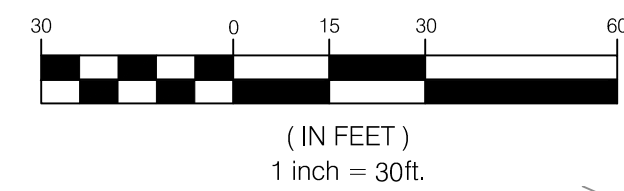


GRAPHIC SCALE



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

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 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.



FOR REVIEW ONLY

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 AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES 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 GRANTEES, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2016

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 _____, 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

NORTHWEST CORNER OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT

BASIS OF BEARINGS
S00°40'20"W 2645.02' (MEAS) 2644.94' (FC) (STATE PLAIN GRID BEARING AS PER WEBER COUNTY)
1031.82

Once dedication plat for Skyline Dr. is complete the information for centerline of Skyline Dr. will need to be shown

If slope easement is being shown on plat it needs to be dimensioned

L=107.68
R=538.24
Δ=11°27'43"
CH=S 60°26'23" E
CL=107.50
Half width of Combe road should be 33'

L=48.69
R=108.00
Δ=25°50'00"
CH=S 79°05'15" E
CL=48.28

L=50.26
R=45.00
Δ=63°59'56"
CH=N 55°59'48" E
CL=47.69

L=493.53
R=571.25
Δ=49°30'02"
CH=N 41°24'20" W
CL=478.32

LEGEND

- WEBER COUNTY SECTION CORNER
- BOUNDARY CORNER (SET 3/4 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

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.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 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

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 _____, 2016

SIGNATURE

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



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

WEST QUARTER OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT