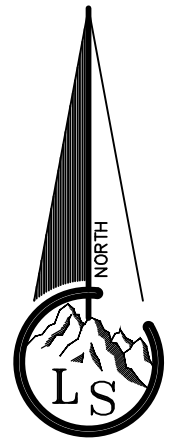


# ASPEN RIDGE AT POWDER MOUNTAIN 3RD AMENDMENT

AMENDING LOTS 1, 5, 6, 7, & 9 OF ASPEN RIDGE AT POWDER MOUNTAIN  
A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH – JUNE 2025

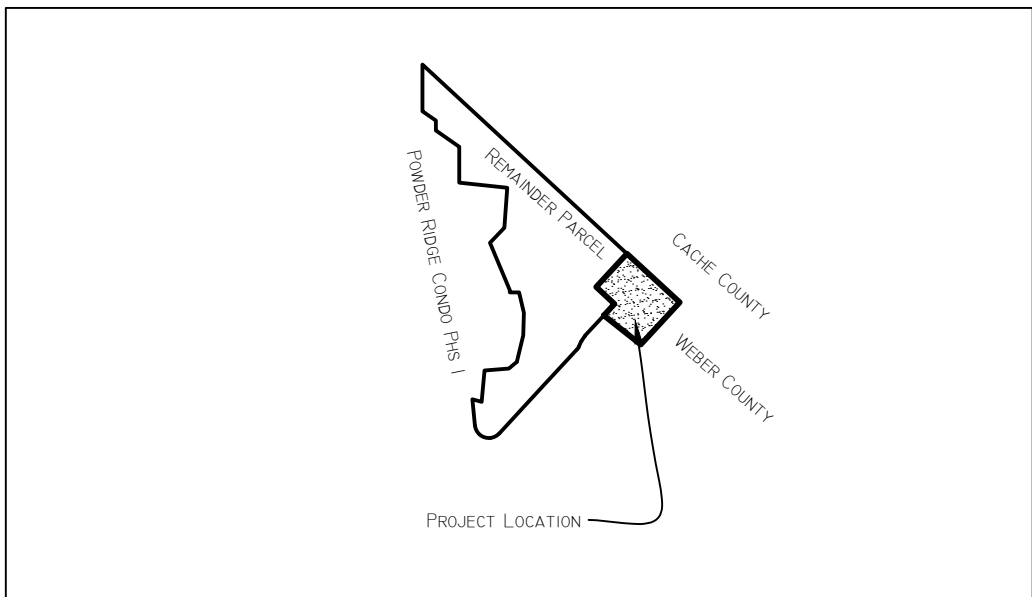


Scale ~ 1" = 40'  
0 40 80

## Legend

- X---X--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ◆ SECTION CORNER
- COUNTY LINE MONUMENT
- FND PROPERTY NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ⊙ ELEVATION BENCHMARK
- ◆ STREET MONUMENTS
- ▨ ROAD/STREET DEDICATION

## Vicinity Map



Not to Scale

## PLAT NOTES:

1. 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.

## NOTE:

The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding and replacement of any contrary provision, boundary lines or easements as a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

## POWDER MOUNTAIN WATER AND SEWER DISTRICT

Powder Mountain Water and sewer District, hereby approves this plat.

Representative: \_\_\_\_\_ Date: \_\_\_\_\_

## WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman, Weber County Planning Commission

## 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 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest:

Chairman, Weber County Commission Title: Weber County Clerk

## 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 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:

## BOUNDARY DESCRIPTION

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point located 476.87 feet North 47°15'00" West from a Brass Cap Monument marking an angle point in the Weber-Cache County line, said County Monument being located 3002.78 feet East, 3624.00 feet South and 476.87 feet South 47°15'00" East from the Northwest corner of said Section 6; and running thence South 42°45'00" West 193.20 feet; thence North 47°15'00" West 105.00 feet; thence North 42°45'00" East 150.00 feet; thence North 47°15'00" West 36.00 feet; thence South 42°45'00" West 56.80 feet; thence North 47°15'00" West 84.00 feet; thence North 42°45'00" East 100.00 feet; thence South 47°15'00" East 225.00 feet to the point of beginning.

REMAINDER PARCEL  
NOT APPROVED FOR DEVELOPMENT.  
5.81 AC

## NARRATIVE

This survey was requested by Michael Moyal to adjust Lot 12 of Aspen Ridge at Powder Mountain Subdivision 1st amendment, Lots 18 & 19 of Aspen Ridge at Powder Mountain Subdivision 2nd amendment as shown on this plat.

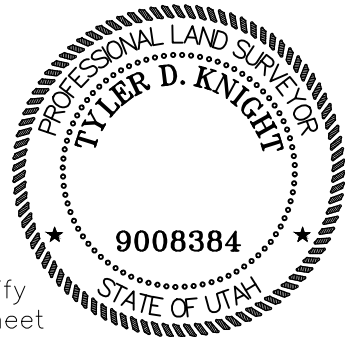
Documents used to aide in this survey:

- Weber County Tax Plat 23-012-1.
- Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
- Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments, Aspen Ridge at Powder Mountain Subdivision.
- Record of Survey's: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

Basis of bearing is state plane grid from monument as shown.

## SURVEYOR'S CERTIFICATE

I, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



Review Set/ Not Final

## OWNER'S DEDICATION

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 hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN 3RD AMENDMENT:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), parcel(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Aspen Ridge Home Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

## Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PMP Holdings, L.L.C., a Utah Limited Liability Company

\_\_\_\_\_: MANAGER

STATE OF UTAH ) SS

COUNTY OF WEBER )

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:

## Trust Acknowledgement

IN WITNESS WHEREOF, said Michael Moyal and Michele Delouya-Moyal Revocable Living Trust, dated, the 29th day of April, 2022 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MICHAEL MOYAL

MICHELE DELOUYA-MOYAL

STATE OF UTAH )

COUNTY OF WEBER ) SS

On the date first above written personally appeared before me the above named signers, residing at [ addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:

## Limited Partnership Acknowledgement

IN WITNESS WHEREOF, said Limited Partnership hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CPLT F LP, a Texas Limited Partnership

Print Name:

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Partnership, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:



Landmark Surveying, Inc.  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

## DEVELOPER: Michael Moyal

Address: 7482 E. Summit Pass

## Weber County Recorder

Entry no. \_\_\_\_\_

Fee paid \_\_\_\_\_

Filed for record and recorded \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_.

at \_\_\_\_\_

in book \_\_\_\_\_ of official records,

on page \_\_\_\_\_

County Recorder: Leann H Kilts

By Deputy: \_\_\_\_\_

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-001 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.