF THE NORTH LINE OF COUNTY GANGINES USBOWSION PARKS. 37, THENCE MERGYS SAW (SOI 10.10 THE NORTH LINE OF COUNTY GANGINES USBOWSION PARKS. 37, THENCE MERGYS SAW (SOI 10.10 THE CAST LINE OF GILLESPIE SUBDIVISION, THENCE ALONG SAD DAST LINE NOTHO-24°E 187.30 FEET (NOTHO-24°E 167.30 FEET TO THE EDRY MILLER SEEDWISSION; THENCE ALONG THE JEEDS WILLERS EDRY MILLERS - SECTION TIE LINE - POAD CENTERLINE X = EXISTING FENCELINE NOTES: SUBDIVISION THE FOLLOWING THREE COURSES: (1)N44'56'54"E 204.97 FEET (N44'20'E 204.97'); (2)N70'24'12"E 69.89 FEET (N69'47'19"E 69.89'); (3)N23'36'54"E 300.25 FEET (N23'00'E 1. THE BUILDING PADS AND AN ADDITION 10 FEET AROUND THE = PUBLIC UTILITY EASEMENT P.U.E. PAD ARE REQUIRED TO BE ELEVATED 18" ABOVE NATURAL Developer: 298 31") TO THE POINT OF BEGINNING Blake Wahlen 2. ANY SPACE THAT IS BELOW THE BUILDING PAD WILL BE CONTAINING 782,267 SQUARE FEET OR 17.958 ACRES MORE OR LESS 2080 Fast Oakridge Circle NON-HABITABLE SPACE NON-HABITABLE SPACE. 3. LEACH FIELDS ON LOTS 1, 5 AND 7 TRENCHES ARE TO BE SET AT NATURAL GRADE. AS REQUIRED BY THE Layton, UT 84040 801-510-6136 WEBER/MORGAN HEALTH DEPARTMENT WEBER COUNTY PLANNING WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR

AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES, AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT JAY TIME INCLUDING THE OPERATION OF FARM MACHINERY INCLUDING THE DEPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

NARRATIVE

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE CONTROLLING MONIMENTS FOR THIS SURVEY ARE THE NW CONTROLLING MONIMENTS FOR THIS SURVEY ARE THE NW CONTROL OF SECTION 35 AND THE W \$\frac{1}{2}\]
FOR THE OWNER OF SECTION 35 IN THE W \$\frac{1}{2}\]
FOR SUBJECTION AS IN TOWNSHIP 7 NORTH, PANKEL DESCRIPTION AS THE WEST SUBDIVISION, AND DETERMINED BY EDEN VILLAGE SUBDIVISION AND FILE MINIMENSION AS PER EVIDENCE BY SUVERIAL FOUND REBAR ON THE GULLESPIE SUBDIVISION AND THEN MINIMENSION AS PER EVIDENCE OF MARKED GRADIES EXCHANGE COMMON LINES WITH PLASTIC CAPS MARKED GRADIES EXCITED THE COMMON BOUNDARY ARE SHOWN. THE SOUTH BOUNDARY FINED AND CONTROL FOR PARKED GRADIES PHASE INTO THE SOUTH BOUNDARY FINED AND CONTROL FOR PARKED GRADIES PHASE INTO THE SOUTH BOUNDARY FINED AND CONTROL FOR THE SOUTH BOUNDARY FINED THE MORTH HIM IS SET ALONG FENCE LIKE MORTH \$\frac{1}{2}\]
FINE NOTHING THE NORTH HIM LINE OF SECTION SENCE TRUST PROPERTY. THE NORTH LIBE IS SET ALONG FENCE LINE WHICH IS THE NORTH LIBE OF SECTION 35. 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.

EXPLORATION PITS

EXPLORATION PIT #1 0-23" LOAM, GRANULAR STRUCTURE 23-59" LOAM, MASSIVE STRUCTURE

59-92" GRAVELLY LOAMY SAND 92-130" SILTY CLAY, SINGLE GRAIN STRUCTURE OBSERVED GROUND WATER TABLE SOME MOTTLING @ 90" & LOWER

EXPLORATION PIT #2

CAPLICATION FIT #2

0-20" LOAM, GRANULAR STRUCTURE
20-61" SANDY LOAM, MASSIVE STRUCTURE
61-94" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE 94-110" SILT CLAY OBSERVED GROUND WATER TABLE

EXPLORATION PIT #3

13-32" SANDY LOAM, GRANULAR STRUCTURE 13-32" SANDY LOAM, MASSIVE STRUCTURE, 1% GRAVEL 32-107" GRAVELLY LOAMY SAND, 20% GRAVEL OBSERVED GROUND WATER TABLE

EXPLORATION PIT #4 0-23" LOAM, GRANULAR STRUCTURE 23-61" SANDY LOAM, MASSIVE STRUCTURE 61-117" LOAM, MASSIVE STRUCTURE OBSERVED GROUND WATER TABLE SOME MOTTLING @ 61" & 103"

EXPLORATION PIT #5
0-22" LOAM, GRANULAR STRUCTURE
22-53" LOAM, MASSIVE STRUCTURE
53-138" GRAVELLY LOAMY SAND, 30% GRAVEL/COBBLE
0BSERVED GROUND WATER TABLE
133"
SOME MOTTLIKE IN GRAVELLY LOAMY SAND LAYER

EXPLORATION PIT #6

EXPLUMATION PIT #0
0-19" LOAM, GRANULAR STRUCTURE, 5% GRAVEL
19-60" COARSE SANDY LOAM, MASSIVE STRUCTURE, 10% FINE

60-122" FINE SANDY LOAM, MASSIVE STRUCTURE, LAYERS GEDDING PLANS) OF BOTH REDUCTION AND OXIDATION.
REDUCTION OBSERVED IN MORE CONSTRICTIVE LAYERS, LIKELY INDICATING LOW PERMEABILITY SOILS OR SEASONAL GROUND

EXPLORATION PIT #7
0-31" LOAM, GRANULAR STRUCTURE, 10% GRAVEL
31-60" SANDY LOAM, MASSIVE STRUCTURE, 10% FINE GRAVEL 60-120" FINE SANDY LOAM (NEAR SANDY CLAY LOAM CLASSIFICATION), MASSIVE STRUCTURE, LAYERS (BEDDING PLANS) OF BOTH REDUCTION AND OXIDATION, REDUCTION OBSERVED IN MORE CONSTRICTIVE LAYERS LIKELY INDICATING LOW PERMEABILITY SOILS OR SEASONAL GROUND WATER

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 MUCH EXECUTED THIS PLAT FROM THE

RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS 2915 DAY OF July 2016.

Val It Shulty For Devron Anderson Chief

Deputy Surveyor

0-11" GRAVELLY SANDY LOAM, GRANULAR STRUCTURE, 15-20% FINE-MEDIUM GRAVEL 11-59" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 15-20% FINE GRAVELLY COARSE LOAMY SAND, SINGLE GRAINED STRUCTURE, 40% FINE GRAVEL

WEBER COUNTY ATTORNEY

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBMISSION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _ST_ DAY OF AUGUST. 2016

Courtlan P. Erekson

SURVEYOR'S CERTIFICATE

SOLVETURE SCRIPTION AN A PROFESSIONAL AND SINVYOR IN THE STREET OF THE PROFESSIONAL CARD SINVYOR IN THE STREET OF THE PROFESSIONAL CARD THAT I HAVE COMPLETED A SURVEYOR'S LICENSING ACT, AND THAT I HAVE COMPLETED A SURVEYOR THE PROFESSIONAL CARD THAT I HAVE COMPLETED A SURVEYOR THE PROFESSIONAL CARD THE STREET OF THE PROFESSIONAL CARD THE STREET OF TH SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN 1HE WEBER COUNTY
RECORDER'S OFFICE AND FROM SAD 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 COMPILED WITH.

SIGNED THIS 27th DAY OF

LITAH LICENSE NUMBE

OWNERS DEDICATION AND CERTIFICATION

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HERRIN DESCRIBED TRACT OF LAND, DO HERERY SET
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EASEMENT THE SAME TO BE USED AS PUBLIC OFFEN SPACE AND ACCESS TO AGRICULTURAL
PRESERVATION PROPERTION. FOR THE PROPERTY OF TH ESSEMENT THE SAME TO, BE USED AS PUBLIC OREN SPACE AND ACCESS TO ARROULDINAL MONITORING AND ACCESS TO ALROUND A CONTROL OF RECREATIONAL PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS 9th _ DAY OF August

Pauthorized Managing Member J. W. Valley Proporties, LLC

ACKNOWLEDGMENT

STATE OF LITAH COUNTY OF WEBER)

ON THE Q1 DAY OF AUCUST 20 LIG. PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. STEEL LANDIAGE. (MPD) MANAGE, MARGE, MAND MANAGE, MARGE, MARGE

C. Serrano Co# 680 C41 Exp 11/19/2018

COMMISSION EXPIRES Kary NOTARY

ACKNOWLEDGMENT

STATE OF UTAH DAY OF ___, 20____, PERSONALLY APPEARED

ON THE DAY OF JULY SWORN, ACKNOWLEDGED TO ME THE SECOND BY WE DULY SWORN, ACKNOWLEDGED TO ME THEY ARE SIGNED THE ABOVE OWNERS, DECKNOWLEDGED TO ME THEY ARE SIGNED THE ABOVE OWNERS DEDICATION FOR THE PURPOSES THEREIN WEITHER ABOVE OWNERS. DEDICATION FOR THE PURPOSES THEREIN WEITHER ABOVE OWNERS THE SECOND THE PURPOSES THEREIN WEITHER ABOVE OWNERS.

COMMISSION EXPIRES NOTARY PUBLIC



N. ANDERSON Begin Date: 02-06-15

Project Info.

Name: SANDHILL CRANE CLUSTER SUBDIVISION Number: 6460-01 Revision: 5-23-16 1"-80" Scale:

Weber County Recorder Entry No. 2808162 Fee Poid

And Recorded, 09-Aug-2016 At 2:20 PM in Book 79 Of The Official Records, Page Recorded I JW VALLEY

LEANN H. KILTS Bak Deputy

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 August 2016

ATTEST

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT. THE

THIS IS TO CERTIFY THAT THIS SUBDIVISION FLAT, 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 COLUMY, UTAH.

SIGNED THIS THE THAT THAT THE SUBDIVISION FLAT, THE COMMISSION FLAT, THE COMMISSION

August August