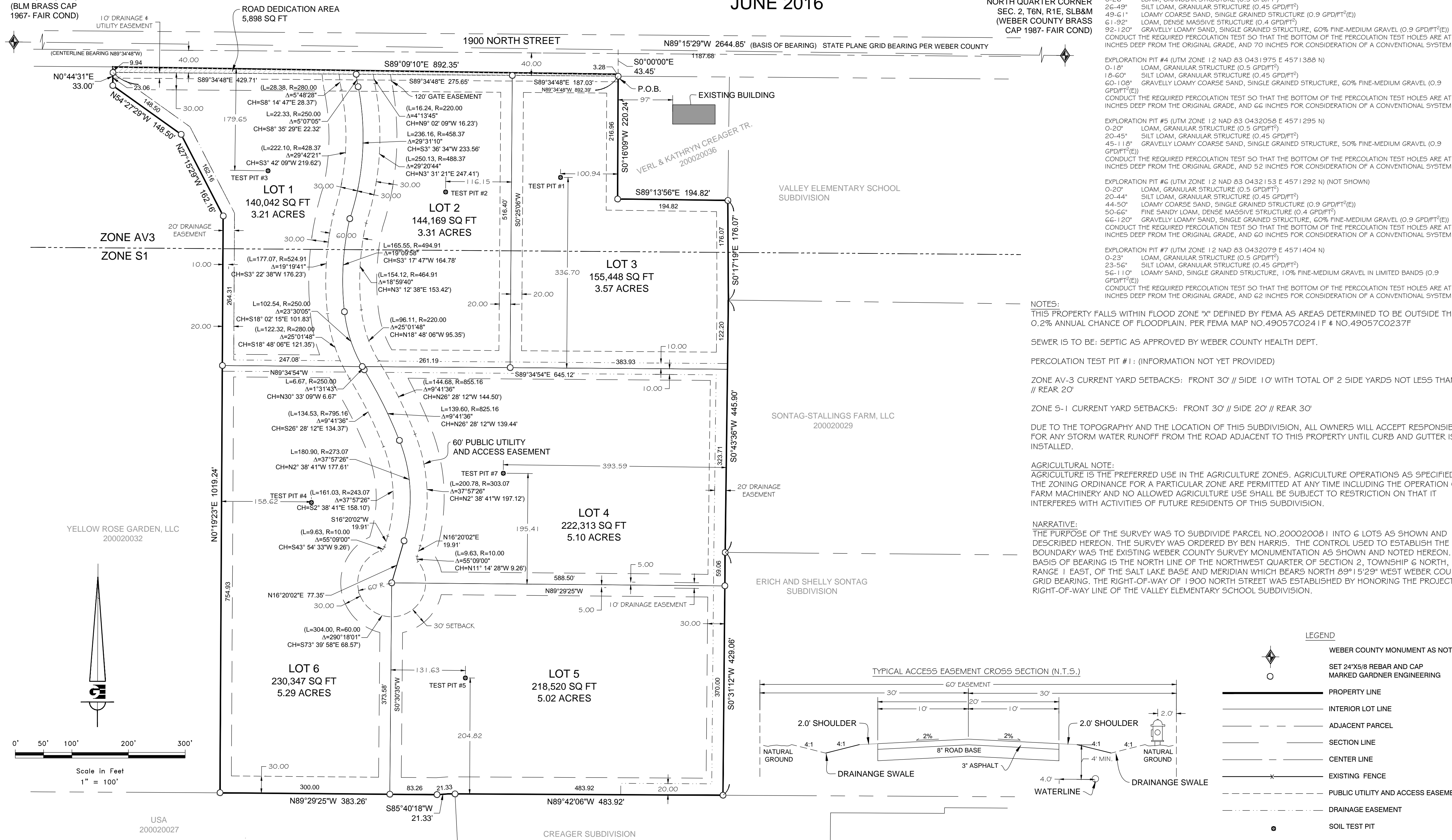


# REFLECTIONS SUBDIVISION

## PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH JUNE 2016

FOUND  
NORTHWEST CORNER  
SEC. 2, T6N, R1E, SL&M  
(BLM BRASS CAP  
1967- FAIR COND)

FOUND  
NORTH QUARTER CORNER  
SEC. 2, T6N, R1E, SL&M  
(WEBER COUNTY BRASS  
CAP 1987- FAIR COND)



**SOILS NOTES:**  
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0432113E 4571563 N)  
0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
20-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)  
56-114" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0432049 E 4571556 N)  
0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
20-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)  
56-118" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 40% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431953 E 4571572 N)  
0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
26-49" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)  
49-61" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT)(E)  
61-92" LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT)  
92-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 70 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431975 E 4571388 N)  
0-18" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
18-60" SILT LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
60-108" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 66 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0432058 E 4571295 N)  
0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
20-45" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)  
45-118" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 52 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0432153 E 4571292 N) (NOT SHOWN)  
0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
20-44" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)  
44-50" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT)(E)  
50-66" FINE SANDY LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT)  
66-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 60 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 0432079 E 4571404 N)  
0-23" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)  
23-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)  
56-110" LOAMY SAND, SINGLE GRAINED STRUCTURE, 10% FINE-MEDIUM GRAVEL IN LIMITED BANDS (0.9 GPD/FT)(E)  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

**NOTES:**  
THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. PER FEMA MAP NO. 49057C0241 F & NO. 49057C0237F

SEWER IS TO BE: SEPTIC AS APPROVED BY WEBER COUNTY HEALTH DEPT.

PERCOLATION TEST PIT #1: (INFORMATION NOT YET PROVIDED)

ZONE AV-3 CURRENT YARD SETBACKS: FRONT 30' // SIDE 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR 20'

ZONE S-1 CURRENT YARD SETBACKS: FRONT 30' // SIDE 20' // REAR 30'

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

**AGRICULTURAL NOTE:**  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES, AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**NARRATIVE:**  
THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE PARCEL NO. 200020081 INTO 6 LOTS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEN HARRIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°15'29" WEST WEBER COUNTY GRID BEARING. THE RIGHT-OF-WAY OF 1900 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY LINE OF THE VALLEY ELEMENTARY SCHOOL SUBDIVISION.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY 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 MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF REFLECTIONS SUBDIVISION 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 RECORDERS 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 \_\_\_\_\_, 2016

KLINT H. WHITNEY, PLS NO. 8227228

**SUBDIVISION BOUNDARY**

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 89°15'29" EAST 2644.85 FEET AND SOUTH 0°00'00" EAST 43.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°16'09" WEST 220.24 FEET; THENCE SOUTH 89°13'56" EAST 194.82 FEET; THENCE SOUTH 0°17'19" EAST 176.07 FEET; THENCE SOUTH 0°43'36" WEST 445.90 FEET; THENCE SOUTH 0°31'12" WEST 429.06 FEET; THENCE NORTH 89°42'06" WEST 483.92 FEET; THENCE SOUTH 85°40'18" WEST 21.33 FEET; THENCE NORTH 89°29'25" WEST 383.26 FEET; THENCE NORTH 0°19'23" EAST 101.92 FEET; THENCE NORTH 27°15'29" WEST 162.16 FEET; THENCE NORTH 54°27'29" WEST 148.50 FEET; THENCE NORTH 0°44'31" EAST 33.00 FEET; THENCE SOUTH 89°09'10" EAST 892.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1,116,737 SQ FT OR 25.637 ACRES.

**OWNERS DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, REFLECTIONS SUBDIVISION AND HEREBY GRANT, DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PRIVATE THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND ACCESS EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR 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 ERCTED WITHIN SUCH EASEMENTS, AND FURTHER DEDICATE, GRANT AND CONVEY TO WEBER COUNTY THOSE CERTAIN STRIPS DESIGNATED AS DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SERVICE LINES AND FACILITIES.

**PAGE FAMILY TESTAMENTARY TRUST**

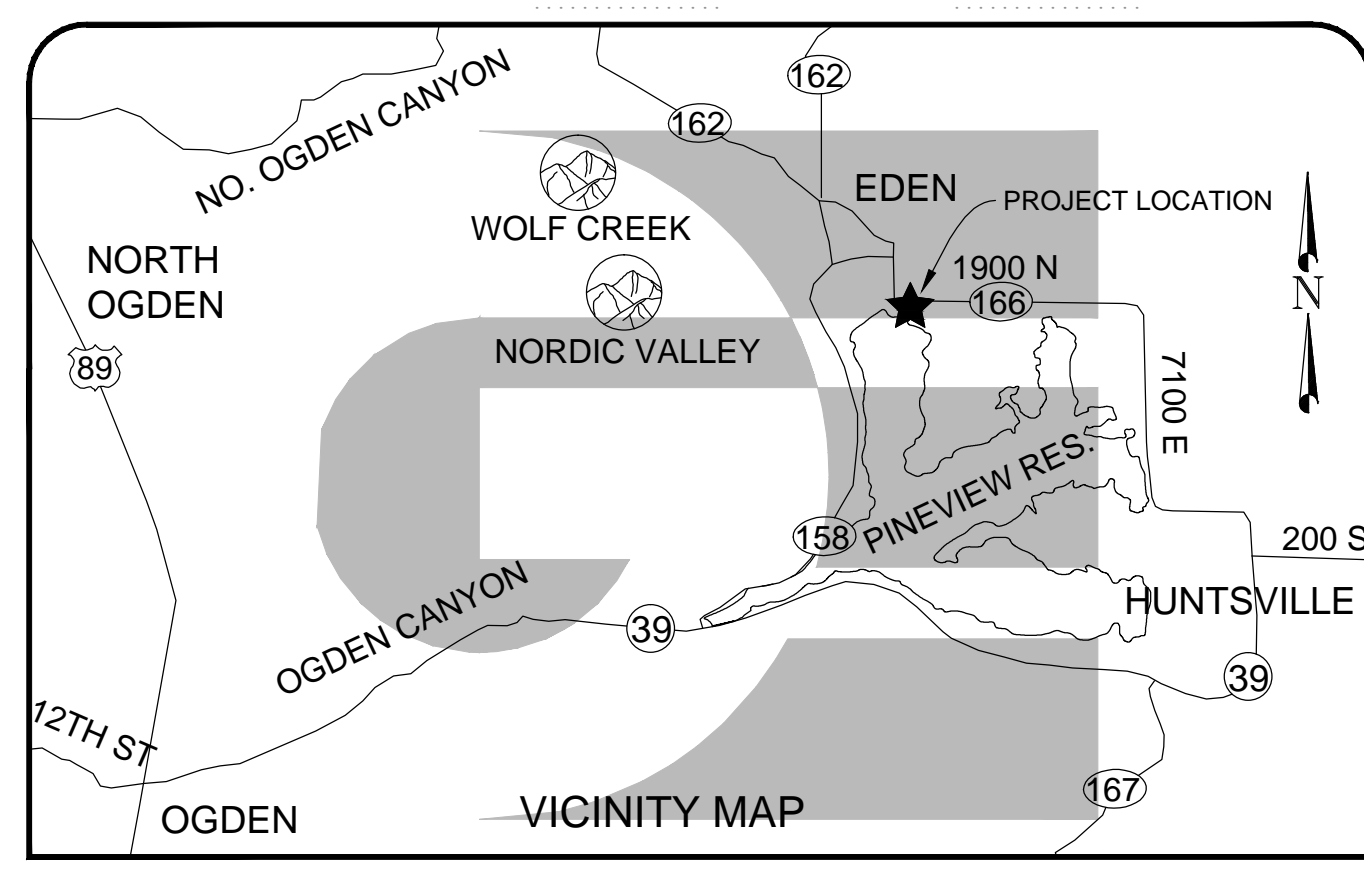
COREY BENSON, TRUSTEE )  
BEN HARRIS, TRUSTEE )  
ACKNOWLEDGMENT )  
STATE OF UTAH )  
COUNTY OF WEBER )

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016 personally appeared before me, the undersigned notary public, COREY BENSON the signer of the above Owner's Dedication, who duly acknowledged to me that he is the TRUSTEE OF THE PAGE FAMILY TESTAMENTARY TRUST, DATED MAY 7, 2011 and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said COREY BENSON acknowledged to me that said TRUST executed the same.

NOTARY PUBLIC )  
ACKNOWLEDGMENT )  
STATE OF UTAH )  
COUNTY OF WEBER )

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016 personally appeared before me, the undersigned notary public, BEN HARRIS the signer of the above Owner's Dedication, who duly acknowledged to me that he is the TRUSTEE OF THE PAGE FAMILY TESTAMENTARY TRUST, DATED MAY 7, 2011 and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said BEN HARRIS acknowledged to me that said TRUST executed the same.

NOTARY PUBLIC



**Webster 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 Webster COUNTY, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Webster COUNTY Commission \_\_\_\_\_

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

**Webster COUNTY Surveyor**  
I hereby certify that the Webster 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 Webster COUNTY Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

**Webster COUNTY Planning Commission Approval**  
This is to certify that this subdivision plat was duly approved by the Webster COUNTY Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Webster COUNTY Planning Commission \_\_\_\_\_

**Webster 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\_\_\_\_.

Signature \_\_\_\_\_

**Webster COUNTY Engineer**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with COUNTY standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

**DEVELOPER:**  
PLATINUM INVESTMENTS  
CORTNEY VALENTINE  
PO BOX 1197  
EDEN, UTAH 84310  
602-882-0122

**WEBER - MORGAN HEALTH DEPARTMENT**

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This \_\_\_\_\_ day of \_\_\_\_\_, 2016

Director Weber-Morgan Health Department \_\_\_\_\_

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT IN \_\_\_\_\_ BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_ COUNTY RECORDER BY: \_\_\_\_\_ DEPUTY