SURVEYOR'S CERTIFICATE REFLECTIONS SUBDIVISION EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0432113E 4571563 N) LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT² PART OF THE NORTHWEST QUARTER OF SECTION 2, , <u>KLINT H. WHITNEY</u> DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR 56-114" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT²(E)) IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, TOWNSHIP 6 NORTH, RANGE 1 EAST, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF REFLECTION EXPLORATION PIT#2 (UTM ZONE | 2 NAD 83 0432049 E 457 | 556 N) SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE LOAM, GRANULAR STRUCTURE (0.5 GPD/FT²) SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2) AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SALT LAKE BASE AND MERIDIAN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 40% FINE-MEDIUM GRAVEL (0.9 GPD/FT2(E)) CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY FOUND INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY WEBER COUNTY, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. NORTHWEST CORNER EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 043 1953 E 457 1572 N) SEC. 2. T6N. R1E. SLB&M **JUNE 2016** LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) NORTH QUARTER CORNER (BLM BRASS CAP SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2 ROAD DEDICATION AREA SEC. 2. T6N. R1E. SLB&M 1967- FAIR COND) 49-61" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT²(E)) 10' DRAINAGE \$ 5,898 SQ FT (WEBER COUNTY BRASS LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT2) UTILITY EASEMENT ` 92-120" GRAVELLY LOAMY SAND. SINGLE GRAINED STRUCTURE. 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT²(E)) DATE CAP 1987- FAIR COND) CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 55 8227228 1900 NORTH STREET N89°15'29"W 2644.85' (BASIS OF BEARING) STATE PLANE GRID BEARING PER WEBER COUNTY INCHES DEEP FROM THE ORIGINAL GRADE, AND 70 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. (CENTERLINE BEARING N89°34'48"W) Klint H 40.00 EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431975 E 4571388 N) \$89°09'10"E 892.35' 40.00 Whitney 3.28 — LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2) N0°44'31"E - S89°34'48"E 275.65' -S89°34'48"E 187.03'-60-108" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 (L=28.38, R=280.00 Owner's Dedication Certificate shall include the following Private Streets, 120' GATE EASEMENT - EXISTING BUILDING CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 access, rights-of-way dedication as applicable CH=S8° 14' 47"E 28.37') INCHES DEEP FROM THE ORIGINAL GRADE, AND 66 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. (L=16.24, R=220.00 "Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision EXPLORATION PIT #5 (UTM ZONE | 2 NAD 83 0432058 E 457 | 295 N) $\Lambda = 5^{\circ}07'05'$ CH=N9° 02' 09"W 16.23') (and those adjoining subdivisions that may be subdivided by the undersigned KLINT H. WHITNEY, PLS NO. 8227228 LOAM, GRANULAR STRUCTURE (0.5 GPD/FT²) CH=S8° 35' 29"E 22.32' L=236.16. R=458.37 owners, their successors, or assigns) on, over and across all those portions or 20-45" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT² SUBDIVISION BOUNDARY 45-118" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 parts of said tract of land designated on said plat as private streets (private (L=222.10, R=428.37 CH=S3° 36' 34"W 233.56' A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE I EAST, OF rights-of-way) as access to the individual lots, to be maintained by a lot (unit) Λ=29°42'21" (L=250.13, R=488.37 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 owners' association whose membership consists of said owners, their THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: CH=S3° 42' 09"W 219.62') - Δ=29°20'44" INCHES DEEP FROM THE ORIGINAL GRADE, AND 52 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. grantees, successors, or assigns." BEGINNING AT A POINT BEING LOCATED SOUTH 89° I 5'29" EAST <mark>2644.85 FEET</mark> AND SOUTH CH=N3° 31' 21"E 247.41') TEST PIT #3 WCO 106-7-1. 0°00'00" EAST 43.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING EXPLORATION PIT #6 (UTM ZONE | 2 NAD 83 0432 | 53 E 457 | 292 N) (NOT SHOWN) VALLEY ELEMENTARY SCHOOL LOAM, GRANULAR STRUCTURE (0.5 GPD/FT2) THENCE SOUTH 0°16'09" WEST 220.24 FEET; THENCE SOUTH 89°13'56" EAST 194.82 FEET; TEST PIT #2 S89°13'56"E 194.82' SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2 SUBDIVISION THENCE SOUTH 0°17'19" EAST 176.07 FEET; THENCE SOUTH 0°43'36" WEST 445.90 FEET; 140,042 SQ FT LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT2(E)) THENCE SOUTH 0°3|'|2" WEST 429.06 FEET; THENCE NORTH 89°42'06" WEST 483.92 FEET **3.21 ACRES** FINE SANDY LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT2) THENCE SOUTH 85°40'18" WEST 21.33 FEET; THENCE NORTH 89°29'25" WEST 383.26 FEET 144,169 SQ FT 66-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT²(E)) 20' DRAINAGE CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 THENCE NORTH 0°19'23" EAST 1019.24 FEET; THENCE NORTH 27°15'29" WEST 162.16 FEET **3.31 ACRES** INCHES DEEP FROM THE ORIGINAL GRADE, AND 60 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM. **ZONE AV3** THENCE NORTH 54°27'29" WEST 148.50 FEET; THENCE NORTH 0°44'31" EAST 33.00 FEET; L=165.55, R=494.91 THENCE SOUTH 89°09'10" EAST 892.35 FEET TO THE POINT OF BEGINNING. CONTAINING EXPLORATION PIT #7 (UTM ZONE | 2 NAD 83 0432079 E 457 | 404 N) ZONE S1 LOAM, GRANULAR STRUCTURE (0.5 GPD/FT²) 1,116,737 SQ FT OR 25.637 ACRES. (L=177.07, R=524.91 CH=S3° 17' 47"W 164.78' SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT2) Δ=19°19'41" OWNER'S DEDICATION 56-110" LOAMY SAND, SINGLE GRAINED STRUCTURE, 10% FINE-MEDIUM GRAVEL IN LIMITED BANDS (0.9 H=S3° 22' 38"W 176.23') (L=154.12, R=464.91 155,448 SQ FT VE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART - Δ=18°59'40" **3.57 ACRES** CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 CH=N3° 12' 38"E 153.42') WHERE IS THE LINE? -IND 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 20.00 -L=102.54, R=250.00 Δ=23°30'05" THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE ILL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO CH=S18° 02' 15"E 101.83' (L=96.11, R=220.00 BE USED AS PRIVATE THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO 0.2% ANNUAL CHANCE OF FLOODPLAIN. PER FEMA MAP NO.49057C024 | F \$ NO.49057C0237F RESERVATIONS CONTAINED IN RIGHT OF WAY DEED and the terms, - Λ=25°01'48" (L=122.32, R=280.00 WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS CH=N18° 48' 06"W 95.35') conditions and limitations contained Λ=25°01'48" -SEWER IS TO BE: SEPTIC AS APPROVED BY WEBER COUNTY HEALTH DEPT The existing location, widths, and other dimensions of all DESIGNATED HEREOF AS PUBLIC UTILITY AND ACCESS EASEMENT, THE SAME TO BE USED FOR THE CH=S18° 48' 06"E 121.35') existing or platted watercourses, wetlands, streams Recorded: November 23, 1936 INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE 247.08' corridor setbacks, flood plain within and immediately PERCOLATION TEST PIT # I: (INFORMATION NOT YET PROVIDED) Entry No.: 20811 FACILITIES, IRRIGATION CANALS OR THE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN adjacent (within 30') to the tract to be subdivided. WCO Book/Page: 127/592 S89°34'54"E 645.12' · — · · — · · — · · — · · — · · — -N89°34'54"W HEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING L=6.67, R=250.00 ZONE AV-3 CURRENT YARD SETBACKS: FRONT 30' // SIDE 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' (L=144.68, R=855.16 UTHORITY. WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. AND 10 00 -Λ=1°31'43'\-– Δ=9°41'36" DOES THIS PERTAIN TO PROPERY>? // REAR 20' URTHER DEDICATE, GRANT AND CONVEY TO WEBER COUNTY THOSE CERTAIN STRIPS DESIGNATED CH=N39° 33' 09"W 6.67' CH=N26° 28' 12"W 144.50') AS DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND L=139.60, R=825.16 ZONE S-I CURRENT YARD SETBACKS: FRONT 30' // SIDE 20' // REAR 30' SONTAG-STALLINGS FARM, LLC -Δ=9°41'36" DPERATION OF SERVICE LINES AND FACILITIES. $\Delta = 9^{\circ}41'36'' - \Delta$ CH=N26° 28' 12"W 139.44 200020029 DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY CH=S26° 28' 12"E 134.37') FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS PAGE FAMILY TESTAMENTARY TRUST ← 60' PUBLIC UTILITY THIS WAS NOT The existing location, widths, and other dimensions of all existing or platted AND ACCESS EASEMENT L=180.90, R=273.07 OFFSET 30' ON sanitary sewers, storm drains, water supply mains, fire hydrants, water wells Δ=37°57'26" -EITHER SIDE land drains and culverts within or immediately adjacent to the tract to be AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN - 393.59 -CH=N2° 38' 41"W 177.61' TEST PIT #7 @-COREY BENSON, TRUSTEE BEN HARRIS, TRUSTEE subdivided. WCO 106-1-5(a) (6) (L=200.78, R=303.07 THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF 20' DRAINAGE **ACKNOWLEDGMENT** TEST PIT #4 (L=161.03, R=243.07 FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT CH=N2° 38' 41"W 197.12') Δ =37°57'26"-INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION CH=S2° 38' 41"E 158.10') The existing location, widths, and other dimensions of all existing or platted STATE OF UTAH LOT 4 fence lines or other lines of occupation within or immediately adjacent to the NARRATIVE: S16°20'02"W 222,313 SQ FT (L=9.63, R=10.00 COUNTY OF WEBER THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE PARCEL NO.20002008 I INTO 6 LOTS AS SHOWN AND 5.10 ACRES / N16°20'02"E 200020032 Δ=55°09'00"-DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEN HARRIS. THE CONTROL USED TO ESTABLISH THE CH=S43° 54' 33"W 9.26') / On the day of A.D. 2016 personally appeared before me, the undersigned BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE (L=9.63, R=10.00 ____ Δ=55°09'00" notary public, COREY BENSON the signer of the above Owner's Dedication, who duly BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 6 NORTH. CH=N11° 14' 28"W 9.26' RANGE I EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89° I 5'29" WEST WEBER COUNTY acknowledged to me that the he is the TRUSTEE of the PAGE FAMILY TESTAMENTARY TRUST, ERICH AND SHELLY SONTAG GRID BEARING. THE RIGHT-OF-WAY OF 1900 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED DATED MAY 7, 2011 and that said document was signed by him/her in behalf of said TRUST by N89°29'25"W SUBDIVISION RIGHT-OF-WAY LINE OF THE VALLEY ELEMENTARY SCHOOL SUBDIVISION Authority of its Bylaws or (Resolution of its Board of Directors), and said COREY BENSON N16°20'02"E 77.35' acknowledged to me that said TRUST executed the same. IO' DRAINAGE EASEMENT -30.00 -WHERE IS THE LINE? -(L=304.00, R=60.00 Δ=290°18'01" — CH=S73° 39' 58"E 68.57') WEBER COUNTY MONUMENT AS NOTED NOTARY PUBLIC **ACKNOWLEDGMENT** SET 24"X5/8 REBAR AND CAP LOT 6 - 131.63 - - TYPICAL ACCESS EASEMENT CROSS SECTION (N.T.S.) LOT 5 MARKED GARDNER ENGINEERING 230,347 SQ FT TEST PIT #5 218,520 SQ FT STATE OF UTAH **5.29 ACRES** PROPERTY LINE 5.02 ACRES INTERIOR LOT LINE COUNTY OF WEBER The existing location, widths, and other dimensions of all existing or platted easements within and - 2.0' SHOULDER 2.0' SHOULDER — ADJACENT PARCEL A.D. 2016 personally appeared before me, the undersigned immediately adjacent (within 30') to the tract to be notary public, BEN HARRIS the signer of the above Owner's Dedication, who duly acknowledged subdivided. WCO 106-1-5(a) (6) SECTION LINE to me that the he is the TRUSTEE of the PAGE FAMILY TESTAMENTARY TRUST, DATED MAY 7, 8" ROAD BASE NATURAL — CENTER LINE GROUND GROUND 2011 and that said document was signed by him/her in behalf of said TRUST by Authority of its 3" ASPHALT \ ┌ 30.00 Bylaws or (Resolution of its Board of Directors), and said BEN HARRIS acknowledged to me Scale in Feet - DRAINANGE SWALE EXISTING FENCE that said TRUST executed the same. 1" = 100' DRAINANGE SWALE 300.00 20.00 WATERLINE -— — — — — — — PUBLIC UTILITY AND ACCESS EASEMENT N89°29'25"W 383.26' N89°42'06"W 483.92' — · · — · · — · · — DRAINAGE EASEMENT 21.33' USA SOIL TEST PIT 200020027 NOTARY PUBLIC CREAGER SUBDIVISION PINEVIEW RESERVOIR **Weber COUNTY Surveyor Weber COUNTY Attorney Weber COUNTY Commission Acceptance** DEVELOPER: I hereby certify that the Weber COUNTY Surveyor's Office has reviewed this plat for mathematical I have examined the financial guarantee and other documents associated with this subdivision plat and in This is to certify that this subdivision plat, the dedication of streets and correctness, section corner data, and for harmony with lines and monuments on record in COUNTY offices. my opinion they conform with the COUNTY Ordinance applicable thereto and now in force and affect. LATINUM INVESTMENTS other public ways and financial guarantee of public improvements **CIVIL - LAND PLANNING** The approval of this plat by the Weber COUNTY Surveyor does not relieve the Licensed Land Surveyor EDEN PROJECT LOCATION associated with this subdivision, thereon are hereby approved and CORTNEY VALENTINE **MUNICIPAL - LAND SURVEYING** who execute this plat from the responsibilities and/or liabilities associated therewith. Signed this ______ day of _______, 20____. accepted by the Commissioners of Weber COUNTY, Utah this PO BOX 1197 **WOLF CREEK** 5150 SOUTH 375 EAST OGDEN, UT **NORTH** EDEN, UTAH 8431 _____ day of ______, 20___. Signed this ______ day of _______, 20_ __. OFFICE: 801.476.0202 FAX: 801.476.0066 502-882-0122 OGDEN COUNTY RECORDER **NORDIC VALLEY** WEBER - MORGAN HEALTH DEPARTMENT Signature do hereby certify that the soils, percolation rates, and site Chairman, Weber COUNTY Commission _____ FILED FOR RECORD AND condition for this subdivision have been investigated by this RECORDED ______, AT I hereby certify that the required public improvement standards and drawings for this subdivision conform office and are approved for on-site wastewater disposal with COUNTY standards and the amount of the financial guarantee is sufficient for the installation of these IN_____ BOOK ___ OF OFFICIAL systems. **Weber COUNTY Planning Commission Approval** improvements. This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning RECORDS, PAGE ___. RECORDED Commission on the _____ day of ______, 20_ _. COUNTY RECORDER Director Weber-Morgan Health Department VICINITY MAP Chairman, Weber COUNTY Planning Commission **OGDEN** Signature DEPUTY

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