

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: FEBRUARY 2017

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 7240531. 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 ON THIS PLAT AND THAT THIS PLAT OF MOUNTAINS EDGE 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 RECORDERS 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 COMPILED WITH.

MOUNTAINS EDGE SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF HIGHLAND COVE ESTATES SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 00°40'20" WEST 1031.82 FEET AND SOUTH 89°19'28" EAST 1062.34 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, 1) NORTH 72°00'00" WEST 169.68 FEET, 2) NORTH 66°10'13" WEST 90.00 FEET TO THE PROPOSED EAST RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE SOUTH 34°10'35" WEST 138.46 FEET ALONG SAID PROPOSED RIGHT OF WAY AND THE WESTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 55°49'55" WEST 80.00 FEET; THENCE NORTH 34°10'35" EAST 11.93 FEET; THENCE NORTHEASTERLY 117.26 FEET ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 29°05'13" EAST 117.10 FEET; THENCE NORTH 23°59'50" EAST 219.42 FEET; THENCE NORTHERLY 29.40 FEET ALONG THE ARC OF A 89.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 14°31'57" EAST 29.27 FEET; THENCE CONTINUING NORTHERLY 31.17 FEET ALONG THE ARC OF A 40.00 FOOT COMPOUND CURVE TO THE LEFT, CHORD BEARS NORTH 17°15'14" WEST 30.38 FEET; THENCE NORTHWESTERLY 40.85 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, CHORD BEARS NORTH 52°52'24" WEST 40.48 FEET; THENCE SOUTH 66°10'15" EAST 257.05 FEET; THENCE 107.68 FEET ALONG THE ARC OF A 538.24 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 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: 103,015 SQ. FT OR 2.365 ACRES, MORE OR LESS
4 LOTS



FOR REVIEW ONLY

LEGEND

- WEBER COUNTY SECTION CORNER
- BOUNDARY CORNER (SET 1/2 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
- STREET MON. & MONUMENT LINE (FOUND)
- STREET MON. (TO BE CONST.)

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

ACKNOWLEDGMENT

State of _____ } S.S.
County of _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME)
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO LOTS. THE NORTH LINE WAS DETERMINED BY THE LOCATION OF THE RIGHT OF WAY FOR COMBE ROAD. THE WEST LINE WAS DETERMINED BY THE BOUNDARY OF COMBE SOUTH ESTATES NO. 2 SUBDIVISION. THE SOUTH BOUNDARY LINE WAS DETERMINED BY THE LOCATION OF HIGHLAND ESTATES SUBDIVISION. THE LOCATION OF THE WEST BOUNDARY LINE WAS DETERMINED BY THE LOCATION OF THE PROPOSED RIGHT OF WAY ON SKYLINE DRIVE. THE PROPERTY CORNERS PLACED AT THE LOCATIONS AT THE PERIMETER OF THIS SUBDIVISION ARE MARKED WITH A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "BENCHMARK ENG., OR WITH AS SHOWN HEREON AS FOUND PROPERTY CORNERS.

SKYLINE DEDICATION DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COMBE ROAD, SAID POINT BEING SOUTH 00°40'20" ALONG THE SECTION LINE 630.69 FEET AND EAST 788.79 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 66°10'15" EAST ALONG SAID SOUTHERLY LINE 216.57 FEET; THENCE WESTERLY 48.69 FEET ALONG THE ARC OF A 108.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 79°05'15" WEST 47.69 FEET; THENCE SOUTHWESTERLY 50.26 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, CHORD BEARS SOUTH 55°59'48" WEST 47.69 FEET; THENCE SOUTH 23°59'50" WEST 235.86 FEET; THENCE SOUTH 66°10'13" EAST 10.71 FEET TO THE NORTHWEST CORNER OF HIGHLAND COVE ESTATES SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 34°10'35" WEST 138.46 FEET ALONG SAID SUBDIVISION; THENCE NORTH 55°49'55" WEST 80.00 FEET; THENCE NORTH 34°10'35" EAST 11.93 FEET; THENCE NORTHEASTERLY 117.26 FEET ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 29°05'13" EAST 117.10 FEET; THENCE NORTH 23°59'50" EAST 219.42 FEET; THENCE NORTHERLY 29.40 FEET ALONG THE ARC OF A 89.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 14°31'57" EAST 29.27 FEET; THENCE CONTINUING NORTHERLY 31.17 FEET ALONG THE ARC OF A 40.00 FOOT COMPOUND CURVE TO THE LEFT, CHORD BEARS NORTH 17°15'14" WEST 30.38 FEET; THENCE NORTHWESTERLY 40.85 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, CHORD BEARS NORTH 52°52'24" WEST 40.48 FEET TO THE POINT OF BEGINNING.

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 ON THE PLAT AND NAME SAID TRACT, MOUNTAINS EDGE SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND INTENDED FOR PUBLIC USE, AND DO ALSO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEE AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEE, SUCCESSORS, OR ASSIGNS, 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, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

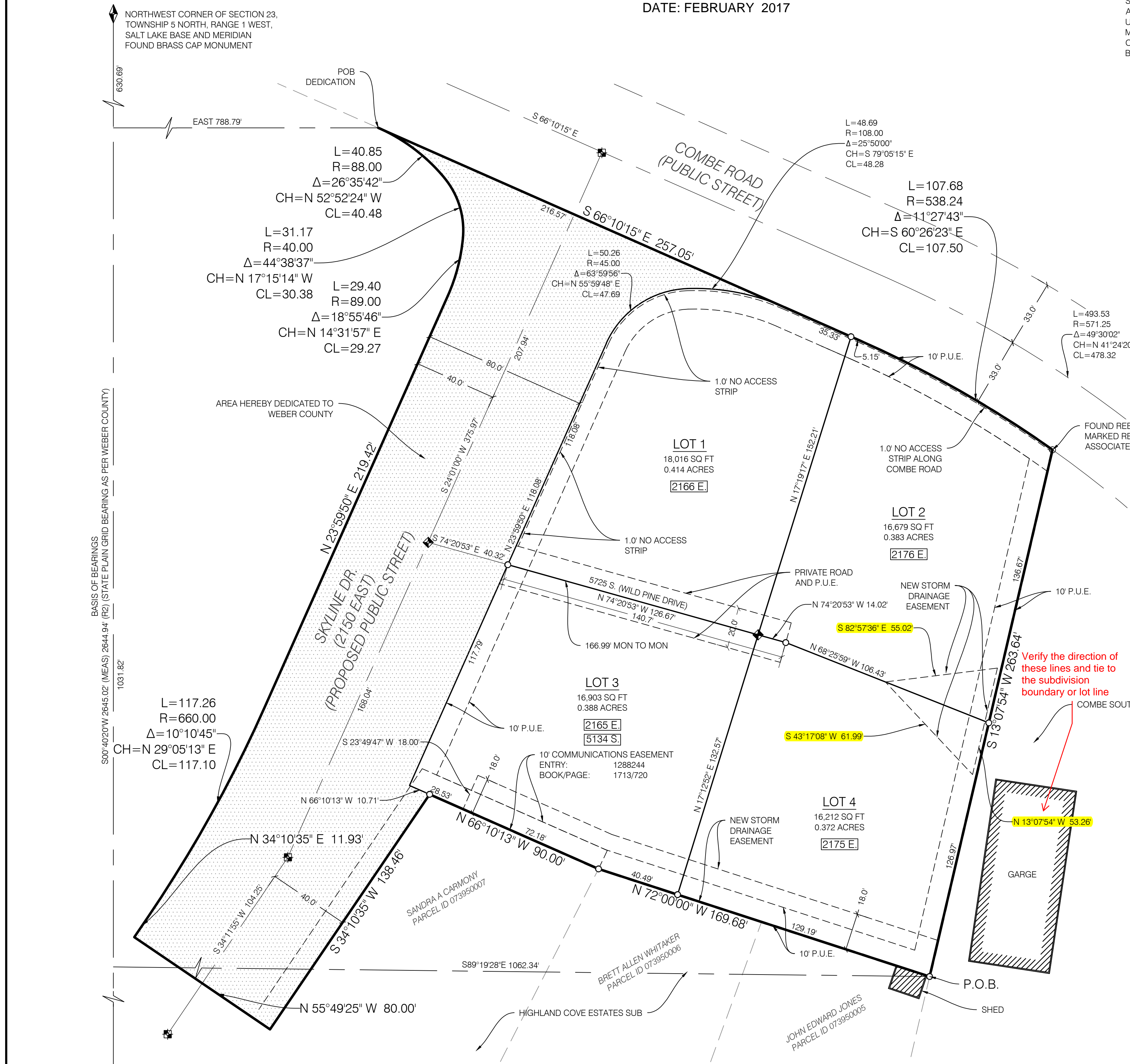
SIGNED THIS _____ DAY OF _____, 2017
MOUNTAINS EDGE SUBDIVISION
"Dedicate to public use all those parts or portions of said tract of land designated as public streets, the same to be used as public thoroughfares."
WCO 106-7-1. **ACKNOWLEDGMENT**

State of _____ } S.S.
County of _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME)
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

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



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

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

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

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

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER 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

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 _____, 2016

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