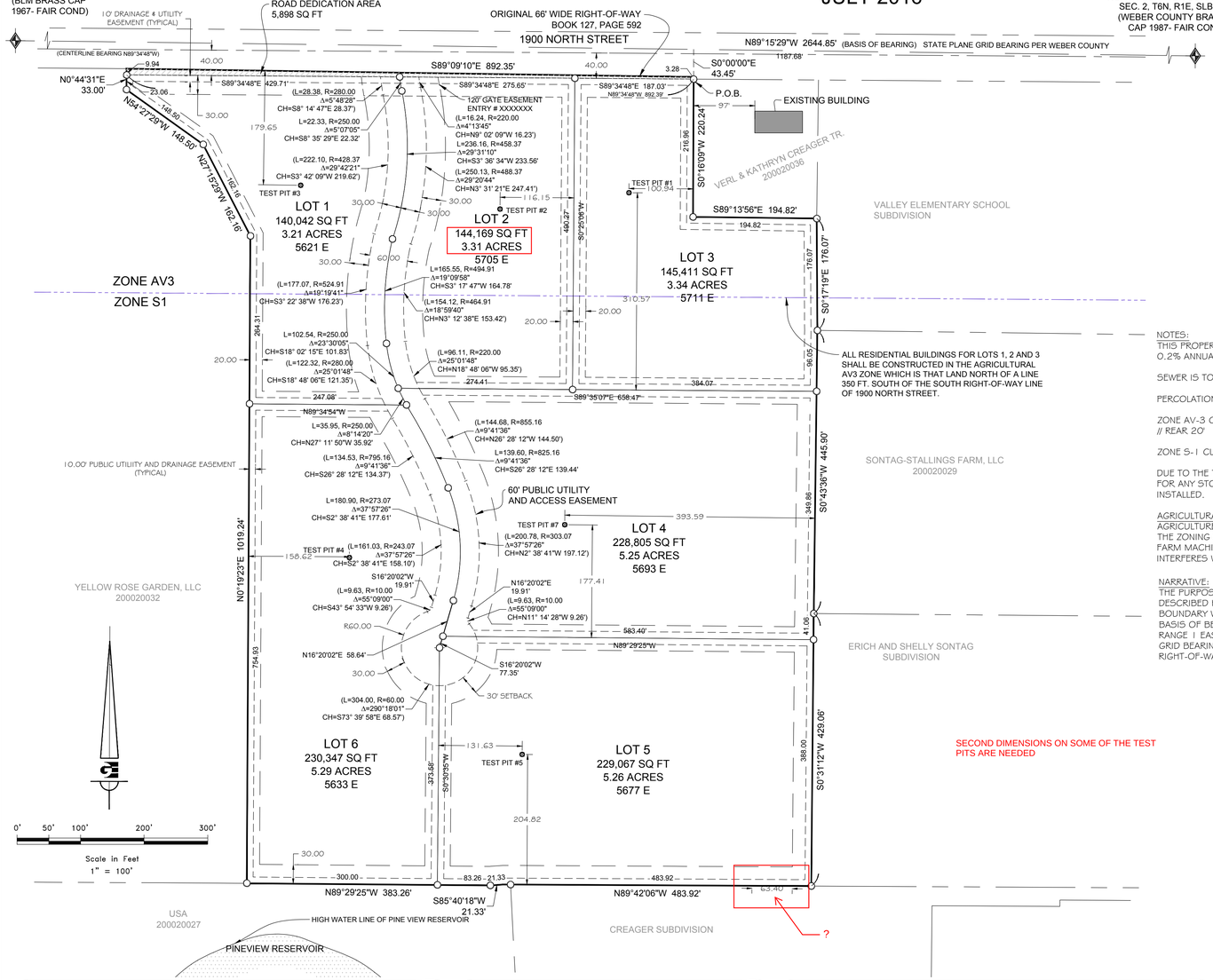
REFLECTIONS SUBDIVISION

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

JULY 2016



SOILS NOTES:

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0432113E 4571563 N)
0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT^2)
20-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT^2)
56-114" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT^2(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^2)
20-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT^2)
56-118" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 40% FINE-MEDIUM GRAVEL (0.9 GPD/FT^2(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)
0-26" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT^2)
26-49" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT^2)
49-61" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT^2(E))
61-92" LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT^2)
92-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT^2(E))
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 55 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^2)
18-60" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT^2)
60-108" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT^2(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^2)
20-45" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT^2)
45-118" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT^2(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^2)
20-44" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT^2)
44-50" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT^2(E))
50-66" FINE SANDY LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT^2)
66-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT^2(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^2)
23-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT^2)
56-110" LOAMY SAND, SINGLE GRAINED STRUCTURE, 10% FINE-MEDIUM GRAVEL IN LIMITED BANDS (0.9 GPD/FT^2(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.49057C0241F # 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.20002008I 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.

LEGEND
- WEBER COUNTY MONUMENT AS NOTED
- SET 24"X5/8 REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- CENTER LINE
- EXISTING FENCE
- PUBLIC UTILITY AND ACCESS EASEMENT
- DRAINAGE EASEMENT
- SOIL TEST PIT

PAGE 1 OF 2

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 REFLECTION 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

PROFESSIONAL LAND SURVEYOR 8227228 Klint H. Whitney STATE OF UTAH

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 NORTH 89°15'29" WEST 1187.68 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 1019.24 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.

OWNER'S 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 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, 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. AND FURTHER GRANT, DEDICATE AND CONVEY TO EDEN IRRIGATION COMPANY THOSE CERTAIN STRIPS DESIGNATED AS CANAL EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION PIPES, DITCHES AND RELATED FACILITIES, AND FURTHER GRANT, 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 (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE RIGHTS-OF-WAY AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.

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 the 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 the 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

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

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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

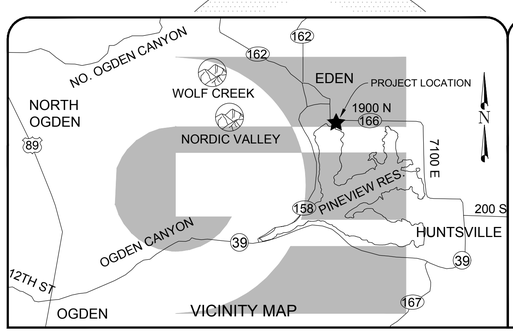
Director Weber-Morgan Health Department

COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT IN_____ BOOK ___ OF OFFICIAL RECORDS, PAGE ___. RECORDED FOR _____

COUNTY RECORDER

BY: _____
DEPUTY



VICINITY MAP

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 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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 20___.

Signature

Weber COUNTY Planning Commission Approval
This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning Commission on the _____ day of _____, 20___.

Chairman, Weber COUNTY Planning Commission

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___.

Signature

Weber 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