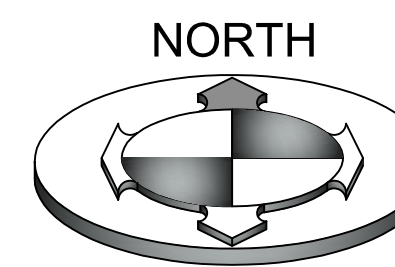
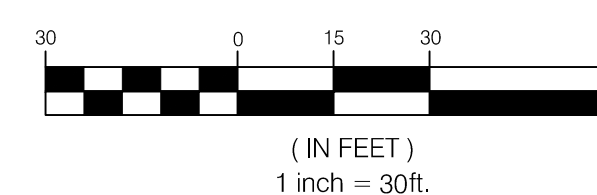


MOUNTAINS EDGE SUBDIVISION

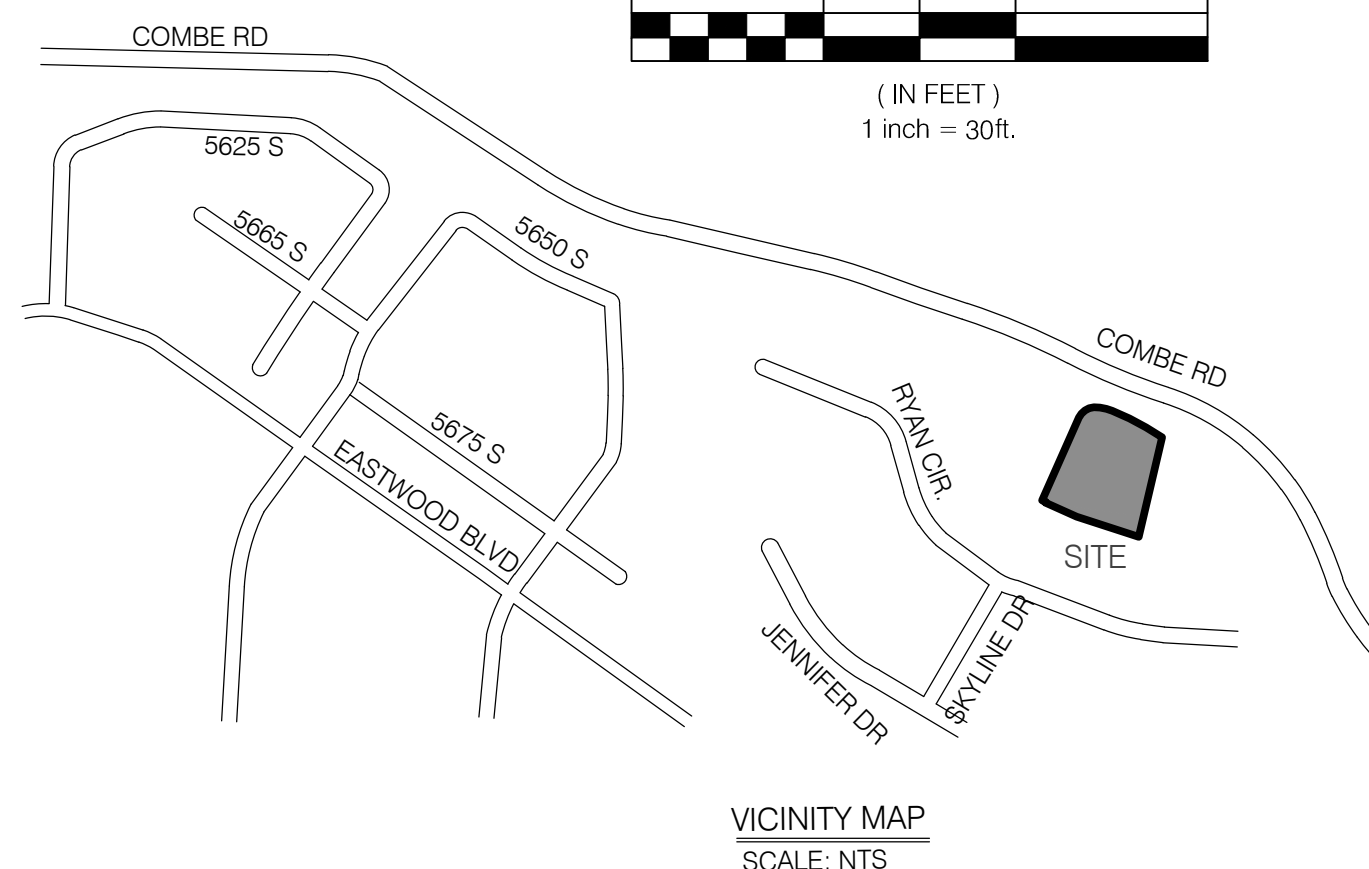
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 5 NORTH NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
DATE: XXX/XX/XXXX



GRAPHIC SCALE



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



VICINITY MAP
SCALE: NTS

$L=48.69$
 $R=108.00$
 $\Delta=25^{\circ}50'00''$
 $CH=S 79^{\circ}05'15'' E$
 $CL=48.28$

$L=107.68$
 $R=538.24$
 $\Delta=11^{\circ}27'43''$
 $CH=S 60^{\circ}26'23'' E$
 $CL=107.50$

$L=50.26$
 $R=45.00$
 $\Delta=63^{\circ}59'56''$
 $CH=N 55^{\circ}59'48'' E$
 $CL=47.69$

SKYLINE DR.
(PROPOSED PUBLIC STREET)

COMBE ROAD
(PUBLIC STREET)

LOT 1
18,016 SQ FT
0.414 ACRES

LOT 2
16,679 SQ FT
0.383 ACRES

LOT 3
16,903 SQ FT
0.388 ACRES

LOT 4
16,212 SQ FT
0.372 ACRES

- LEGEND**
- WEBER COUNTY SECTION CORNER
 - BOUNDARY CORNER (SET 3/8 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 } s.s.
Weber County

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 _____ 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

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9061091, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, THAT A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT (ON FILE WITH THE WEBER COUNTY SURVEYORS' OFFICE AS SURVEY NUMBER XXXXXXXXX) AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

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, 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

OWNER'S 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 } s.s.
Weber County

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 _____ 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 _____ DATE _____
TIME _____ BOOK _____ PAGE _____

FEE \$ _____ WEBER COUNTY RECORDER _____
DEPUTY _____

NOTE
RETENTION PONDS WILL NEED TO REMAIN THROUGHOUT FUTURE LOT DEVELOPMENT

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 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 _____, 2013

CHAIRMAN, WEBER COUNTY COMMISSION

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