

Margins of the plat shall be minimum of 0.5" and a maximum of 1.5" on all four sides. WCO 106-1-8(b)(1)

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

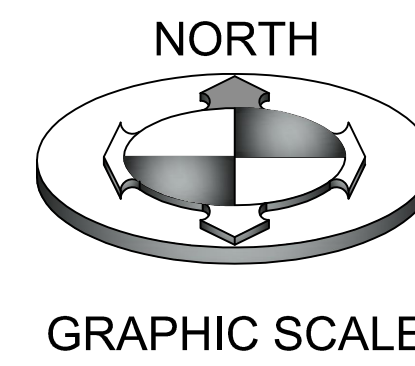
The surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements". UCA 17-27a-603(4)(b)(ii)

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)

# MOUNTAINS EDGE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 5 NORTH NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
DATE: XXX/XX/XXXX

Plat needs a written narrative, make sure it contains the elements required by the following codes: WCO 106-1-8(b)(1)(k); UCA 17-23-17(4)(a); WCO 106-1-8(b)(1)(k)(i); UCA 17-23-17(4)(a)(i); WCO 106-1-8(b)(1)(k)(ii); UCA 17-23-17(4)(a)(ii); WCO 106-1-8(b)(1)(k)(iii); UCA 17-23-17(4)(a)(iii); WCO 106-1-8(b)(1)(k)(iv); UCA 17-23-17(4)(a)(iv)



Description needs a tie to monumentation

## BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF HIGHLAND COVE ESTATES SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, 1) NORTH 72°00'00" WEST 169.68 FEET, 2) NORTH 66°10'13" WEST 100.71 FEET TO THE PROPOSED EAST RIGHT-OF-WAY LINE OF SKYLINE DRIVE, THENCE NORTH 23°59'50" EAST 235.86 FEET TO THE POINT OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE A DISTANCE OF 50.26 FEET THROUGH A CENTRAL ANGLE OF 63°59'56" (CHORD BEARS NORTH 55°59'48" EAST 47.69 FEET) TO THE POINT OF A 108.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 48.69 FEET THROUGH A CENTRAL ANGLE OF 25°50'00" (CHORD BEARS SOUTH 79°05'15" EAST A DISTANCE OF 48.28 FEET; THENCE SOUTH 66°10'15" EAST 40.48 FEET TO THE POINT OF A 538.24 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 107.68 FEET THROUGH A CENTRAL ANGLE OF 11°27'43" (CHORD BEARS 60°26'23" EAST 107.50 FEET) TO THE NORTHWEST CORNER OF COMBE SOUTH ESTATES NO. 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, THENCE SOUTH 13°07'54" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 263.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.557 ACRES, MORE OR LESS

NOTE:  
THIS DESCRIPTION IS BASED UPON PROPOSED INFORMATION AND SHOULD NOT BE RELIED UPON. IT IS INTENDED TO BE FOR REFERENCE AND CONCEPTUAL PURPOSES ONLY.



FOR REVIEW ONLY

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

## MOUNTAINS EDGE SUBDIVISION

## ACKNOWLEDGMENT

State of Utah }  
Weber County } s.s.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, WHO BEING BY ME DULY SWORN, TESTIFIED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A \_\_\_\_\_ EXISTING UNDER THE LAWS OF THE STATE OF UTAH; AND THAT SAID OWNERS DEDICATION WAS SIGNED BY HIM IN BEHALF OF AND THAT THE \_\_\_\_\_ EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN WEBER COUNTY

## CONSENT TO RECORD

AS TRUSTEE, BENEFICIARY, AND ASSIGNEE UNDER THE DEED OF TRUST AND ASSIGNMENT OF RENTS RECORDED \_\_\_\_\_, 20\_\_\_\_ AS ENTRY NOS. \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, CONSENTS TO THE CONVERSION OF THIS PROPERTY INTO CONDOMINIUM AND TO THE RECORDATION OF THIS PLAT.

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

## MOUNTAINS EDGE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 5 NORTH NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH

## WEBER COUNTY RECORDER ENTRY # \_\_\_\_\_

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF  
TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_

FEE \$ \_\_\_\_\_ WEBER COUNTY RECORDER  
DEPUTY

Recorders block needs to be 3"x3"

Show centerline data for Skyline Dr. and Combe Drive See previous review

The State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(b)(1)(d).

Owners dedication is insufficient. Refer to Weber County Code 106-7-1 for things that are required.

## LEGEND

- ◆ WEBER COUNTY SECTION CORNER
- BOUNDARY CORNER (SET 1/8 REBAR AND CAP)
- FOUND (SET REBAR AND CAP)
- DEFINITION POINT
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE EXISTING
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- P.U.E. PUBLIC UTILITY EASEMENT

OWNER / DEVELOPER:  
NAME: BROCK LOOMIS  
TELEPHONE: (801) 814-1914  
ADDRESS: 5809 SOUTH SKYLINE DRIVE SOUTH OGDEN UT.

## ACKNOWLEDGMENT

State of Utah }  
Weber County } s.s.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, WHO BEING BY ME DULY SWORN, ACKNOWLEDGE TO ME THAT HE SIGNED THE FOREGOING CONSENT TO DEDICATE ON BEHALF OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN WEBER COUNTY

## 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 OF 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 \_\_\_\_\_, 2016

SIGNATURE

## WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

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 \_\_\_\_\_, 2016

SIGNATURE

## WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 \_\_\_\_\_, 2016

CHAIRMAN, WEBER COUNTY COMMISSION



**BENCHMARK ENGINEERING & LAND SURVEYING**  
9130 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

## NOTE

RETENTION PONDS WILL NEED TO REMAIN THROUGHOUT FUTURE LOT DEVELOPMENT

Missing the County Attorney's signature block