

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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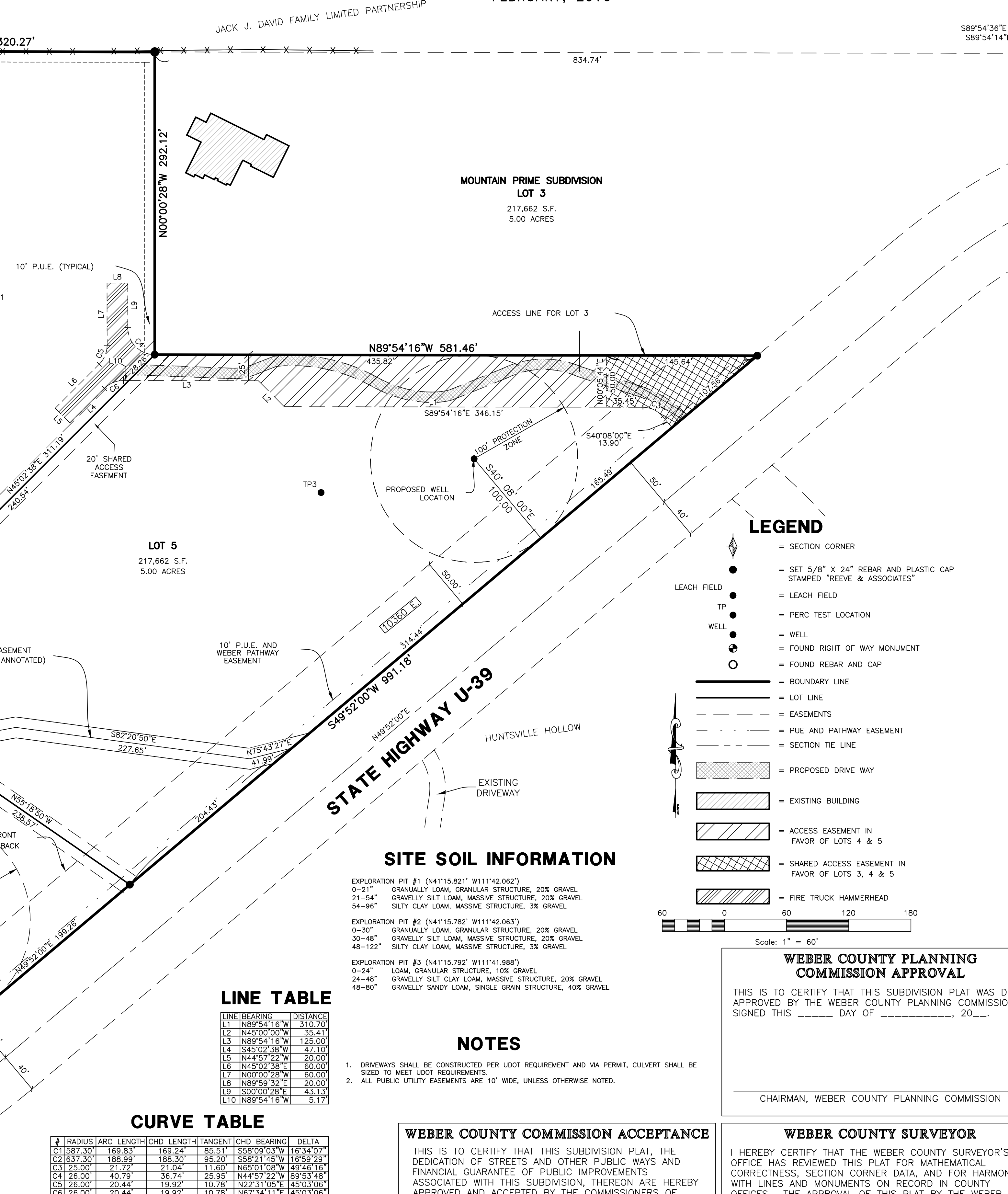
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EUGENE L. KNIGHT & WIFE ILENE L. KNIGHT
BASIS OF BEARINGS UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEYOR
N0°00'41"W 2736.89' (2736.89' RECORD)
N0°00'41"W 1021.82'

258.05'
(CORNER TO CENTERLINE OF EASEMENT)

183.18'
(CORNER TO CENTERLINE OF EASEMENT)

1715.07'
(CORNER TO CENTERLINE OF EASEMENT)

P.O.B.

END OF FENCE IS 0.8 FEET EAST OF BOUNDARY LINE

LOT 4
217,662 S.F.
5.00 ACRES

LOT 5
217,662 S.F.
5.00 ACRES

50.00' FRONT YARD SET-BACK

PROPOSED WELL LOCATION

10' P.U.E. AND WEBER PATHWAY EASEMENT

10' P.U.E. (TYPICAL)

WEST QUARTER CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY 3" BRASS MONUMENT IN GOOD CONDITION. (1989)

JACK J. DAVID FAMILY LIMITED PARTNERSHIP

MOUNTAIN PRIME SUBDIVISION
LOT 3
217,662 S.F.
5.00 ACRES

LOT 4
217,662 S.F.
5.00 ACRES

LOT 5
217,662 S.F.
5.00 ACRES

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°54'16"W	310.70'
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	587.30'	169.83'	169.24'	85.51'	S58°09'03"W	16°34'07"
C2	637.30'	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

BOUNDARY DESCRIPTION

ALL OF LOTS 1 AND 2, MOUNTAIN PRIME SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE; ALSO DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE S89°54'16"E 320.27 FEET TO THE NORTHWEST CORNER OF LOT 3 MOUNTAIN PRIME SUBDIVISION; THENCE ALONG THE BOUNDARY OF LOT 3 MOUNTAIN PRIME SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) S00°00'28"E 292.12 FEET; (2) S89°54'16"E 581.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-30; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-30 THE FOLLOWING TWO (2) COURSES; (1) S49°52'00"W 991.19 FEET; (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 169.83 FEET, A RADIUS OF 587.30 FEET, A CHORD BEARING OF S58°09'03"W, AND A CHORD LENGTH OF 169.24 FEET; THENCE N00°00'41"W 1021.82 FEET TO THE POINT OF BEGINNING.
CONTAINING 435,325 SQUARE FEET OR 9.994 ACRES MORE OR LESS.

BASIS OF BEARINGS

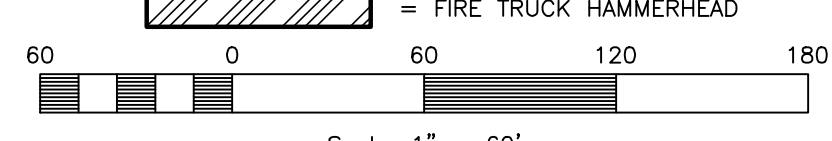
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 14, T.6N., R.2E., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS N00°00'41"W (POST-2000) AS SHOWN ON BRIAN AND BARBARA EDWARDS SUBDIVISION (WEBER COUNTY BEARING SHEET SHOWS N00°00'28"W (PRE-2000))

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND MOUNTAIN PRIME SUBDIVISION AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY RETRACING THE PLAT OF MOUNTAIN PRIME SUBDIVISION USING THE MONUMENTS AS SHOWN HEREON. PROPERTY CORNERS ARE MARKED WITH 5/8" REBAR AND PLASTIC CAP LABELED "REEVE AND ASSOCIATES".

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



NOTES

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

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

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 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 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 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 _____, 20____
WEBER COUNTY ATTORNEY

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 LOTS 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: _____

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

Webber County Recorder

Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
And Recorded, _____
In Book _____
Of The Official Records, Page _____
SIGNED THIS _____ DAY OF _____, 20____
Recorded For: _____
Weber County Recorder
Deputy: _____