

# 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

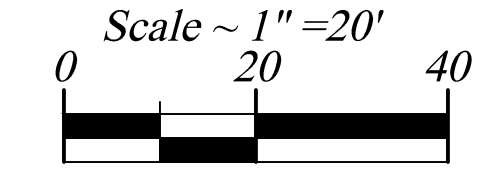
### OWNER'S DEDICATION

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:

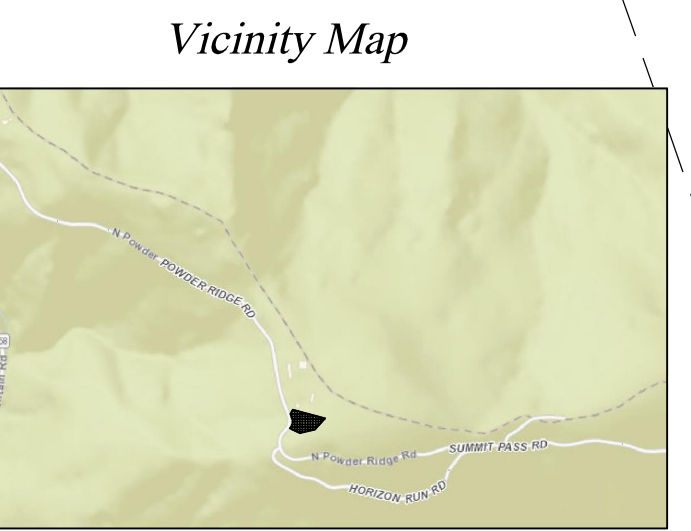
We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or 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.

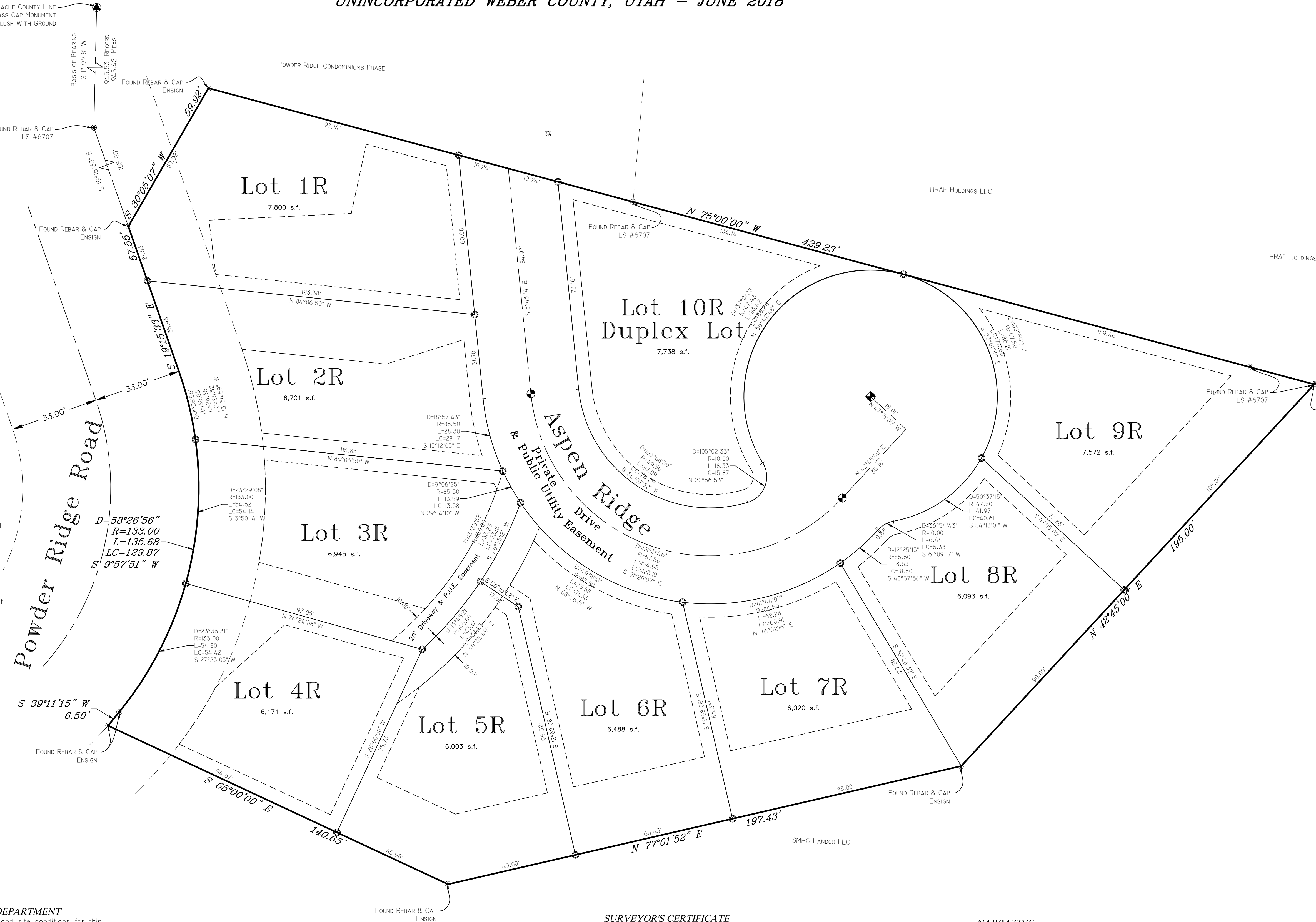


- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS
  - - - - - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ▲ FND COUNTY LINE MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - ⊙ SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ⊕ ELEVATION BENCHMARK



**PLAT NOTES:**

- 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.
- 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.



**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  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
COUNTY OF WEBER )  
On the date first above written personally appeared before me the above named signers, residing at [ addresses ], 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:

**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

**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 \_\_\_\_\_

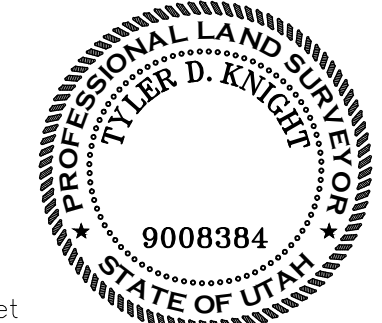
**WEBER COUNTY COMMISSION ACCEPTANCE**

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.



**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 \_\_\_\_\_

**NARRATIVE**

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

- Documents used to aide in this survey:
- Weber County Tax Plat 23-012-1.
  - Deeds of record as found in the Weber County Records Office for parcels 23-012-0082, 23-012-0105, 23-012-0106, 23-012-0119, 23-012-0136.
  - Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments.
  - Record of Survey: #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.

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

 <b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	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: _____
	DEVELOPER: <b>Michael Moyal</b> Address: 1825 Washington Blvd., Ogden UT, 84404	
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	