

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

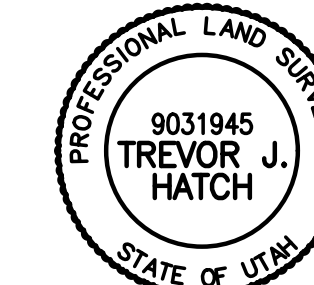
PART OF THE NORTHWEST QUARTER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2016

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 STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ASPEN FALLS CLUSTER SUBDIVISION 1ST AMENDMENT, AND DO HEREBY 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 DO 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 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 DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS AND IRRIGATION STORAGE POND AND DETENTION BASIN EASEMENTS, THE SAME TO BE USED FOR THE MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

NATE BOSWELL (MANAGER, BOSWELL PLAZA, LLC)

Acknowledgment

STATE OF UTAH)
COUNTY OF _____) ss.
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

Line Table

LINE	BEARING	DISTANCE
L1	S39°13'31"E	90.09
L2	S27°34'28"W	41.03
L3	N30°04'54"W	54.98
L4	N04°04'53"W	107.93
L5	S03°52'31"E	34.34

Developer Info.

NATE BOSWELL
228 EAST 600 NORTH
KAYSVILLE, UT 84037



Project Info.

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 11-10-2016
Name: ASPEN FALLS CLUSTER PHASE 1 SUBDIVISION
Number: 5815-01
Revision:
Checked:

Weber County Recorder

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

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 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 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 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 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____

Weber County Planning Commission Approval

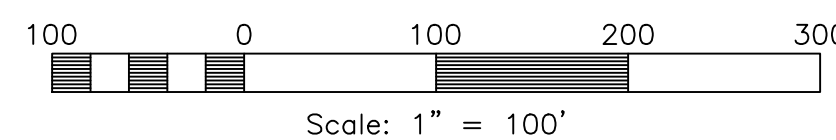
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

Curve Table

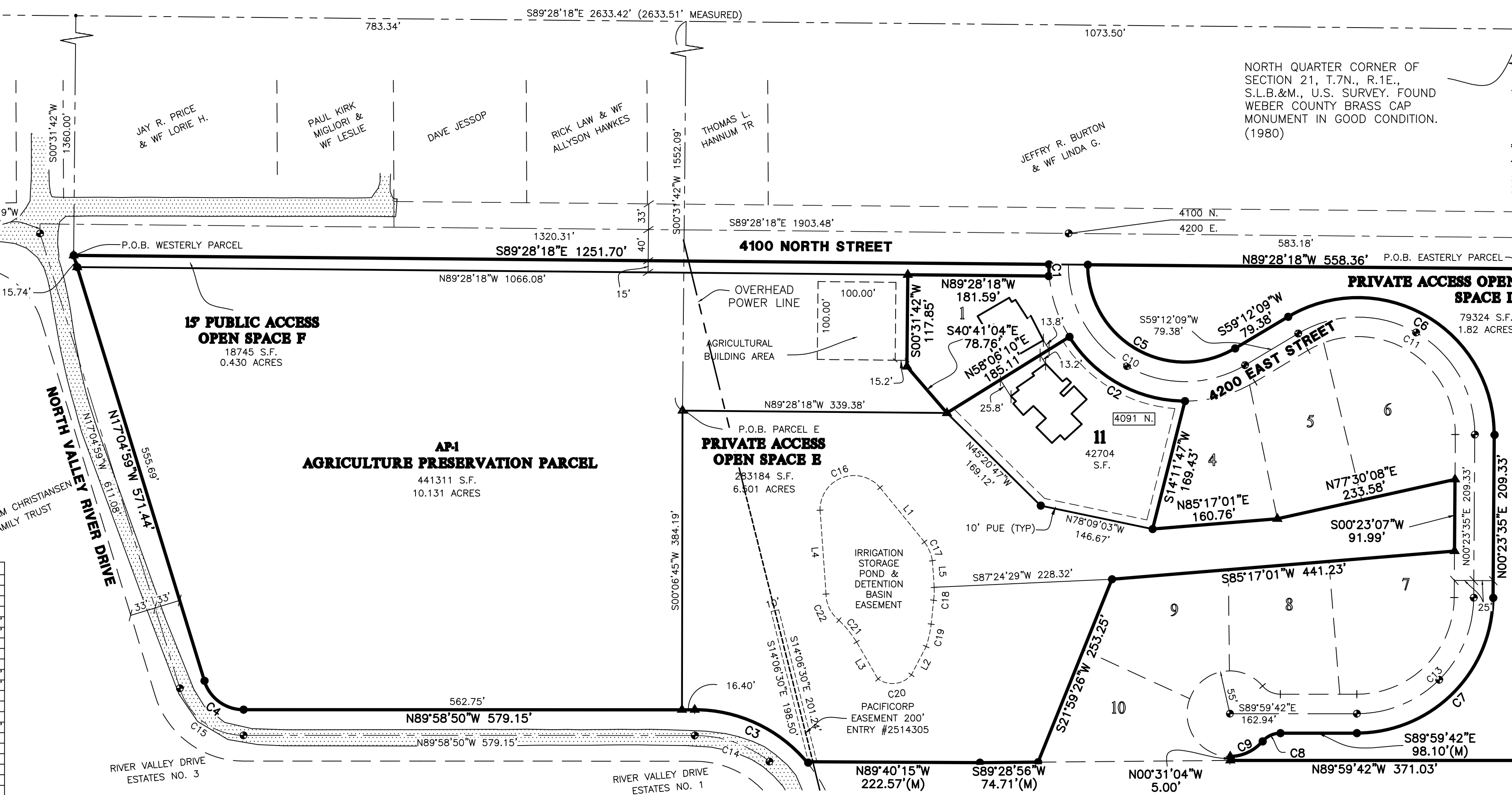
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	175.00	15.02	15.02	7.52	S02°15'30"E	4°55'09"
C2	175.00	177.14	169.67	97.00	S60°53'39"E	57°59'45"
C3	187.71	163.20	158.11	87.16	N65°04'19"W	49°48'51"
C4	52.51	66.80	62.39	38.78	N53°51'55"W	72°53'34"
C5	125.00	263.70	217.45	220.36	S80°21'49"E	120°52'15"
C6	175.00	370.15	304.91	310.51	S60°12'08"E	121°11'24"
C7	175.00	273.71	246.65	173.82	S45°11'56"W	89°36'47"
C8	30.00	26.02	26.02	13.69	S88°09'54"W	49°41'25"
C9	55.00	47.18	45.75	25.15	S64°54'13"W	49°09'11"
C10	150.00	316.63	261.03	264.82	S60°19'32"E	120°56'38"
C11	150.00	317.28	261.35	264.82	S60°19'32"E	120°56'38"
C12	150.00	317.28	261.35	264.82	S60°19'32"E	120°56'38"
C13	150.00	234.60	211.41	148.99	S45°11'56"W	89°36'42"
C14	154.71	103.48	101.56	53.76	N70°49'09"W	38°19'22"
C15	85.51	108.79	101.60	63.16	N53°51'55"W	72°53'51"
C16	43.63	107.52	82.30	123.92	N69°23'10"E	141°12'38"
C17	56.71	26.28	26.05	13.38	S23°06'04"E	26°33'22"
C18	72.66	16.63	16.59	8.35	S02°40'50"W	13°06'41"
C19	157.26	29.50	29.46	14.79	S2°58'20"W	10°44'53"
C20	31.87	47.33	43.10	29.25	S82°59'22"W	85°04'48"
C21	143.49	36.20	36.10	18.20	N39°01'03"W	14°27'15"
C22	42.06	38.72	37.37	20.85	N26°13'22"W	52°44'33"

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 LINE
- = 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)

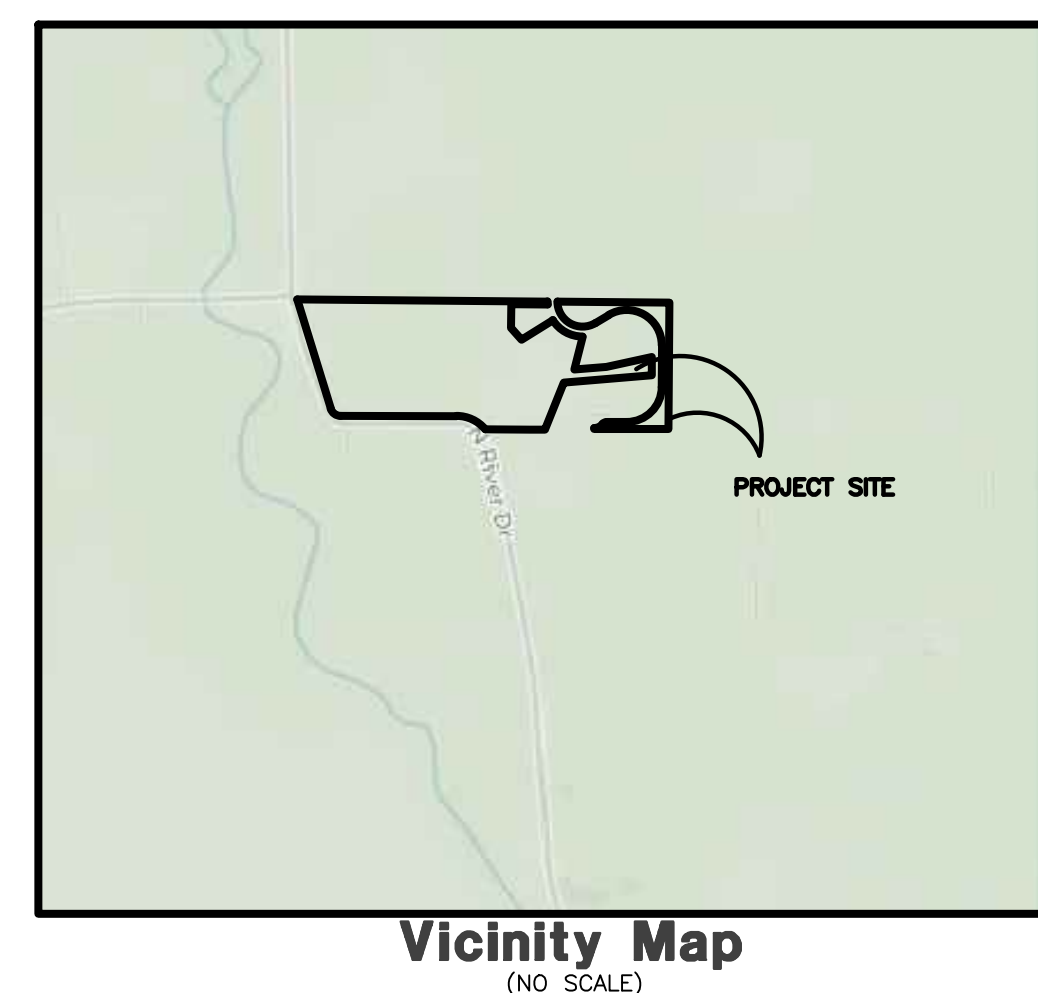


Boundary Descriptions

EASTERLY PARCEL
ALL OF PARCEL "PUBLIC 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 S00°23'35"W ALONG THE QUARTER SECTION LINE 1360.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; AND RUNNING THENCE S00°23'35"W 631.42 FEET; THENCE N89°59'42"W 371.03 FEET; THENCE N00°31'04"W 5.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF 4200 EAST STREET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF 4200 EAST STREET THE FOLLOWING EIGHT (8) COURSES; (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 47.18 FEET, A RADIUS OF 55.00 FEET, A CHORD BEARING OF N64°54'13"E, AND A CHORD LENGTH OF 45.75 FEET WITH A DELTA ANGLE OF 49°09'11"; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.02 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING OF N65°09'54"E, AND A CHORD LENGTH OF 25.21 FEET WITH A DELTA ANGLE OF 49°41'25"; (3) S89°59'42"E 98.10 FEET(M); (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 273.71 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF N45°11'56"E, AND A CHORD LENGTH OF 246.65 FEET WITH A DELTA ANGLE OF 89°36'47"; (5) N00°23'35"E 209.33 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 370.15 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF N60°12'08"W, AND A CHORD LENGTH OF 304.91 FEET WITH A DELTA ANGLE OF 12°11'24"; (7) S59°12'09"W 79.38 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 263.70 FEET, A RADIUS OF 125.00 FEET, A CHORD BEARING OF N60°21'49"W, AND A CHORD LENGTH OF 217.45 FEET WITH A DELTA ANGLE OF 12°05'15" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 4100 NORTH STREET; THENCE S89°28'18"E ALONG SAID RIGHT-OF-WAY, 558.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 82,567 SQUARE FEET OR 1.895 ACRES MORE OR LESS.

Boundary Descriptions

WESTERLY PARCEL
ALL OF PARCELS "AGRICULTURAL PRESERVATION PARCEL", "PUBLIC ACCESS OPEN SPACE B", "PRIVATE ACCESS OPEN SPACE C", AND ALL 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 S89°28'18"E 776.67 FEET, S00°31'42"W 1360.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 21 AS MEASURED ON THE GROUND; AND RUNNING THENCE S89°28'18"E ALONG THE NORTHERLY RIGHT-OF-WAY OF 4100 NORTH STREET 1251.70 FEET TO THE WESTERLY RIGHT-OF-WAY OF 4200 EAST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.02 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF S02°15'30"E, AND A CHORD LENGTH OF 15.02 FEET WITH A DELTA ANGLE OF 04°55'09" TO THE NORTHEAST CORNER OF LOT 1, ASPEN FALLS CLUSTER SUBDIVISION; THENCE ALONG SAID LOT 1 THE FOLLOWING FOUR (4) COURSES; (1) N89°28'18"W 181.59 FEET; (2) S00°31'42"W 117.85 FEET; (3) S40°41'04"E 78.76 FEET; (4) N58°06'10"E 185.11 FEET TO THE WESTERLY RIGHT-OF-WAY OF 4200 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 177.14 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF S60°53'39"E, AND A CHORD LENGTH OF 169.67 FEET WITH A DELTA ANGLE OF 57°59'45" TO THE NORTHWEST CORNER OF LOT 4, ASPEN FALLS CLUSTER SUBDIVISION; THENCE ALONG SAID LOT 4, 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 SAID LOT 4; THENCE N77°30'08"E ALONG THE WESTERLY LINES OF LOT 5 AND 6, ASPEN FALLS CLUSTER SUBDIVISION, 233.58 FEET TO THE WESTERLY RIGHT-OF-WAY OF 4200 EAST STREET; THENCE S00°23'07"W 91.99 FEET TO THE NORTHEAST CORNER OF LOT 7, ASPEN FALLS CLUSTER SUBDIVISION; THENCE S85°17'01"W ALONG THE NORTHERLY LINES OF LOTS 7, 8, AND 9, 441.23 FEET TO THE NORTHWEST CORNER OF LOT 9, ASPEN FALLS CLUSTER SUBDIVISION; THENCE S21°59'26"W ALONG THE WESTERLY LINES OF LOTS 9 AND 10, 253.25 FEET TO THE SOUTHWEST CORNER OF LOT 10, ASPEN FALLS CLUSTER SUBDIVISION; THENCE S89°28'56"W 74.71 FEET(M); THENCE N89°40'15"W 222.57 FEET(M) TO THE EASTERLY RIGHT-OF-WAY OF NORTH VALLEY RIVER DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES; (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 163.20 FEET, A RADIUS OF 187.71 FEET, A CHORD BEARING OF N65°04'19"W, AND A CHORD LENGTH OF 169.43 FEET; (2) N85°17'01"E 160.76 FEET; (3) THENCE N89°58'50"W 579.15 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 66.80 FEET, A RADIUS OF 52.51 FEET, A CHORD BEARING OF N53°31'55"W, AND A CHORD LENGTH OF 62.39 FEET WITH A DELTA ANGLE OF 72°53'34"; (4) N17°04'59"W 571.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 743,116 SQUARE FEET OR 17.060 ACRES MORE OR LESS.



Vicinity Map
(NO SCALE)