

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 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N00'22'21"E.

NORTHWEST CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. (1981)

Aspen Falls Cluster Subdivision 1st Amendment

PART OF THE NORTHWEST QUARTER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY WEBER COUNTY, UTAH MAY, 2016

Narrative

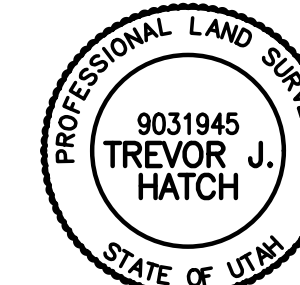
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. NORTH LINE WAS HELD AT RECORD OF 1320 FROM THE NORTH LINE OF THE QUARTER. THE EAST LINE WAS HELD TO THE EAST LINE OF THE QUARTER. THE SOUTH LINE FOLLOWS AN EXISTING LONG ESTABLISHED FENCE LINE. THE WEST IS HELD TO THE CENTERLINE OF NORTH VALLEY RIVER DRIVE. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Surveyor's Certificate

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A 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 ASPEN FALLS CLUSTER 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 AND STRIPS AS SHOWN ON THE PLAT AND NAME SAID TRACT ASPEN FALLS CLUSTER SUBDIVISION 1ST AMENDMENT, AND DO 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 GRANTEEES, SUCCESSOR, OR ASSIGNS AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS AND AGRICULTURAL PRESERVATION EASEMENTS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS AND AGRICULTURAL PRESERVATION EASEMENTS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES AND ALSO TO DEDICATE, GRANT AND CONVEY A PERPETUAL OPEN SPACE RIGHT AND AGRICULTURAL PRESERVATION EASEMENT TO THE SUBDIVISION LOT OWNERS ASSOCIATION, UPON ALL THOSE PARTS OR PORTIONS OR TRACT(S) OF LAND DESIGNATED AS AGRICULTURAL PRESERVATION PARCEL(S), SAID EASEMENT TO BE USED ONLY TO GUARANTEE TO THE LOT OWNERS ASSOCIATION THAT THE AGRICULTURAL PRESERVATION PARCEL(S) REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED AGRICULTURAL OPEN SPACE PURPOSES AND NOT FOR RIGHT OF PHYSICAL USE IN ANY WAY, EXCEPT TO BE USED AND MAINTAINED BY THE OWNER OF SAID PARCEL(S) FOR APPROVED AGRICULTURAL PURPOSES, FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, AND FURTHER DEDICATE, GRANT AND CONVEY TO WEBER COUNTY THE SAME PERPETUAL OPEN SPACE RIGHT AND AGRICULTURAL PRESERVATION EASEMENT UPON SAID AGRICULTURAL PRESERVATION PARCEL(S) TO GUARANTEE TO WEBER COUNTY THAT THE AGRICULTURAL OPEN SPACE REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED AGRICULTURAL OPEN SPACE PURPOSES 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 DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

NATE BOSWELL (MANAGER, BOSWELL PLAZA, LLC)

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: D. CAVE Begin Date: 2-10-2016 Name: ASPEN FALLS CLUSTER PHASE 1 SUBDIVISION Number: 5815-01 Revision: 5-31-2016 Checked:



Developer Info.

NATE BOSWELL 228 EAST 600 NORTH KAYSVILLE, UT 84037

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____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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.

Line Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L8.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CHANGE THE ACCESS OF THE OPEN SPACES OF THE ORIGINAL ASPEN FALLS ESTATES CLUSTER SUBDIVISION FROM PUBLIC TO PRIVATE, AND TO COMBINE LOTS 2 AND 3 INTO ONE LOT.

Agricultural Notice

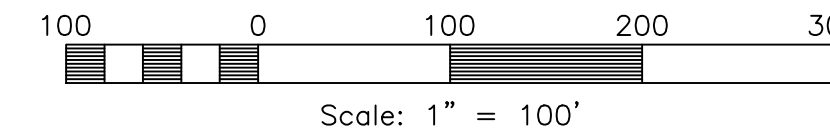
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

Curve Table

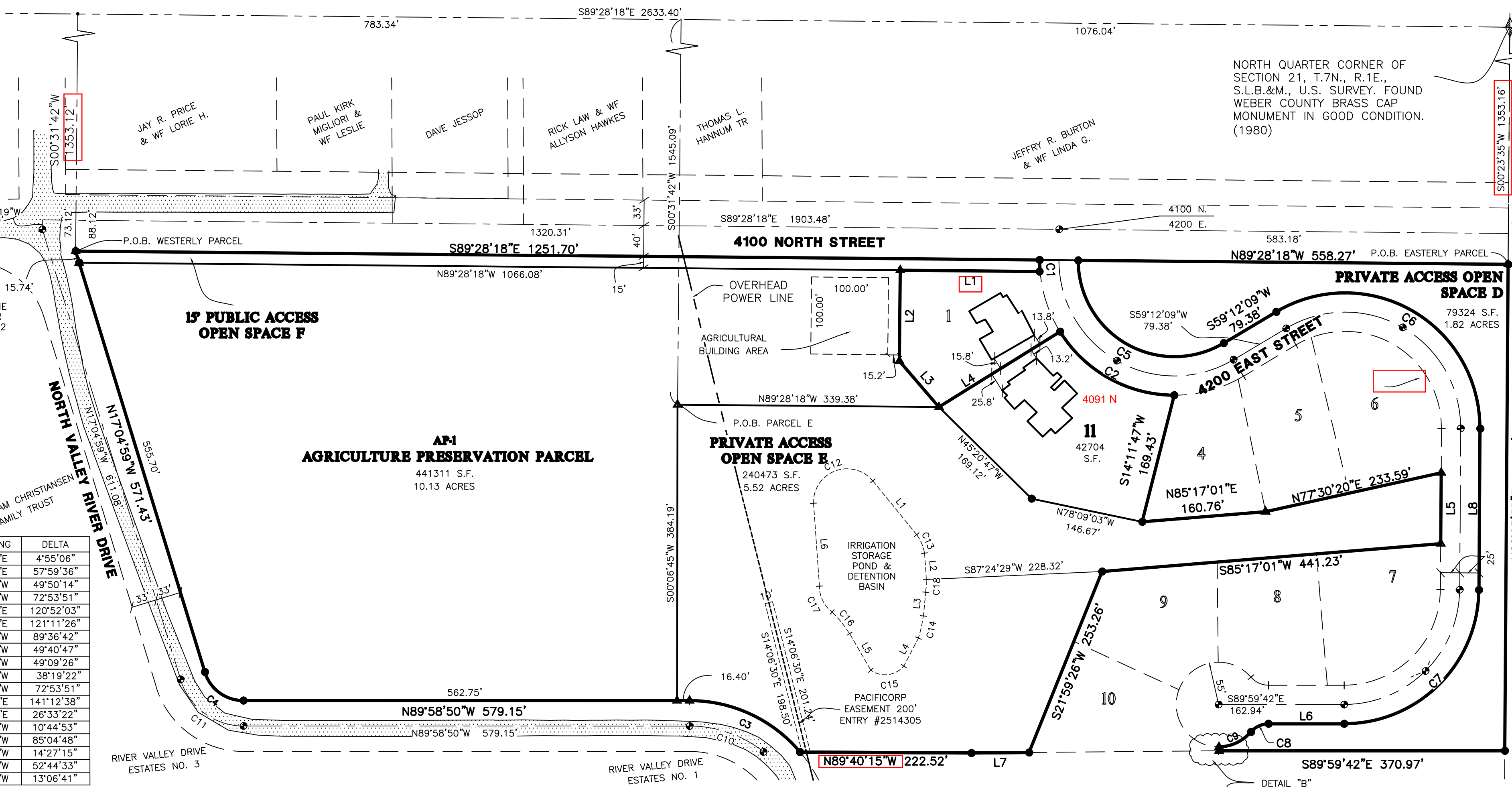
Table with columns: #, RADIUS, ARC LENGTH, CHD LENGTH, TANGENT, CHD BEARING, DELTA. Rows C1 through C18.

Legend

- SECTION CORNER
LOCATION OF CENTERLINE STREET
SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
TEST PIT
BOUNDARY LINE
LOT LINE/ EXISTING HOUSE
OVERHEAD POWER LINES
ADJOINING PROPERTY
EASEMENTS
ROAD CENTER LINE
SECTION TIE LINE
P.U.E. = PUBLIC UTILITY EASEMENT



WEST QUARTER CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. (1975)

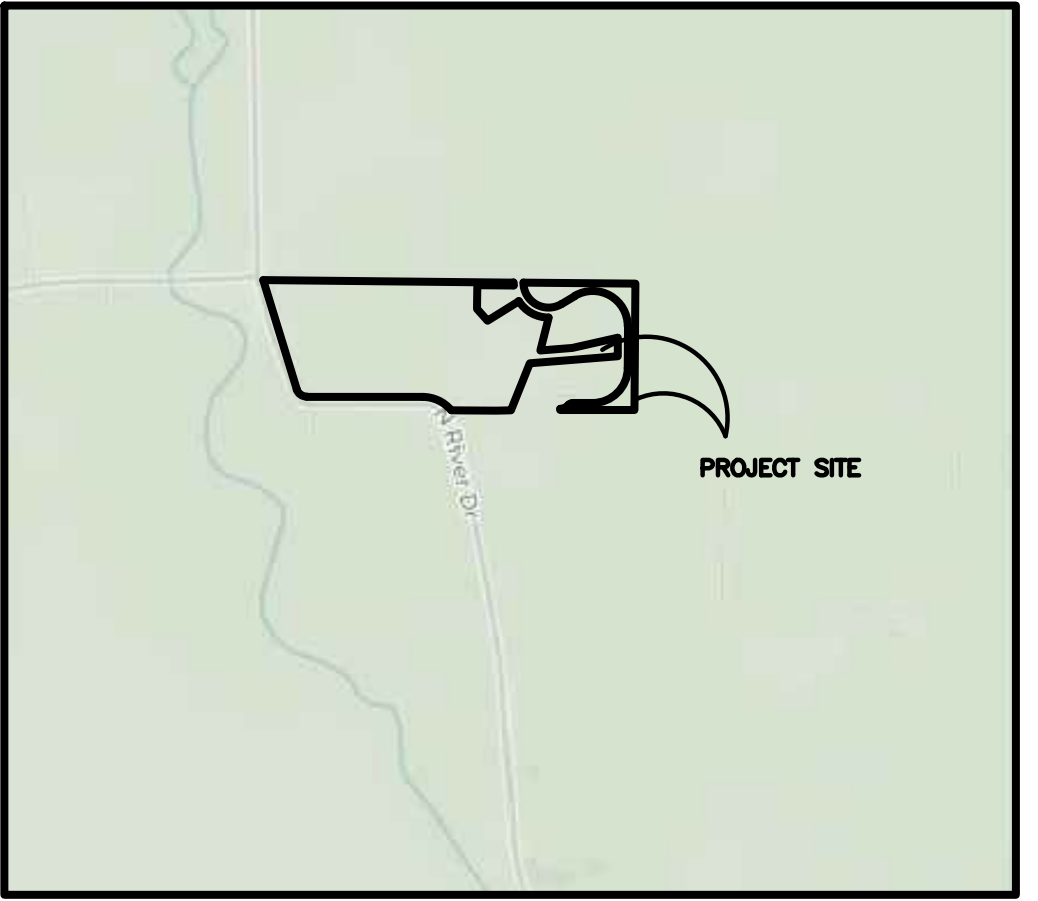
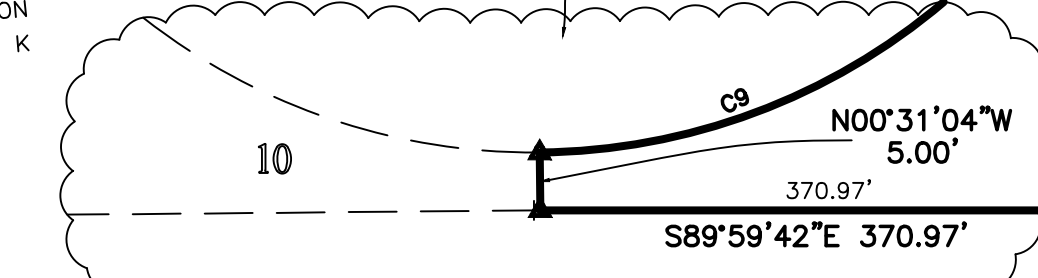


Boundary Descriptions

ALL OF PARCEL "PRIVATE ACCESS OPEN SPACE A", ASPEN FALLS CLUSTER SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, BOOK 67 PAGE 47 IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4100 NORTH STREET, SAID POINT BEING 600'23'35"W 1360.00' FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE S00'23'35"W 631.42' FEET; THENCE N89'59'42"W 370.97' FEET; THENCE N00'31'04"W 5.00' FEET TO THE RIGHT OF WAY LINE OF 4200 EAST STREET; THENCE ALONG THE RIGHT OF WAY LINE OF 4200 EAST STREET THE FOLLOWING EIGHT (8) COURSES: (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 47.19 FEET, A RADIUS OF 85.00 FEET, A CHORD BEARING OF N64'54'13"E, AND A CHORD LENGTH OF 45.75 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.01 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING OF N65'09'54"E, AND A CHORD LENGTH OF 25.21 FEET; (3) S89'59'42"E 98.13 FEET; (4) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 273.70 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF N45'11'56"E, AND A CHORD LENGTH OF 246.65 FEET; (5) N00'23'35"E 209.33 FEET; (6) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 370.16 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF N60'12'08"W, AND A CHORD LENGTH OF 304.91 FEET; (7) S59'12'09"W 79.38 FEET; (8) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 263.69 FEET, A RADIUS OF 125.00 FEET, A CHORD BEARING OF N60'21'49"W, AND A CHORD LENGTH OF 217.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 4100 NORTH STREET; THENCE S89'28'18"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 4100 NORTH STREET 558.27 FEET TO THE POINT OF BEGINNING. CONTAINING 82508 SQUARE FEET OR 1.894 ACRES

Boundary Descriptions

ALL OF PARCELS "AGRICULTURAL PRESERVATION PARCEL", "PUBLIC ACCESS OPEN SPACE B", "PRIVATE ACCESS OPEN SPACE C", AND A PORTION OF LOTS 2 AND 3 OF ASPEN FALLS CLUSTER SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, BOOK 67 PAGE 47 IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH VALLEY RIVER DRIVE, SAID POINT BEING BEING S89'28'18"E 776.67 FEET, S00'31'42"W 1360.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S89'28'18"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF 4100 NORTH STREET, 1251.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4200 EAST STREET; THENCE S00'15'06"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 4200 EAST STREET, 14.98 FEET TO THE NORTHEAST CORNER OF LOT 1 ASPEN FALLS ESTATES SUBDIVISION; THENCE ALONG THE BOUNDARY OF LOT 1 ASPEN FALLS ESTATES SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) N89'29'03"W 181.58 FEET; (2) S00'31'42"W 117.85 FEET; (3) S40'41'04"E 78.76 FEET; (4) N89'06'10"E 185.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4200 EAST STREET, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 4 ASPEN FALLS ESTATES CLUSTER SUBDIVISION; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 4200 EAST STREET, A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 177.13 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF S60'53'38"E, AND A CHORD LENGTH OF 169.67 FEET TO THE NORTHWEST CORNER OF LOT 4 OF ASPEN FALLS CLUSTER SUBDIVISION; THENCE ALONG THE BOUNDARY OF LOT 4 OF ASPEN FALLS ESTATES CLUSTER SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) S14'11'47"W 169.43 FEET; (2) N85'17'01"E 160.76 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE N77'30'20"E ALONG THE SOUTHERLY LINE OF LOTS 5 AND 6 ASPEN FALLS ESTATES CLUSTER SUBDIVISION 233.59 FEET TO THE SOUTHWEST CORNER OF LOT 6 ASPEN FALLS ESTATES CLUSTER SUBDIVISION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 4200 EAST STREET; THENCE S00'23'35"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 4200 EAST STREET, 91.98 FEET TO THE NORTHEAST CORNER OF LOT 7; THENCE S85'17'01"W ALONG THE NORTHERLY LINE OF LOTS 7, 8, AND 9 OF ASPEN FALLS ESTATES CLUSTER SUBDIVISION, 441.23 FEET TO THE NORTHWEST CORNER OF LOT 9 OF ASPEN FALLS ESTATES CLUSTER SUBDIVISION; THENCE S21'59'26"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LOTS 9 AND 10 OF ASPEN FALLS CLUSTER SUBDIVISION, 253.26 FEET; THENCE S89'28'18"E 74.69 FEET; THENCE N89'21'04"W 222.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH VALLEY RIVER DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH VALLEY RIVER DRIVE THE FOLLOWING FOUR (4) COURSES: (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 163.27 FEET, A RADIUS OF 187.71 FEET, A CHORD BEARING OF N65'03'43"W, AND A CHORD LENGTH OF 158.18 FEET; (2) N89'59'42"E 579.15 FEET; (3) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 66.81 FEET, A RADIUS OF 52.51 FEET, A CHORD BEARING OF N53'31'55"W, AND A CHORD LENGTH OF 62.39 FEET; (4) N17'04'59"W 571.43 FEET TO THE POINT OF BEGINNING. CONTAINING 743,236 SQUARE FEET OR 17.062 ACRES MORE OR LESS



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.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY ENGINEER

Weber County Commission Acceptance

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND 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.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: TITLE:

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____

CHAIRMAN, 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 EFFECT.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY ATTORNEY