ASPEN RIDGE AT POWDER MOUNTAIN

A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – JUNE 2018

The Government monuments may be section corners, city or county street monuments, or horizontal network stations maintained by a government agency. WCO 106-1-8(c)(1)a); UCA 17-23-17(3)(d)

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c; UCA 17-23-17(3)(c) DW

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d) DW

Scale ~ 1" =20'

0 20 40

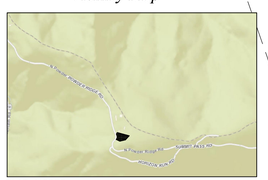
Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND COUNTY LINE MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK

Building setback line? Symbol for street monuments?

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d) DW

Vicinity Map



PLAT NOTES:

1. 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.
2. Lots designated as Restricted by the letter "R" are Restricted Lots and building development on such lots is subject to the provisions of Section 108–14 of the Weber County Land Use Ordinance. Approval of a Restricted Lot does not guarantee the Lot is buildable. A Hillside review as outlined in the Land Use Code shall be done to determine if a Lot is buildable

The existing location, widths, and other dimensions of all existing or platted exceptional topography and other important features within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) DW

"Notice to Purchasers of Lots with Designated Building Areas: Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas." WCO 106-1-8(c)(4)a. DW

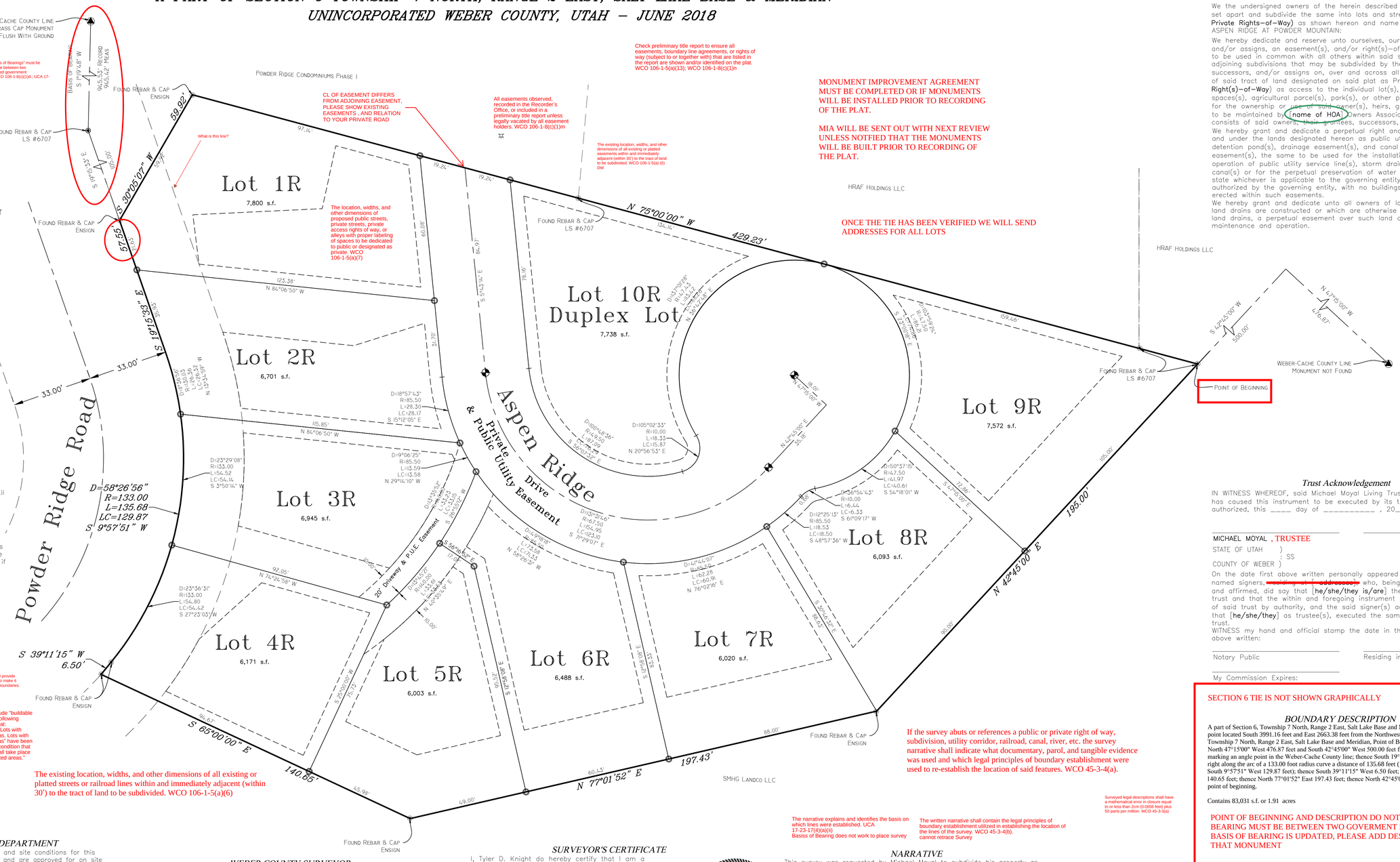
For lots approved with "buildable areas" such buildable area shall be designated on the plat by short dashed lines. WCO 106-1-8(c)(4)b.
Are lots approved as buildable

The buildable area shall provide sufficient survey detail to make it locatable within the lot boundaries. WCO 106-1-8(c)(4)b. DW

Lots approved with "buildable areas" shall have said buildable areas designated on the final plat by short dashed lines with dimensions and distances to at least two lot lines to accurately indicate the location of such building area. WCO 106-1-8(c)(4)b. DW

Plats with lots which include "buildable areas" shall include the following notification on the final plat: "Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas." WCO 106-1-8(c)(4)a.

The words "buildable area" shall be placed within the dashed lines. WCO 106-1-8(c)(4)b. DW



MONUMENT IMPROVEMENT AGREEMENT MUST BE COMPLETED OR IF MONUMENTS WILL BE INSTALLED PRIOR TO RECORDING OF THE PLAT.

MIA WILL BE SENT OUT WITH NEXT REVIEW UNLESS NOTFIED THAT THE MONUMENTS WILL BE BUILT PRIOR TO RECORDING OF THE PLAT.

ONCE THE TIE HAS BEEN VERIFIED WE WILL SEND ADDRESSES FOR ALL LOTS

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (**Private Streets, Private Rights-of-Way**) as shown hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (**Private Right(s)-of-Way**) as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by (name of HOA) Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said Michael Moyal Living Trust, dated, July 14, 2016 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____ , 20____.

MICHAEL MOYAL , TRUSTEE

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, ~~residing at [address],~~ who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:

SECTION 6 TIE IS NOT SHOWN GRAPHICALLY

BOUNDARY DESCRIPTION

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point located South 3991.16 feet and East 2663.38 feet from the Northwest corner of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, Point of Beginning also being located North 47°15'00" West 476.87 feet and South 42°45'00" West 500.00 feet from a Brass Cap Monument marking an angle point in the Weber-Cache County line; thence South 19°15'33" East 57.58 feet; thence right along the arc of a 133.00 foot radius curve a distance of 135.68 feet (135.67 feet) (chord bears South 9°57'51" West 129.87 feet); thence South 39°11'15" West 6.50 feet; thence South 65°00'00" East 140.65 feet; thence North 77°01'52" East 197.43 feet; thence North 42°45'00" East 195.00 feet to the point of beginning.

Contains 83,031 s.f. or 1.91 acres

POINT OF BEGINNING AND DESCRIPTION DO NOT MATCH. BASIS OF BEARING MUST BE BETWEEN TWO GOVERMENT MONUMENTS. ONCE BASIS OF BEARING IS UPDATED, PLEASE ADD DESCRIPTION FROM THAT MONUMENT

Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)

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 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 effect. Signed this_____ day of_____, 20___.

Signature

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 Surveyor

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 Clerk

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384–2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17–23–17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 9008384 STATE OF UTAH

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

The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)
Basiss of Bearing does not work to place survey

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(ii).
cannot retrace Survey

NARRATIVE

This survey was requested by Michael Moyal to subdivide his property as shown on this plat.

Documents used to aide in this survey:

1. Weber County Tax Plat 23–012–1.
2. Deeds of record as found in the Weber County Recorders Office for parcels 23–012–0082, 23–012–0105, 23–012–0106, 23–012–0119, 23–012–0136.
3. Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments,
4. Record of Survey's: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

Boundary was established by the Warranty Deed Entry #2919763 as found in the Weber County Recorder's office.

Basis of bearing is state plane grid from monument as shown.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Michael Moyal
Address: 1825 Washington Blvd. Ogden UT, 84404

1

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE:
	FILE: 3731

Weber County Recorder

Entry no. _____

Fee paid _____

Filed for record and recorded _____day of _____ 2016.

at _____

in book _____ of official records,

on page_____

County Recorder: Leann H Kilts

By Deputy: _____

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved