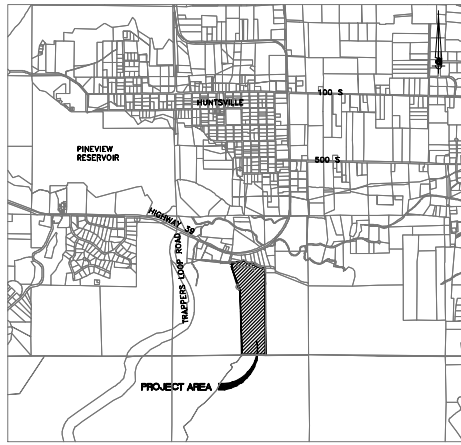


VICINITY MAP



NOTES:

- 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
- PARCEL "EX-1" CONVEYED TO WEBER COUNTY, SEE CONVEYANCE BOOK AND PAGE REFERENCE HEREON.
- #5 REBAR 24" LONG AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. 9999999) TO BE SET AT BACK PROPERTY CORNERS OF ALL LOTS, AND AT SUBDIVISION BOUNDARY CORNERS. COPPER RIVET TO BE SET IN CURB AT FRONT LOT LINE EXTENSIONS.
- LANDSCAPING IS PROHIBITED IN UTILITY EASEMENTS BETWEEN LOTS 1 & 2, 4 & 5, 10 & 11, 17 & 16, AND 24 & 25.
- UNDERGROUND UTILITY LINES EXIST BETWEEN THE TOWN OF HUNTSVILLE PARCEL NUMBER 21-022-0003 AND UTAH STATE ROUTE 39. THE EXACT LOCATION OF THESE LINES AND WHETHER THEY DO OR DO NOT RUN WITHIN THE DEDICATED RIGHT OF WAY OF OLD TRAPPERS LOOP ROAD ARE UNKNOWN.

# TRAPPERS CROSSING CLUSTER SUBDIVISION

A PART OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SLB&M, U.S. SURVEY

WEBER COUNTY, UTAH

SEPTEMBER 2008

**BONUS DENSITY ITEMS**

ROAD STUB TO DEVELOPMENT TO THE EAST	5%
COMMON SPACE OPEN TO THE PUBLIC, TRAILS	10%
20+ ACRE AGRICULTURAL PRESERVATION EASEMENT	15%

LEGEND

- SOUTH BENCH CANAL EASEMENT
  - EDEN WATER WORKS / ROCKY MOUNTAIN POWER EASEMENT
  - RIGHT OF WAY ACCESS TO WEBER COUNTY PARCEL EX-1 AND EDEN WATER WORKS / ROCKY MOUNTAIN POWER EASEMENT
  - PUBLIC UTILITY EASEMENT (10' UNLESS OTHERWISE NOTED)
  - EXISTING CENTERLINE OF ROAD
  - EXISTING ROAD RIGHT OF WAY
  - EXISTING PROPERTY LINES
  - EXISTING FENCE LINES
  - FOUND REBAR AND CAP
  - REBAR AND CAP TO BE SET AT SUBDIVISION BOUNDARY CORNERS (SEE NOTE NUMBER 3)
  - RADIAL LINE
  - NON-RADIAL LINE
  - PERCOLATION TEST LOCATION
  - STREET MONUMENT (RING & LID TYPE) TO BE SET UPON COMPLETION OF SUBDIVISION IMPROVEMENTS
  - EXISTING STREET MONUMENT (RING & LID TYPE) SET UPON COMPLETION OF OLD TRAPPERS LOOP ROAD IMPROVEMENTS
  - DESIGNATED COMMON AREA
- CA-X  
\* DENOTES LOTS THAT REQUIRE NFPA-13D, 2002 EDITION, COMPLIANT FIRE SPRINKLER SYSTEM IN ALL STRUCTURES INCLUDING GARAGES AS REQUIRED BY WEBER COUNTY FIRE MARSHAL

SURVEYOR'S CERTIFICATE

I, KEN GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND THAT THE REFERENCE MARKERS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

BOUNDARY DESCRIPTION

A part of Section 19, T6N, R2E SLB&M. Beginning at a point being S 00°23'27" W 1,645.23 feet along the West Section line and East 2,286.83 feet from the Northwest corner monument of said Section 19 to a point on the East right of way line of Old Trappers Loop Road; thence

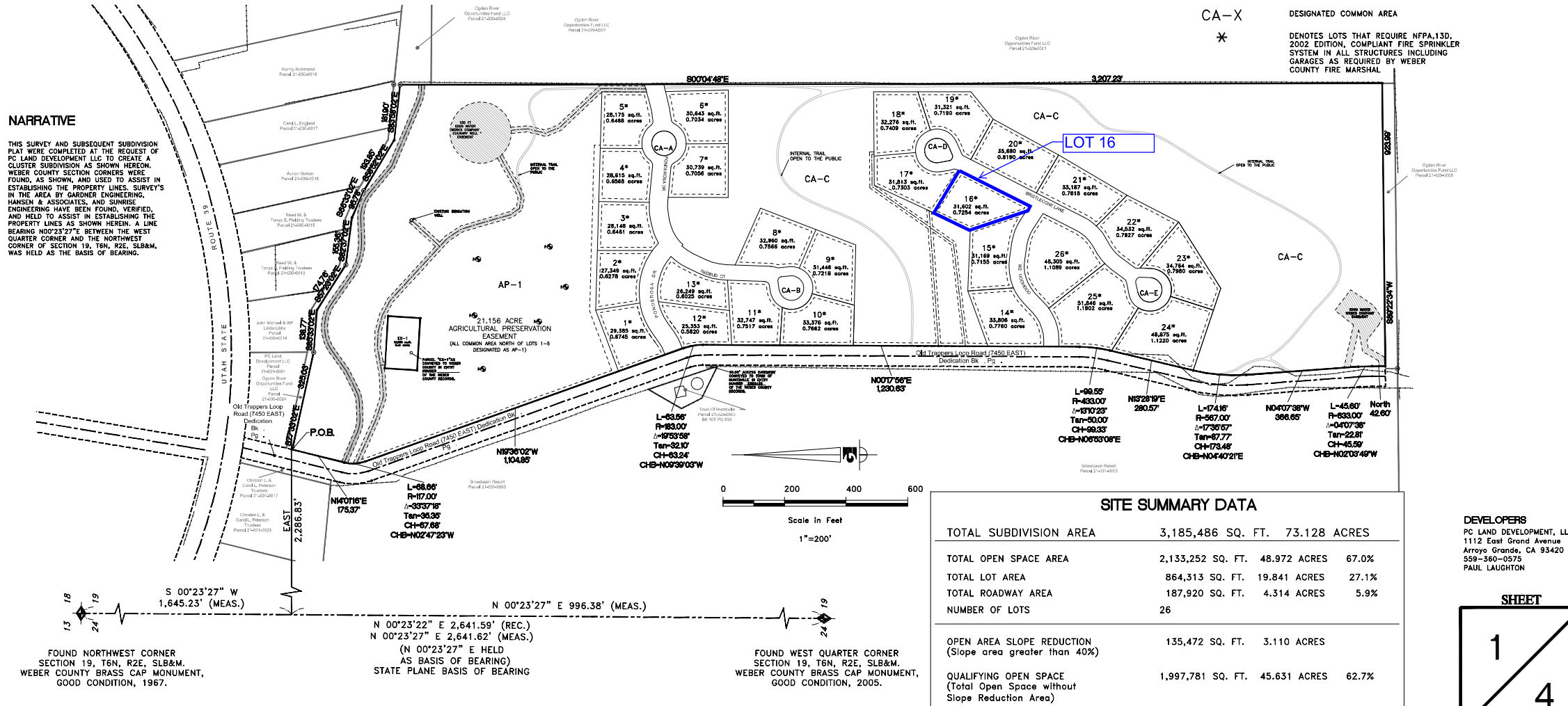
S 77°33'02" E	325.03 FEET	thence
S 85°33'02" E	138.77 FEET	thence
S 57°23'02" E	174.76 FEET	thence
S 82°37'02" E	155.36 FEET	thence
S 66°33'02" E	95.78 FEET	thence
S 58°52'02" E	193.85 FEET	thence
S 83°58'02" E	181.90 FEET	thence
S 00°04'48" E	3,207.23 FEET	to a point being 40.00' perpendicularly distant to the South Section line of said Section 19; thence
S 89°22'34" W	923.99 FEET	along said line parallel with the South Section line of said Section 19; to the East right of way line of Old Trappers Loop Road; thence along said East right of way line the following eleven courses:
NORTH	42.60 FEET	to a tangent curve,
NORTHERLY	45.60 FEET	along said curve to the left (Radius=633.00', Delta=04°07'38", Tangent=22.81', Chord=45.59', Chord Bearing=N 02°03'49" W); to a tangent line,
N 04°07'38" W	366.65 FEET	to a tangent curve,
NORTHERLY	174.16 FEET	along said curve to the right (Radius=567.00', Delta=17°35'57", Tangent=87.77', Chord=173.48', Chord Bearing=N 04°40'21" E); to a tangent line,
N 13°28'19" E	280.57 FEET	to a tangent curve,
NORTHERLY	99.55 FEET	along said curve to the left (Radius=433.00', Delta=13°10'23", Tangent=50.00', Chord=99.53', Chord Bearing=N 06°53'08" E); to a tangent line,
N 00°17'56" E	1,230.63 FEET	to a tangent curve,
NORTHERLY	63.56 FEET	along said curve to the left (Radius=183.00', Delta=19°53'58", Tangent=32.10', Chord=63.24', Chord Bearing=N 09°39'03" W); to a tangent line; thence
N 19°36'02" W	1,104.85 FEET	to a tangent curve,
NORTHERLY	68.66 FEET	along said curve to the right (Radius=117.00', Delta=33°37'18", Tangent=35.35', Chord=67.68', Chord Bearing=N 02°47'23" W); to a tangent line; thence
N 14°01'16" E	175.37 FEET	to the point of beginning.

Excepting therefrom that Parcel "EX-1" as shown hereon.

Contains: 3,185,486 Sq. Ft. / 73.128 Acres

NARRATIVE

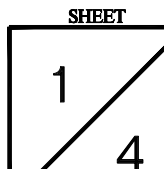
THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF PC LAND DEVELOPMENT, LLC TO CREATE A CLUSTER SUBDIVISION AS SHOWN HEREON. WEBER COUNTY SECTION CORNERS WERE FOUND, AS SHOWN, AND USED TO ASSIST IN ESTABLISHING THE PROPERTY LINES. SURVEYS IN THE AREA BY GARDNER ENGINEERING, HANSEN & ASSOCIATES, AND SUNRISE ENGINEERING HAVE BEEN FOUND, VERIFIED, AND HELD TO ASSIST IN ESTABLISHING THE PROPERTY LINES AS SHOWN HEREIN. A LINE BEARING N00°23'27" W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 19, T6N, R2E, SLB&M, WAS HELD AS THE BASIS OF BEARING.



**SITE SUMMARY DATA**

TOTAL SUBDIVISION AREA	3,185,486 SQ. FT.	73.128 ACRES
TOTAL OPEN SPACE AREA	2,133,252 SQ. FT.	48.972 ACRES 67.0%
TOTAL LOT AREA	864,313 SQ. FT.	19.841 ACRES 27.1%
TOTAL ROADWAY AREA	187,920 SQ. FT.	4.314 ACRES 5.9%
NUMBER OF LOTS	26	
OPEN AREA SLOPE REDUCTION (Slope area greater than 40%)	135,472 SQ. FT.	3.110 ACRES
QUALIFYING OPEN SPACE (Total Open Space without Slope Reduction Area)	1,997,781 SQ. FT.	45.631 ACRES 62.7%

**DEVELOPERS**  
PC LAND DEVELOPMENT, LLC  
1112 East Grand Avenue  
Arroyo Grande, CA 93420  
559-560-0575  
PAUL LAUGHTON



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 AS SHOWN ON THE PLAT AND NAME SAID TRACT

TRAPPERS CROSSING CLUSTER SUBDIVISION.

- AND DO HEREBY:
- DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES;
  - DEDICATE TO PUBLIC ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND WHEREON TRAILS ARE CONSTRUCTED AS GENERALLY INDICATED HEREON;
  - GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS 'CA' (COMMON AREA) TO BE USED FOR WASTEWATER DISPOSAL, SECONDARY WATER FACILITIES (INCLUDING A WELL, WELL HOUSE AND BURIED WATERLINE AND APPURTENANCES), RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES;
  - GRANT AND DEDICATE PERPETUAL RIGHTS AND EASEMENTS OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON TO THE ENTITIES AND PURPOSES NAMED THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POTABLE WATER FACILITIES, PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, SEWER FACILITIES, OR IRRIGATION CANALS. THERE SHALL BE NO BUILDINGS, STRUCTURES OR OTHER FACILITIES ERECTED WITHIN SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENTITY TO WHICH THE EASEMENT IS GRANTED AND DEDICATED, AS NAMED HEREON, OR THEIR SUCCESSORS OR ASSIGNS;
  - DEDICATE, GRANT AND CONVEY A PERPETUAL OPEN SPACE RIGHT AND AGRICULTURAL PRESERVATION EASEMENT TO THE SUBDIVISION LOT OWNERS ASSOCIATION, UPON ALL THOSE PARTS OR PORTIONS OF TRACT(S) OF LAND DESIGNATED AS AGRICULTURAL PRESERVATION EASEMENT, SAID EASEMENT TO BE USED ONLY TO GUARANTEE THE LOT OWNERS ASSOCIATION THAT THE AGRICULTURAL PRESERVATION EASEMENT REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED AGRICULTURAL OPEN SPACE PURPOSES AND NOT FOR RIGHT OF PHYSICAL USE IN ANY WAY, EXCEPT TO BE USED AND MAINTAINED BY THE OWNER OF SAID PARCEL(S) FOR APPROVED AGRICULTURAL PURPOSES, FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, AND FURTHER DEDICATE, GRANT AND CONVEY TO WEBER COUNTY THE SAME PERPETUAL OPEN SPACE RIGHT AND AGRICULTURAL PRESERVATION EASEMENT UPON SAID AGRICULTURAL PRESERVATION EASEMENT TO GUARANTEE TO WEBER COUNTY THAT THE AGRICULTURAL OPEN SPACE REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED AGRICULTURAL OPEN SPACE PURPOSES. (IT IS HEREBY ACKNOWLEDGED BY WEBER COUNTY THAT A WASTEWATER TREATMENT DRAIN FIELD WILL BE CONSTRUCTED IN THE AREA DESIGNATED FOR AGRICULTURAL PRESERVE, AND THAT SAID CONSTRUCTION WILL NOT AFFECT THE CLASSIFICATION OF SAID AGRICULTURAL PRESERVE).
  - DEDICATE, GRANT AND CONVEY A PERPETUAL ACCESS AND MAINTENANCE EASEMENT, FOR SEWER TREATMENT FACILITIES, OVER, UPON AND UNDER SUCH PORTIONS OF SAID AGRICULTURAL PRESERVE WITHIN WHICH A WASTEWATER DISPOSAL SYSTEM AND SEWER MAIN SHALL BE CONSTRUCTED.

**WEBER COUNTY PLANNING APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2008

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**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 \_\_\_\_\_, 2008

SIGNATURE

**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 \_\_\_\_\_, 2008

CHAIRMAN, WEBER COUNTY COMMISSION

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE 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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008

SIGNATURE

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER ) SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE AUTHORIZED REPRESENTATIVE OF PC LAND DEVELOPMENT, L.L.C. AND SAID THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

STAMP

NOTARY PUBLIC

**PC LAND DEVELOPMENT, L.L.C.**,  
a Utah limited liability company

Date: \_\_\_\_\_

Prepared By: \_\_\_\_\_

**WEBER COUNTY RECORDER**

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

COUNTY RECORDER  
DEPUTY

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE 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 \_\_\_\_\_, 2008

SIGNATURE

**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.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

TITLE: \_\_\_\_\_ ATTEST: \_\_\_\_\_

SIGNATURE

STAMP

NOTARY PUBLIC



COUNTY RECORDER  
DEPUTY