

MOUNTAIN PRIME SUBDIVISION 1ST AMENDMENT

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2016

NORTHWEST CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY 3" BRASS MONUMENT IN GOOD CONDITION.

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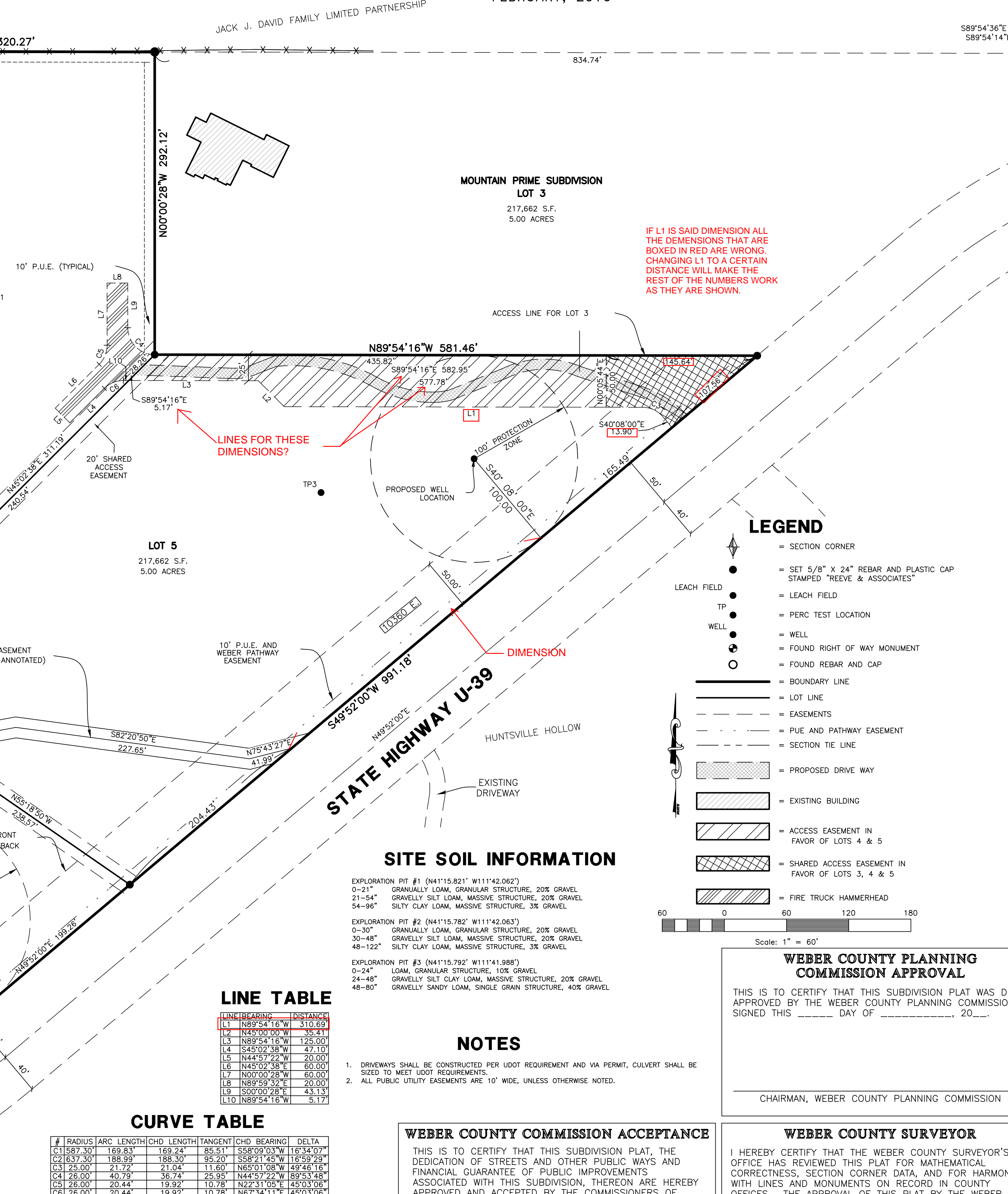
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NEED DIMENSION ALONG BOUNDARY TO WELL PROTECTION ZONE THE (WERE SHOWN ON PRIOR REVIEWS)

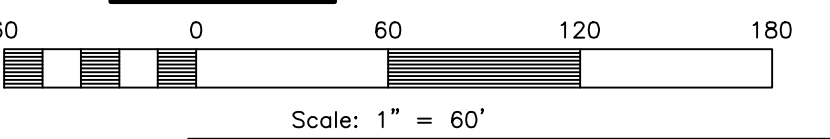
IF L1 IS SAID DIMENSION ALL THE DIMENSIONS THAT ARE BOXED IN RED ARE WRONG. CHANGING L1 TO A CERTAIN DISTANCE WILL MAKE THE REST OF THE NUMBERS WORK AS THEY ARE SHOWN.

LINES FOR THESE DIMENSIONS?

DIMENSION

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = LEACH FIELD
- = PERC TEST LOCATION
- = WELL
- = FOUND RIGHT OF WAY MONUMENT
- = FOUND REBAR AND CAP
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENTS
- = PUE AND PATHWAY EASEMENT
- = SECTION TIE LINE
- ▨ = PROPOSED DRIVE WAY
- ▨ = EXISTING BUILDING
- ▨ = ACCESS EASEMENT IN FAVOR OF LOTS 4 & 5
- ▨ = SHARED ACCESS EASEMENT IN FAVOR OF LOTS 3, 4 & 5
- ▨ = FIRE TRUCK HAMMERHEAD



SITE SOIL INFORMATION

- EXPLORATION PIT #1 (N41°15.821' W111°42.062')
- 0-21" GRANULALLY LOAM, GRANULAR STRUCTURE, 20% GRAVEL
 - 21-54" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 - 54-96" SILTY CLAY LOAM, MASSIVE STRUCTURE, 3% GRAVEL
- EXPLORATION PIT #2 (N41°15.782' W111°42.063')
- 0-30" GRANULALLY LOAM, GRANULAR STRUCTURE, 20% GRAVEL
 - 30-48" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 - 48-122" SILTY CLAY LOAM, MASSIVE STRUCTURE, 3% GRAVEL
- EXPLORATION PIT #3 (N41°15.792' W111°41.988')
- 0-24" LOAM, GRANULAR STRUCTURE, 10% GRAVEL
 - 24-48" GRAVELLY SILT CLAY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 - 48-80" GRAVELLY SANDY LOAM, SINGLE GRAIN STRUCTURE, 40% GRAVEL

NOTES

1. DRIVEWAYS SHALL BE CONSTRUCTED PER UDOT REQUIREMENT AND VIA PERMIT, CULVERT SHALL BE SIZED TO MEET UDOT REQUIREMENTS.
2. ALL PUBLIC UTILITY EASEMENTS ARE 10' WIDE, UNLESS OTHERWISE NOTED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°54'16"W	310.69
L2	N45°00'00"W	35.41
L3	N89°54'16"W	125.00
L4	S45°02'38"W	47.10
L5	N44°57'22"W	20.00
L6	N45°02'38"E	60.00
L7	N00°00'28"W	60.00
L8	N89°59'32"E	20.00
L9	S00°00'28"E	43.13
L10	N89°54'16"W	5.17

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	157.30	169.83	169.24	85.51	S58°09'03"W	16°34'07"
C2	1637.30	188.99	188.30	95.20	S58°21'45"W	16°59'29"
C3	25.00	21.22	21.04	11.60	N65°01'08"W	49°46'16"
C4	26.00	40.79	36.74	25.95	N44°57'22"W	89°53'48"
C5	26.00	20.44	19.92	10.78	N22°31'05"E	45°03'06"
C6	26.00	20.44	19.92	10.78	N67°34'11"E	45°03'06"

DEVELOPER

HULON DEVELOPMENT LLC
2848 N 2175 E
LAYTON, UT 84040

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.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 ON 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 _____, 20____

WEBER COUNTY SURVEYOR

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.

WEBER COUNTY ENGINEER

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____

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____

WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; 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, AND THAT THIS PLAT OF MOUNTAIN PRIME SUBDIVISION 1ST AMENDMENT 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 RECORDER'S 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 COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945
UTAH LICENSE NUMBER TREVOR J HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT MOUNTAIN PRIME SUBDIVISION 1ST AMENDMENT. DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE THE LANDS SHOWN HEREON AS AN ACCESS EASEMENT IN FAVOR OF LOT 4 & 5 AS A PERPETUAL PRIVATE RIGHT OF WAY EASEMENT IN FAVOR OF THE OWNERS OF LOTS 4 & 5, THEIR HEIRS AND ASSIGNS IN PERPETUITY WITH RIGHTS OF INGRESS & EGRESS, SAID ACCESS TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF SAID LOTS, AND DO HEREBY DEDICATE THE LANDS SHOWN HEREON AS AN ACCESS EASEMENT IN FAVOR OF LOT 3, 4, & 5 AS A PERPETUAL PRIVATE RIGHT OF WAY EASEMENT IN FAVOR OF THE OWNERS OF LOTS 3, 4 & 5, THEIR HEIRS AND ASSIGNS IN PERPETUITY WITH RIGHTS OF INGRESS & EGRESS, SAID ACCESS TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF SAID LOTS, AND DO HEREBY DEDICATE THE EASEMENT SHOWN AS A "PUE AND WEBER PATHWAY EASEMENT" TO WEBER COUNTY FOR THE INSTALLATION AND MAINTENANCE OF A TRAIL OVER SAID GROUND.

JONATHAN P. NOLAN (AGENT)

Acknowledgment

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Acknowledgment

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 2-23-16
Name: MOUNTAIN PRIME SUBDIVISION 1ST AMEND
Number: 6677-01
Revision: 6-6-16
Scale: 1"=60'
Checked: _____



Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy: _____