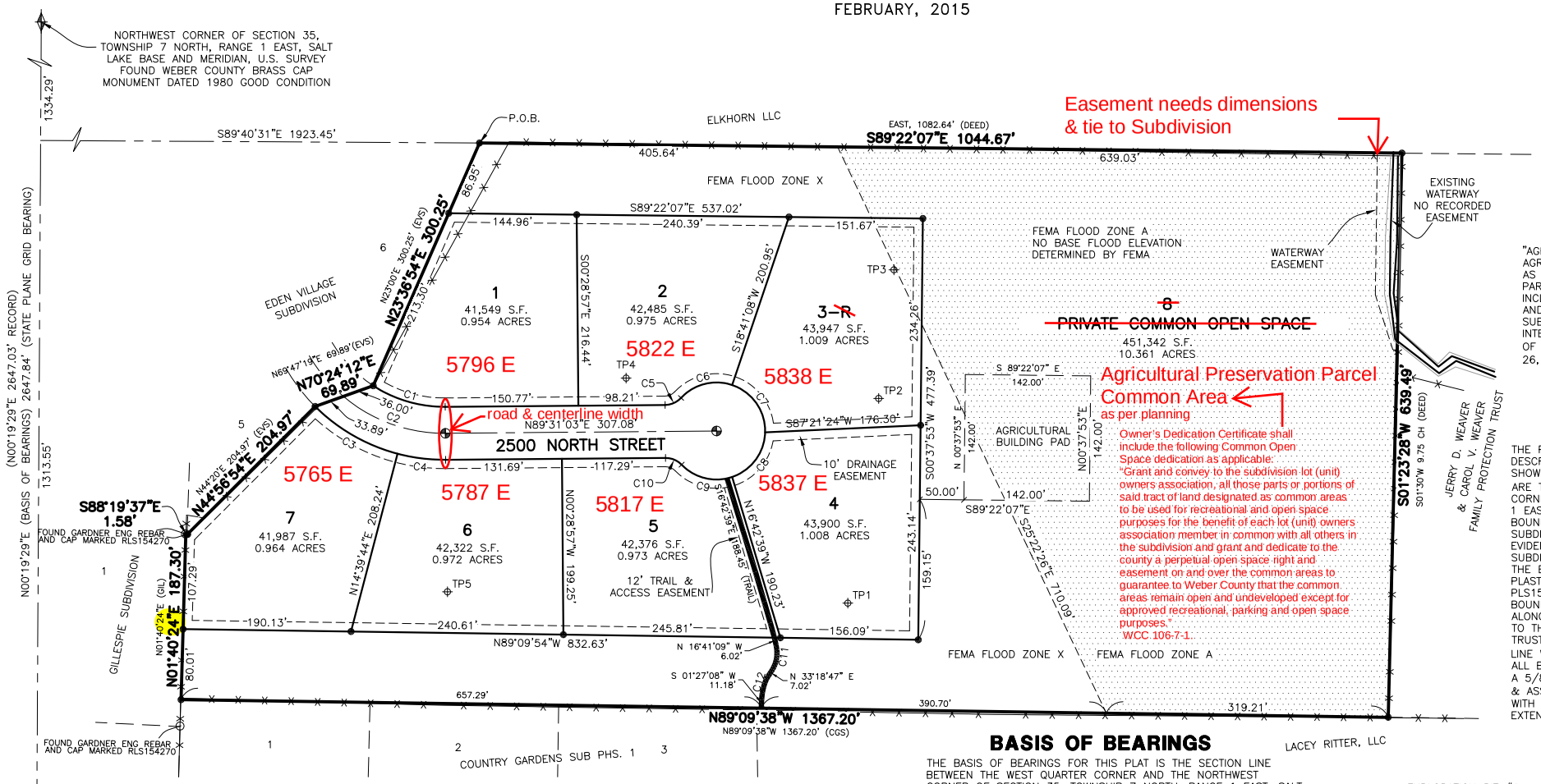
SANDHILL CRANE CLUSTER SUBDIVISION

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
FEBRUARY, 2015



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 ANY TIME INCLUDING THE OPERATION 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

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE CONTROLLING MONUMENTS FOR THIS SURVEY ARE THE NW CORNER OF SECTION 35 AND THE W ¼ CORNER OF SECTION 35 IN TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE WEST BOUNDARY WAS DETERMINED BY EDEN VILLAGE SUBDIVISION, AND GILLESPIE SUBDIVISION AS PER EVIDENCED BY SEVERAL FOUND REBAR ON THE GILLESPIE SUBDIVISION AND THEN MATCHING COMMON LINES WITH THE EDEN VILLAGE SUBDIVISION. THE FOUND REBAR HAD PLASTIC CAPS MARKED GARDNER ENGINEERING, PLS154270. TWO REBAR ALONG THE COMMON BOUNDARY ARE SHOWN. THE SOUTH BOUNDARY IS ALONG COUNTRY GARDENS ESTATES PHASE 1 EXTENDED TO THE FENCE ALONG THE WEAVER FAMILY PROTECTION TRUST PROPERTY. THE NORTH LINE IS SET ALONG FENCE LINE WHICH IS THE NORTH $\frac{1}{16}$TH LINE 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.

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, 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 LICENSING 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 SANDHILL CRANE 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___.

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH

150228
UTAH LICENSE NUMBER — ROBERT D. KUNZ

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 SANDHILL CRANE 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. 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 ERECTED WITHIN SUCH EASEMENTS. DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS TRAIL EASEMENT THE SAME TO BE USED AS PUBLIC OPEN SPACE AND ACCESS TO ~~LOT 6~~ Agricultural Preservation Parcel

SIGNED THIS _____ DAY OF _____, 20___.

_____ _____

_____ _____

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 ARE _____ 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

Developer:

Blake Wahlen
2080 East Oakridge Circle
Layton, UT 84040
801–510–6136

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = TRAIL
- = FLOOD PLAIN
- P.U.E. = PUBLIC UTILITY EASEMENT

80 0 80 160 240
Scale: 1" = 80'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.11'	146.75'	33°37'08"	S 73°40'23" E	84.88'
C2	125.56'	176.75'	40°42'13"	S 70°07'51" E	122.94'
C3	108.83'	206.75'	30°09'38"	S 60°07'57" E	107.58'
C4	55.10'	206.75'	15°16'10"	S 82°50'51" E	54.94'
C5	20.32'	26.00'	46°34'04"	N 66°14'00" E	19.76'
C6	63.10'	55.00'	65°44'10"	N 75°49'03" E	59.70'
C7	70.04'	55.00'	72°57'44"	S 34°50'00" E	65.40'
C8	66.87'	55.00'	69°39'25"	S 36°28'35" W	62.82'
C9	62.19'	55.00'	64°46'54"	N 76°18'15" W	58.93'
C10	20.32'	26.00'	46°34'09"	N 67°11'53" W	19.76'
C11	32.57'	37.30'	50°01'26"	S 08°18'04" W	31.54'
C12	27.80'	50.00'	31°51'39"	S 17°22'57" W	27.45'

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, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°19'29"E.

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:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING N00°19'29"E 1313.55 FEET AND S89°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; THENCE ALONG SAID SECOND FENCE S01°23'28"W 639.49 FEET (S01°30'W 9.75 CH)TO THE EXTENSION OF THE NORTH LINE OF COUNTRY GARDENS SUBDIVISION PHASE 3; THENCE N89°09'38"W ALONG SAID NORTH LINE AND EXTENSION THEREOF, 1367.20 FEET (N89°09'38"W 1367.20')TO THE EAST LINE OF GILLESPIE SUBDIVISION; THENCE ALONG SAID EAST LINE N01°40'23"E 187.30 FEET (N01°40'24"E (GIL); THENCE S88°19'27"E 1.58 FEET TO THE EDEN VILLAGE SUBDIVISION; THENCE ALONG THE EDEN VILLAGE 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 298.31') TO THE POINT OF BEGINNING.

Doesn't match map

CONTAINING 782,267 SQUARE FEET OR 17.958 ACRES MORE OR LESS

NOTE

ALL HOMES ARE TO BE PLACED ON AN 18" ELEVATED PAD ABOVE NATURAL GROUND AND NO BASEMENTS ARE ALLOWED.

THE BUILDING ENVELOPE PLUS 10 FEET FROM THE STRUCTURE AND THE SEPTIC TANK LEACH FIELD NEED TO BE ELEVATED BY 18 INCHES ABOVE NATURAL GRADE.

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 123"
SOME MOTTLING @ 90" & LOWER

EXPLORATION PIT #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 94"

EXPLORATION PIT #3
0–13" LOAM, GRANULAR STRUCTURE
13–32" SANDY LOAM, MASSIVE STRUCTURE, 1% GRAVEL
32–107" GRAVELLY LOAMY SAND, 20% GRAVEL
OBSERVED GROUND WATER TABLE 71"

EXPLORATION PIT #4
0–23" LOAM, GRANULAR STRUCTURE
23–61" SANDY LOAM, MASSIVE STRUCTURE
61–117" LOAM, MASSIVE STRUCTURE
OBSERVED GROUND WATER TABLE 113"
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
OBSERVED GROUND WATER TABLE 133"
SOME MOTTLING IN GRAVELLY LOAMY SAND LAYER

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: R. KUNZ
Designer:
Begin Date: 02-06-15
Name: SANDHILL CRANE CLUSTER SUBDIVISION
Number: 6460-01
Revision:
Scale: 1"=80'
Checked:

Title:

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 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: ~~WEBER COUNTY CLERK~~

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 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–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 Recorder

Entry No._____ Fee Paid _____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____
Recorded For:

Weber County Recorder

_____ Deputy.